

Tax year 2024 BOR no. 2024-048
County Clark Date received 3/31/2025

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		Street address, City, State, ZIP code	
1. Owner of property	Alexis Louraine Kip/Alexis Frances Kip	5555 Hunter Rd Enon, OH 45323	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-694-6236 lexikip@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	
1801000005000082		5555 Hunter Rd Enon, OH 45323	
7. Principal use of property Dwelling			
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
1801000005000082	\$ 217,930.00	\$ 252,260.00	\$ 34,330
9. The requested change in value is justified for the following reasons: Based on comparable dwelling in the same school district (PCR's attached) we are requesting an adjustment in dwelling value. The proposed value of our dwelling is still twice as high as the attached comparable dwelling value.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale April 17, 2024
and sale price \$ 237,456.00 ; 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
CLARK COUNTY AUDITOR

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.

- ☐ 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 3-31-2025 Complainant or agent (printed) Alexis Kip Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

1801000005000082



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/31/2025

MOST RECENT PHOTO



1801000005000082 12/2/2023

LEGAL

OWNER KIP ALEXIS LOURAIN & ALEXIS FRANCES
ADDRESS 5555 HUNTER RD ENON 45323
DESCRIPTION PT S W QR SEC 35 & S E QR SEC 5
SCHOOL DIST GREENON LSD TAX DIST 180
ACREAGE 1.6200

VALUATION

	APPRAISED	ASSESSED
LAND	\$46,580.00	\$16,300.00
IMPROVEMENTS	\$205,680.00	\$71,990.00
CAUV	\$0.00	\$0.00
TOTAL	\$252,260.00	\$88,290.00

→ Requesting 176,350 on improvements

TAXES

TAXABLE VALUE \$88,290.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$2,365.31 / \$2,365.31
YEAR (TOTAL / BALANCE) \$4,730.62 / \$2,365.31

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
4/26/2024	KIP ALEXIS LOURAIN & ALEXIS FRANCES	MC MURRAY KEITH H	0	\$237,500.00	NOT VALIDATED

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	1.000	43,560	\$41,400.00
Unknown					
ACREAGE	0	0	0.500	21,780	\$5,180.00
Unknown					
ACREAGE	0	0	0.120	5,227	\$0.00
Unknown					

IMPROVEMENTS

RESIDENTIAL

Building (CARD: 1)	RANCH BUILT 1961	Baths (Full / Half)	1 / 1	Less 1 full bath
Area	1,596 sqft + 100 sq ft	Rooms (Bedroom / Family)	3 / 0	
Basement (Code / Finished / Total)	PART / 222 sqft / 222 sqft	Stories	1.0	
Heat Full Type	GAS	Cooling	CENTRAL HEAT	No A/C
External Wall	BRICK	Fireplace Stacks	1	

2100600031108006



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/31/2025

MOST RECENT PHOTO



2100600031108006 11/29/2023

LEGAL

OWNER TACKETT JAMIE N
ADDRESS 50 KOONS DR ENON 45323
DESCRIPTION LINCOLNSHIRE ESTATES SEC ONE
SCHOOL DIST GREENON LSD TAX DIST 210
ACREAGE 0.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$37,520.00	\$13,130.00
IMPROVEMENTS	\$85,380.00	\$29,880.00
CAUV	\$0.00	\$0.00
TOTAL	\$122,900.00	\$43,010.00

TAXES

TAXABLE VALUE \$43,010.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$1,229.83 / \$1,229.83
YEAR (TOTAL / BALANCE) \$2,459.66 / \$1,207.02

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
3/18/2019	TACKETT JAMIE N	AKERS LARRY M & TERI L	0	\$0.00	VALID SALE
2/6/2019	AKERS LARRY M & TERI L	HILTIBRAN DORIS L	0	\$92,900.00	Unknown
8/12/2004	HILTIBRAN DORIS L	DE PRIEST GEORGE & ANNA MARIE	0	\$121,000.00	Unknown
3/2/2001			0	\$0.00	Unknown

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
FRONT FOOT	100	200	0.459	20,000	\$37,520.00
Unknown					

IMPROVEMENTS

RESIDENTIAL

Building (CARD: 1)	RANCH BUILT 1971	Baths (Full / Half)	2 / 1
Area	1,456 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	NONE / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	BRICK	Fireplace Stacks	1

5555 Hunter Rd Enon Vlg, OH 45323

Sold 04/17/2024

County: Clark

Listing #: 905977

Cross St: Enon-Xenia

List Price: \$275,000

Sold Price: \$237,456

Per PRL

1596 total living up
222 basement



Prop Type: Residential
Subdivision:
Beds: 3
Baths: 2 (2 0)
Yr Built: 1961
Primary Parcel ID: 1801000005000082
School Dist: Greenon
CDOM: 42
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 1,818/Assessor's Data
Price/SqFt: 130.61
Lot SqFt: 70,567
Lot Acres: 1.62
Lot Sz Src: Assessor's Data

Remarks

Directions: Take 675 to Exit 24 Oh-444/Enon, then right onto N. Broad St. and continue on Dayton Springfield Rd. Turn right onto Stine Rd., then right onto S. Xenia Dr., then left onto Hunter Rd. Home is on the right side and across the street from a white ranch. Home sits back from the road so look for the addresses on the left hand side. See sign.

