

FILED CLARK COUNTY AUDITOR

Tax year 2024 BOR no. 2024-25 DTE 1
County Clark Date received 3/5/2025 Rev. 02/19

MAR - 5 2025

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR
Instructions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

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	Buffalo Transportation, LLC	321 Linden Ave, Springfield Oh 45505	
2. Complainant if not owner			
3. Complainant's agent	Samuel J. Petroff	5057 Troy Road, Springfield, Ohio 45502	
4. Telephone number of contact person		(937) 323-5555	
5. Email address of complainant		spetroff@lagoscentral.com	
6. Complainant's relationship to property, if not owner		Attorney	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
3400700034209003	321 Linden Ave. Springfield, Ohio 45505		
8. Principal use of property Outdoor Truck Storage/parking			
9. 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
3400700034209003	\$11,980.00	\$37,130.00	(\$25,150.00)
10. The requested change in value is justified for the following reasons:			
Property was purchased in an arms length transaction on July 25, 2022 for \$11,980.00. Improvements on the subject property have previously been demolished. Existing Concrete is in very poor condition.			

11. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 07/25/2022
and sale price \$ 11,980.00 ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown
15. 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.

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 03/01/25 Complainant or agent

Sworn to and signed in my presence, this

Notary Thomas H. Lajos Signature

THOMAS H. LAGOS

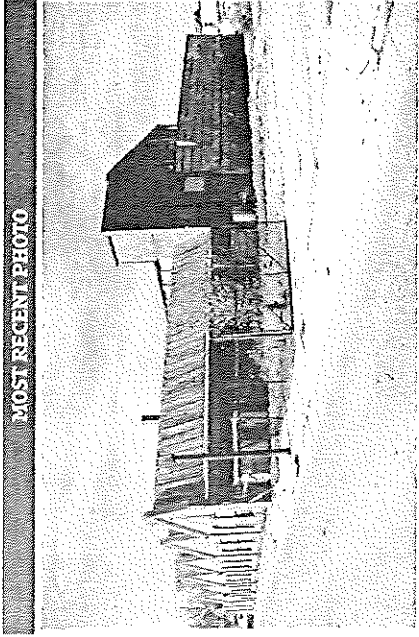
Signature [Signature] Title (if agent) attorney
My Commission Expires March 03 2025

3400700034209003

2/28/2025



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org



MOST RECENT PHOTO		LEGAL	
OWNER	BUFFALO TRANSPORTATION LLC		
ADDRESS	321 LINDEN AVE SPRINGFIELD 45505		
DESCRIPTION	N W COR MONROE & LINDEN		
SCHOOL DIST	SPRINGFIELD CSD	TAX DIST	340
ACREAGE	2.7500		
VALUATION		APPRAISED	ASSESSED
LAND		\$11,980.00	\$4,190.00
IMPROVEMENTS		\$25,150.00	\$8,800.00
CAUV		\$0.00	\$0.00
TOTAL		\$37,130.00	\$12,990.00

3400700034209003 04/25/2017

TAXES	
TAXABLE VALUE	\$12,990.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$2,511.08 / \$2,311.08
YEAR (TOTAL / BALANCE)	\$4,622.16 / \$2,510.55

SPECIAL ASSESSMENTS	
COUNT	1
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$3,663.18 / \$1,831.59

MOST RECENT SALES		
DATE	BUYER	SELLER
8/2/2022	BUFFALO TRANSPORTATION LLC	CLARK COUNTY LAND REUTILIZATION CORP
7/8/2022	CLARK COUNTY LAND REUTILIZATION CORP	HURSH BEVERLY A & JAMES L GODWIN
2/13/2015	HURSH BEVERLY A & JAMES L GODWIN	HURSH WILLIAM S & JAMES L GODWIN
8/27/1996	HURSH WILLIAM S & JAMES L GODWIN	CHAMPION COMPANY THE
2/2/1989		

# PARCELS	PRICE	VALIDITY
0	\$0.00	NOT OPEN MARKET
0	\$0.00	NOT OPEN MARKET
0	\$0.00	Unknown
0	\$185,000.00	Unknown
0	\$0.00	Unknown

