

Clear Form

Tax year 2024 BOR no. 2024-044
County Clark Date received 3/26/2025

DTE 1
Rev. 12/22

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.

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 | Mailing address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | The City of Springfield, OH | 1325 S. Bird Rd., Springfield, OH 45505 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | Argeri A. Lagos, Esq. See Ex. "A" | 5057 Troy Rd., Springfield, OH 45502 | |
| 4. Telephone number and email address of contact person | 937-323-5555; Argeri@lagosco.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 | | |
| See Ex. "B" | | | |
| | | | |
| | | | |
| 7. Principal use of property | Public golf course | | |
| 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 |
| See Ex. "C" | | | |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: The Property is overvalued based upon: 1. Current Use; 2. Existing Contract for Sale. | | | |

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".

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 2022 - 2024 and total cost \$ 65,000.00

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

FILED
CLARK COUNTY AUDITOR

MAR 28 2025

HILLARY HAMILTON
AUDITOR

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 3-28-2025 Complainant or agent (printed) ARGENT & LAGOS Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28th day of MARCH 2025
(Date) (Month) (Year)

Notary Thomas H. Lagos



THOMAS H. LAGOS
Attorney At Law
My Commission has no expiration date
Section 147.03 O.R.C.



OFFICE OF THE CITY MANAGER

March 18, 2025

Argeri A. Lagos

Dear Argeri,

You represent EMAAC Properties LLC which leases real estate at the Reid Park Golf Course from the City of Springfield. I understand that as the City's lessee EMAAC Properties LLC believes that the real estate that it leases is currently valued for tax purpose in excess of its true value. Further, I understand that since EMAAC Properties LLC is ultimately responsible for the payment of real estate taxes on the property it leases, EMAAC Properties LLC would like to file an appeal to the Board of Revision challenging the valuation.

This letter serves as authorization for you to act as agent for the City of Springfield, in the filing of an appeal to the Board of Revision, and if necessary, a further appeal to the Board of Tax Appeals for the State of Ohio.

Please continue to communicate with us regarding the status of the Board of Revision process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Heck".

Bryan Heck
City Manager
City of Springfield Ohio



DTE FORM 1, QUESTION 6

PARCEL NUMBER FROM TAX BILL

330-07-000-15-100-1001
330-07-000-15-305-1026
330-07-000-21-204-1003
340-07-000-22-418-1002
330-07-000-16-304-1001
330-07-000-15-100-1002
330-07-000-15-100-1003
330-07-000-15-200-1016
330-07-000-15-200-1015

ADDRESS OF PROPERTY

E LEFFEL LN REAR, SPRINGFIELD 45505
E LEFFEL LN, SPRINGFIELD 45505
E LEFFEL LN REAR, SPRINGFIELD 45505
BURNETT RD REAR, SPRINGFIELD 45505
1325 S BIRD RD REAR, SPRINGFIELD 45505
1325 S BIRD RD REAR, SPRINGFIELD 45505
1325 S BIRD RD, SPRINGFIELD 45505
1325 S BIRD RD, SPRINGFIELD 45505
1325 S BIRD RD, SPRINGFIELD 45505

| PARCELL NUMBER | COMPLAINANT'S OPINION OF VALUE | | COLUMN C CURRENT TAXABLE VALUE (FROM TAX BILL) | COLUMN D CHANGE IN TAXABLE VALUE (+ OR -) (COL. B MINUS COL. C) |
|------------------------|---|--|--|---|
| | COLUMN A TRUE VALUE (FAIR MARKET VALUE) | COLUMN B TAXABLE VALUE (35% OF COLUMN A) | | |
| 330-07-000-15-100-1001 | 184,116.78 | 64,440.87 | 179,620.00 | (115,179.13) |
| 330-07-000-15-305-1026 | 128,119.12 | 44,841.69 | 124,990.00 | (80,148.31) |
| 330-07-000-21-204-1003 | 43,840.75 | 15,344.26 | 42,770.00 | (27,425.74) |
| 340-07-000-22-418-1002 | 22,591.77 | 7,907.12 | 22,040.00 | (14,132.88) |
| 330-07-000-16-304-1001 | 53,199.32 | 18,619.76 | 51,900.00 | (33,280.24) |
| 330-07-000-15-100-1002 | 47,356.62 | 16,574.82 | 46,200.00 | (29,625.18) |
| 330-07-000-15-100-1003 | 15,785.54 | 5,524.94 | 15,400.00 | (9,875.06) |
| 330-07-000-15-200-1016 | 336,365.23 | 117,727.83 | 328,150.00 | (210,422.17) |
| 330-07-000-15-200-1015 | 18,624.89 | 6,518.71 | 18,170.00 | (11,651.29) |