Prop Desc: Wonderful investment opportunity- this one of a kind custom built Frank Lloyd Wright inspired Craftsman beauty is just awaiting new owners. One owner home, **being sold as-is (no repairs)** to settle an estate. Come see the potential here, with some cosmetic updates and imagination, this gem can be gorgeous. The setting is a large 1.6 acre heavily wooded lot, tucked away amidst higher priced homes. There is a large breezeway between the home and the attached garage. The living room features soaring windows and a vaulted ceiling which takes in the views of nature. There is a large fireplace which is sunken into the living room in its own seating area. Bring your imagination and best HGTV ideas! **Home needs complete, kitchen and bath updates, and cosmetic updates** such as your choice of paint colors, and wallpaper removal. Roof over house is about 5 years old (roof over breezeway and garage is older). Fireplace is not warranted. Make offer. Immediate occupancy. **Priced accordingly for amount of updating needed. Fabulous opportunity!**

Agt Rmrks: Go and Show! In 8-22 the hallway toilet leaked and caused some flooding which has all been repaired, including new drywall in lower level. Fireplace not warranted. **Property to be sold As-Is.**

Legal Desc: PT S W QR SEC 35 & S E QR SEC 5

Listing Information

Agent: Mary E Buddendeck (GILLEMARE109)
Agent Email: mary.buddendeck@cbishome.com
Office: Coldwell Banker Heritage (HRTG01)
Agrmnt Type: Exclusive Right
Listing Date: 03/06/2024
Original Price: \$275,000
Show Instr/Ph: Please leave card and lock doors/855-746-9400
LockBox
LockBox Location

Primary: (937) 654-6036
Fax: (937) 306-1265
Office Ph: (937) 434-7600
DOM: 42
Entry Date: 03/06/2024
Trans Type: Sale
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Entry Room	10 x 4	1ST	Living Room	25 x 18	1ST	Kitchen	13 x 11	1ST
Bedroom	14 x 12	1ST	Bedroom	12 x 11	1ST	Bedroom	12 x 10	1ST
Rec Room	26 x 9	LOWL	Other	17 x 11	1ST			
FB Level 1: 2	FB Level 2: 0	FB Level 3:	FB Level 4:	FB Lower Level: 0	FB Lwr Level/Bsmt: 0			
HB Level 1: 0	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 0	HB Lwr Level/Bsmt: 0			

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$2,078
Assessments: of record
Lot Dim: 339x207
Disability Adapt: No

LConditions: No
Homestead Exempt: Yes
Adaptations:
Avail Date:

Public Viewable: Yes
Bus Dist to Trns:
Last Remodeled:

Property Information

Age: 20+ Years
Occupancy: At Closing
Construction: Brick, Frame
Fireplace: Woodburning
Heat System: Hydronic Baseboard, Hydronic Radiant, Natural Gas

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer, Water Softener
Style: Contemporary
Garage: 2 Car, Attached, Opener, Storage, 220 Volt Outlet
Utilities: 220 Volt Outlet, Septic, Well
Easements: Of Record

Avail Financing: Conventional
Levels: 1 Story
Basement: Partial, Semi-Finished
Zoning: Residential
Cooling: Wall

Total Rooms: 8
Flood Insurance: No

Windows: Aluminum, Double Hung, Double Pane, Insulated, Wood Frame

Inside Features: Gas Water Heater, High Speed Internet, Security / Surveillance, Smoke Alarm(s), Vaulted Ceiling
Kitchen Features: Galley Kitchen, Laminate Counters
Outside Features: Deck, Storage Shed

Cross Property 360 Property View

5555 Hunter Road, Enon Vlg, OH 45323

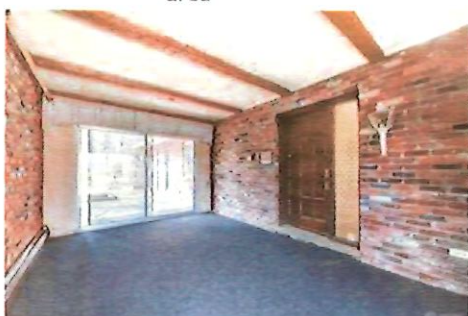
Photos



Custom Frank Lloyd Wright
inspired Craftsman style



Enter through the glass doors into
the breezeway from the front deck
area



Breezeway between home and
attached garage



Soaring living room windows and
vaulted ceiling





Laundry area leads to hallway bath

2nd bedroom



3rd bedroom



Owner's suite with en suite



Craftsman stairs to lower level off of entry



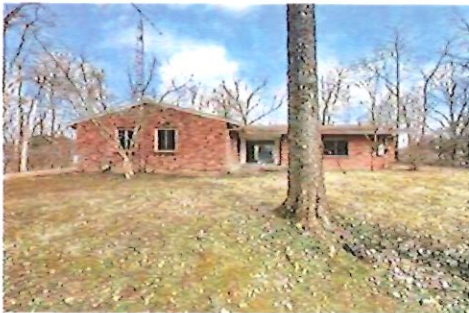
Lower level- finished



Mechanicals in their own room



Spacious treed back yard



Back patio





Beautiful serene setting!



Home sits privately back from the street