LAND		
CODE	FRONTAGE	DEPTH
SQUARE FOOT	0	0
Unknown	119,790	\$11,980.00

IMPROVEMENTS		
DESCRIPTION	BUILT	DIMS
(C11) - ASPHALT OR BLACKTOP PAVING	1952	0x0
		\$25,150.00

L.		SETTLEMENT		CHARGES		Escrow: 22-00439-VR	
700. Total Sales/Broker's Commission: Based On Price \$		11,980.00		@	% =	Paid From Borrower's Funds At Settlement	
Division of Commission (line 700) As Follows:						Paid From Seller's Funds At Settlement	
701. \$	to						
702. \$	to						
703. Commission paid at settlement							
704.							
800. Items Payable In Connection With Loan:							
801. Loan Origination fee	%						
802. Loan Discount	%						
803. Appraisal fee to:							
804. Credit report to:							
805. Lender's inspection fee							
806. Mortgage insurance application fee to							
807. Assumption fee							
808.							
809.							
810.							
811.							
812.							
813.							
814.							
815.							
816.							
817.							
818.							
819.							
820.							
821.							
900. Items Required By Lender To Be Paid In Advance:							
901. Interest from	to	@ \$	/day	(0 days)			
902. Mortgage insurance premium for		mo. to					
903. Hazard insurance premium for		yrs. to					
904. Flood insurance premium for		yrs. to					
905.							
906.							
1000. Reserves Deposited With Lender:							
1001. Hazard insurance	0 months @ \$	0.00	per month				
1002. Mortgage insurance	0 months @ \$	0.00	per month				
1003. City property taxes	0 months @ \$	0.00	per month				
1004. County property taxes	0 months @ \$	0.00	per month				
1005. Annual assessments	0 months @ \$	0.00	per month				
1006. Flood insurance	0 months @ \$	0.00	per month				
1007.	0 months @ \$	0.00	per month				
1008. Aggregate Adjustment							
1009.							
1100. Title Charges							
1101. Settlement or closing fee to Ohio Real Estate Title, Inc.						100.00	
1102. Escrow Fee: \$100.00							
1103. Title examination to							
1104. Title insurance binder to							
1105. Document preparation to							
1106. Notary fees to							
1107. Attorney's fees to							
(includes above item Numbers:							
1108. Title insurance to							
(includes above item Numbers:							
1109. Lender's coverage \$							
1110. Owner's coverage \$							
1111. Wire Fee to Ohio Real Estate Title, Inc.						25.00	
1112. Deed Preparation Fee to David R. Miles, Attorney at Law						65.00	
1113.							
1114.							
1200. Government Recording and Transfer Charges:							
1201. Recording fees: Deed \$	34.00	Mortgage \$	0.00	Releases \$	0.00	34.00	
1202. City/county tax/stamps: Deed \$	0.00	Mortgage \$	0.00				
1203. State tax/Stamps: Deed \$	0.00	Mortgage \$	0.50				0.50
1204.							
1205.							
1300. Additional Settlement Charges:							
1301. Survey to							
1302. Pest inspection to							
1303.							
1304.							
1305.							
1306.							
1307.							
1308.							
1400. Total Settlement Charge (Enter on line 103, Section J - and - line 502, Section K)						224.50	

X

X

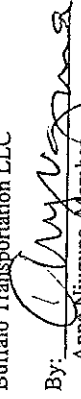
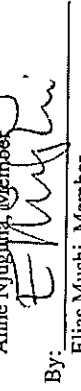
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X

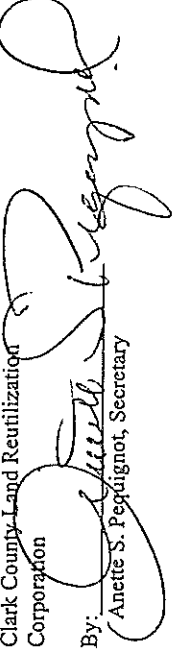
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers/Purchasers

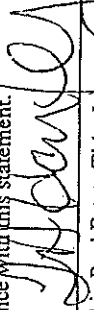
Buffalo Transportation LLC

By: 
Anne Njuguna, MemberBy: 
Elias Mushii, Member

Sellers

Clark County Land Reutilization
CorporationBy: 
Anette S. Pequignot, Secretary

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:  Date: 7-25-2022

Ohio Real Estate Title, Inc.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.