

Tax year 2024

BOR no. 2024-049

DTE 1
Rev. 12/22

MAR 31 2025

County Clark

Date received 3/31/2025

HILLARY HAMILTON
AUDITOR

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	Benjamin and Samantha Adducchio	3145 Rebert Pike, Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 340-1243 / addflads@adducchio.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	
1800600014000077		3145 Rebert Pike, Springfield, OH 45502	
7. Principal use of property Residential/Agricultural			
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
1800600014000077	\$462,257.64	\$546,840.00	-\$54,582.36
	\$462,260 ^{8M}		-84,580 ^{8M}
9. The requested change in value is justified for the following reasons: See attached			

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.

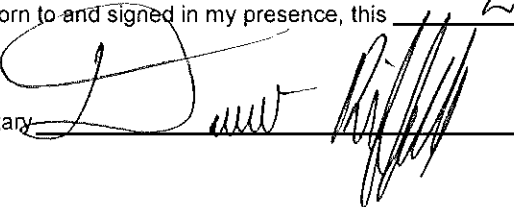
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

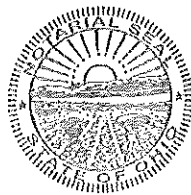
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/28/2025 Complainant or agent (printed) Benjamin Adducchio Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Drew Riffell
Notary Public, State of Ohio
My Commission Expires 10-20-2026

Current Valuation

3145 Rebert Pike, Springfield, OH 45502 (Parcel 1800600014000077)

Number Of Stories - 2	Number of Full Baths - 2
Year Built - 2019	Number of Half Baths - 1
Number of Rooms - 7	Fireplaces - 1
Basement - FULL	Acres - 5.56
Number of Bedrooms - 3	Grade - B+
Total Living Area - 2,844 sqft	

Land - \$65,630

Improvements - \$481,210

Total Valuation - \$546,840

Comparable Sale (Land Valuation)

5227 Fowler Road, Springfield, OH 45502 (Parcel 1801100035000003)

The above parcel, totaling 24.40 acres, was sold for \$215,000. The following sale was within the same taxing district and occurred on 10/07/2022.

Actual cost per acre equated to \$8,811.48 / acre.

0 Old Mill Road, Springfield, OH 45502 (Parcel 1800600014000065)

The above parcel, totaling 30.81 acres, was sold for \$236,000. The following sale was within the same taxing district and occurred on 02/18/2021.

Actual cost per acre equated to \$7,689.85 / acre.

3715 Old Mill Road, Springfield, OH 45502 (Parcel 1800600019000164)

The above parcel, totaling 2.07 acres, was sold for \$40,000. The following sale was within the same taxing district and occurred on 02/01/2024.

Actual cost per acre equated to \$ 19,323.67 / acre.

0 Rebert Pike, Springfield, OH 45502 (Parcel 1800600014301058)

The above parcel, totaling 1.80 acres, was sold for \$26,300. The following sale was within the same taxing district and occurred on 06/07/2018.

Actual cost per acre equated to \$14,611.11 / acre.

Averaging the four (4) data points provides an average per acre cost of \$12,609.03.

Parcel 1800600014000077 is 5.56 acres, equating to a land value of \$63,045.14

Comparable House Sales

5227 Fowler Road, Springfield, OH 45502 (Parcel 1801100035000003)

Number Of Stories - 1.0	Number of Full Baths - 2
Year Built - 2023	Number of Half Baths - 0
Number of Rooms - 7	Fireplace - 1
Basement - Crawl	Acres - 24.4
Number of Bedrooms - 3	Grade - B-
Total Living Area - 2,169 sqft	

The house, built in 2023, was sold on 01/21/2025 for \$582,000. Previously the land was sold for \$215,000 in 2022, see above land valuation, therefore the building can be valued at \$367,000. An appraised value currently does not exist.

494 Newlove Road, South Charleston, OH 45368 (Parcel 1300800029000043)

Number Of Stories - 2.0	Number of Full Baths - 2
Year Built - 2019	Number of Half Baths - 1
Number of Rooms - 8	Fireplace - 0
Basement - Crawl	Acres - 4.59
Number of Bedrooms - 5	Grade - C+
Total Living Area - 2,640 sqft	

The house, built in 2019, was sold on 04/11/2023 for \$480,000. In Clark County, on average, land is valued at 15% of the total value, therefore the building value can be estimated at \$408,000. The current appraised value of the building is \$313,510.

1486 Kingsgate Road, Springfield, OH 45503 (Parcel 3200300020111002)

Number Of Stories - 2.0	Number of Full Baths - 3
Year Built - 2021	Number of Half Baths - 0
Number of Rooms - 11	Fireplaces - 0
Basement - Full	Acres - 0.58
Number of Bedrooms - 4	Grade - B
Total Living Area - 2,543 sqft	

The house, built in 2021, was sold on 12/27/2023 for \$515,000. In Clark County, on average, land is valued at 15% of the total value, therefore the building value can be estimated at \$437,750. The current appraised value of the building is \$415,630.

4655 Antrim Lane, Springfield, OH (Parcel 2200300027103011)

Number Of Stories - 2.0	Number of Full Baths - 3
Year Built - 2022	Number of Half Baths - 0
Number of Rooms - 8	Fireplaces - 0
Basement - Full	Acres - 0.43
Number of Bedrooms - 3	Grade - B-
Total Living Area - 2,453 sqft	

The house, built in 2022, was sold on 10/28/2024 for \$505,000. In Clark County, on average, land is valued at 15% of the total value, therefore the building value can be estimated at \$429,250. The current appraised value of the building is \$303,160.

Averaging the four (4) comparable house sale data points provides an average sales price value of \$410,500.

Averaging the four (4) comparable house sale data points provides an appraised building value of \$349,825.

Appraised Value Comparison

Appraised value of a similar house of the same style, square footage, number of bedrooms, number of bathrooms, grade, and construction within the same taxing district.

5755 Fowler Road, Springfield, OH 45502 (Parcel 1801100035414004)

Number Of Stories - 2.0	Number of Rooms - 10
Year Built - 2014	Basement - Full

Number of Bedrooms - 4
Total Living Area - 2,476 sqft
Number of Full Baths - 3
Number of Half Baths - 1

Fireplaces - 1
Acres – 1.730
Grade - B

Land - \$48,960
Improvements - \$368,530
Total Valuation - \$417,490

Proposed Valuation

3145 Rebert Pike, Springfield, OH 45502 (Parcel 1800600014000077)

Based on the above data, the proposed valuation breakdown is below.

Land - \$63,045.14

House - \$380,162.50

Barn - \$19,050.00

TOTAL - \$462,257.60