

FILED
CLARK COUNTY AUDITOR

Tax year 2024
County CLARK

BOR no. 2024-009
Date rece. 2/5/2025

DTE 1
Rev. 12/22

FEB - 5, 2025

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

HILLARY HAMILTON
AUDITOR

This form is for full market value complaints only. All other complaints should use DTE Form 2

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	Alexander & Janiece Robinson	1948 E. Possum Rd. Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937.460.4945 Alexthcharber21@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
3000700019000097		1948 E. Possum Rd. Springfield, OH 45502	
7. Principal use of property Residential CUA Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
3000700019000097	\$500K - \$540K \$520K	\$643,840	\$123,840
9. The requested change in value is justified for the following reasons: • Purchase Price reflects true Market Value. • Disproportionate tax Burden • Comparable properties are appraised much Lower. • Standard Appraisal Practices indicate a Lower Valuation			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale _____

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

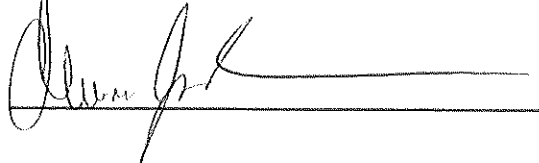
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

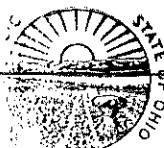
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2.4.2025 Complainant or agent (printed) Alexander Robinson Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 4th day of February 2025
(Date) (Month) (Year)

Notary  **HALEY LOUISE HAWKINS**
Notary Public
State of Ohio
My Comm. Expires
January 22, 2029

Alexander & Janiece Robinson
1948 E. Possum rd.
Springfield, OH 45502
937.460.4945
ajrealestateenterprise@gmail.com
2.4.2025

Clark County Auditor's Office
31 N. Limestone st.
Springfield, OH 45502

Subject: Property Tax Assessment Appeal for 1948 E. Possum Rd.

Dear Clark County Board of Revision,

I am writing to formally appeal the property tax assessment for my home at 1948 E. Possum Rd. for the 2024 tax year. Based on recent comparable sales and tax assessments in my area, I believe my home has been significantly over-appraised, resulting in an unfairly high tax burden. I respectfully request a reassessment of my property's valuation to reflect its true market value.

Current Assessment vs. Fair Market Value

- 1948 E. Possum Rd.
- Square Footage: 4,240 sq ft
- Purchase Price (2023): \$520,000
- Current Appraised Value: \$643,840 **(123.8% of purchase price)**
- Annual Property Tax: \$10,447

Key Findings Supporting My Appeal

1. Disproportionate Appraisal Ratio

- My home is appraised at **123.8%** of my purchase price, whereas similar properties in Springfield are appraised much lower relative to their sale prices.
- For example, 4500 Redmond Rd was purchased for \$829,000 in 2024, yet it was appraised at only \$502,360 (**60.6%**), while my home, which sold for significantly less (\$520,000), was appraised much higher at \$643,840.

2. Unfair Tax Burden

- I am currently paying \$10,447 annually, yet a larger home (440 Grange Hall Rd, 6,068 sq ft) that sold for \$775,000 pays only \$11,884—just 14% more than my tax bill, despite being nearly 2,000 sq ft larger and costing \$255,000 more than my home.
- Meanwhile, 4500 Redmond Rd, which sold for \$829,000, pays only \$5,001—less than half of what I pay, despite selling for over \$300,000 more than my home.

Request for Fair Reassessment

Given this clear evidence of over-appraisal and unfair taxation, I respectfully request a reassessment of my property value to be in line with market values of comparable homes. A

BACK →

fair appraisal would result in an adjusted tax amount that reflects my home's true worth rather than an inflated estimate.

Please advise on the next steps in the appeals process, and I would appreciate the opportunity to present my case before the Board of Revision if necessary. Thank you for your time and consideration. I look forward to your response.

Sincerely,
Alexander & Janiece Robinson

Your Property vs. Comparable Homes

Address	Sq Ft	Purchase Price	Appraised Value	% of Purchase Price Appraised	Annual Tax
Your Home ^{1946 E- Possum Rd.}	4,240	\$520,000 (2023)	\$643,840	123.8%	\$10,447
4500 Redmond Rd	2,704	\$829,000 (2024)	\$502,360	60.6%	\$5,001
440 Grange Hall Rd	6,068	\$775,000 (2024)	\$597,280	77.1%	\$11,884
3139 Columbus Ave	1,816	\$415,000 (2024)	\$226,790	54.6%	\$4,065.48
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]





PRICE ADDENDUM

DIYANNI HOMES

1537 Brice Road
Reynoldsburg, OH 43068 - USA
Phone: 1-855-349-2664

Robinson, Alex

9374604945 |
alexthebarber21@yahoo.com

Sales Consultant: Irossetti

Contract Date: 3/18/2021

ROBINSON-31685-Custom (4228 SF *)

Base Price	\$470,600
Elevation: Elevation A**	\$0
Series: Gold	\$0
State: Ohio	\$0.00
Dayton Region	\$0
Options	\$21,570
NSOs	\$30,105
Region Specific Changes	\$0
Floor Plan Specific Changes	\$0
TOTAL	\$522,275

*Square Foot subject to change based on Options/NSOs selected.

***Purchase Price for
1948 E. Possum Rd.**