

Tax year 2024 BOR no. 2024-045
County Clark Date received 3/31/25

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	Street address, City, State, ZIP code	
1. Owner of property	Aaron Hapgood	3473 Rocky Point Rd	
2. Complainant if not owner		Springfield OH 45502	
3. Complainant's agent			
4. Telephone number and email address of contact person 7753034867 fhpantera@hotmail.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	
3400600004206006		619 -621 W MAIN ST SPRINGFIELD 45504	
3400600004206007		615 -617 W MAIN ST SPRINGFIELD 45504	
7. Principal use of 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
3400600004206006	\$20,000	\$57,610	\$37,610
3400600004206007	\$9,000	\$27,830	\$18,830
9. The requested change in value is justified for the following reasons: The two parcels were purchased for \$29,000 and are in poor condition.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/10/25
and sale price \$ \$29,000 ; 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

FILED
MAR 31 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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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 3.31.25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____
(Date) (Month) (Year)

Notary _____

American Land Title Association

Final ALTA Settlement Statement - Cash
Adopted 05-01-2015



1111 N. Plum Street, Suite 9, Springfield OH 45504
Tel: (937) 322-7333 • Fax: (937) 322-9471

File No./Escrow No.: 24-00322-VR
Print Date & Time: 01/08/2025 03:17 PM
Officer/Escrow Officer: Veronica D. Riggs
Settlement Location: Ohio Real Estate Title, Inc., 1111 N. Plum Street, Suite 9, Springfield, OH 45504

Property Address: 615-617 & 619-621 West Main Street, Springfield, OH 45506

Buyer: Aaron Hapgood
3473 Rocky Point Road, Springfield, OH 45502

Seller: Estate of Richard L. Berner
C/O Pamela L. Berner, Executor, 627 West Main Street, Springfield, OH 45506

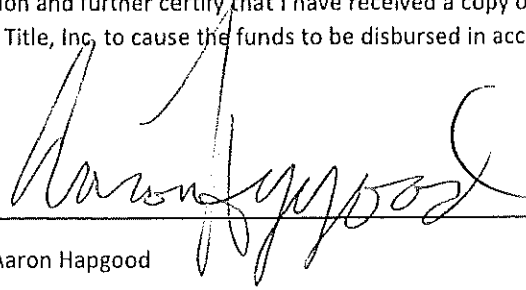
Settlement Date: 01/10/2025

Disbursement Date: 01/10/2025

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	29,000.00	Sales Price of Property	29,000.00	
		Earnest Money		2,900.00
		Prorations/Adjustments		
2,229.83		Property Tax @ 2,170.36 per 365 day(s) 1/01/2024 to 1/10/2025		2,229.83

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize the Ohio Real Estate Title, Inc, to cause the funds to be disbursed in accordance with this statement.

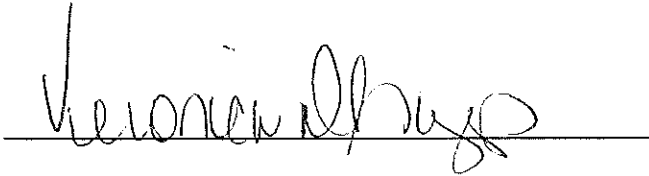


Estate of Richard L. Berner

Aaron Hapgood

 EXC

Pamela L. Berner, Executor



Veronica D. Riggs, Closing Agent

THIS IS A FINAL CLOSING STATEMENT

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24-00322-VR
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