

Tax year 2024 BOR no. 2024-051  
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	<u>Aug Property Investments</u>	<u>5000 Hunter Rd, Enon, OH 45323</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-287-4000</u> <u>ericdtackett@gmail.com</u>			
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	
<u>3000600002102015</u>		<u>2400 08 S Yellow Springs St, Springfield</u>	
7. Principal use of property <u>Storage</u>			
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
<u>3000600002102015</u>	<u>333,010</u>	<u>432,010</u>	<u>99,000</u>

9. The requested change in value is justified for the following reasons:

Dwelling 1 is a Storage building without interior walls, rooms, baths bedrooms. It is completely unfinished and has been since purchased. Requesting adjustment in value to match rate of storage pole barn rate on same property.

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 None 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.

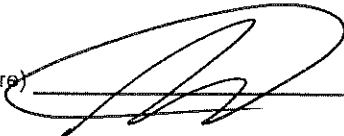
15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- ☐ 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) Jason Argenstein Title (if agent) sole member

Complainant or agent (signature) \_\_\_\_\_



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

Notary \_\_\_\_\_

# RESIDENTIAL PROPERTY RECORD CARD

Situs : 2400 03 S YELLOW SPRINGS ST

Parcel Id: 300-06-00002-102-015

## Dwelling Information

Story height 2  
Exterior Walls 5-Stucco  
Style 04-Old Style  
Year Built 1914  
Year Remodeled  
Kitchen Remod 2-No  
Bath Remod 2-No  
Basement 4-Full Bsmt

Heat Type 1-None/Non-Central  
Fuel Type 1-None  
System Type 1-Hot Air  
Attic 1-None  
Phy. Condition F-Fair Condition  
Int vs Ext 2-Same

Stacks  
Pre-Fab

Misc

Grade C+  
CDU PR-POOR

Market Adj  
% Complete 0  
Cost & Design 0

Functional  
Economic 106  
% Good Ovr  
NBHD Fact 1.29

Qty

Total Rooms 15  
Bedrooms 7  
Family Rooms 0  
Full Baths 0  
Half Baths 0  
Addl. Fixtures 0  
Total Fixtures 0

Masonry Trim  
Unfinished Area  
Rec Rm Size  
FBLA Size

Openings  
# Car Bsmt Gar

## Dwelling Computations

Base Price 89,740  
Plumbing -4,900  
Basement 0  
Heating -4,300  
Attic 0  
Other Features 0  
Subtotal 80,540

Ground Floor Area 476  
Total Living Area 2,436

Building Notes

% Good 42  
Market Adj  
Functional  
Economic 106  
% Complete  
C&D Factor 1.29  
Adj Factor 46.100  
Additions

Dwelling Value 105,730

## Misc & Gross Building Values

Misc Building No  
Gross Building:

Misc Adjusted Value

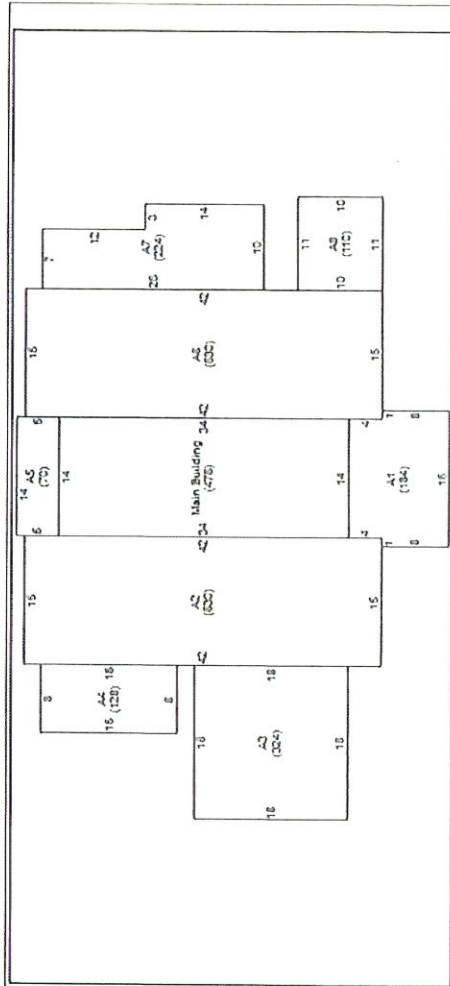
CLARK COUNTY

Printed: 03/31/25

Tax Year: 2025

Card: 1 of 3

LUC: 530-THREE FAMILY, PLATTED LC



## Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					476						
1		28			184						3,600
2	55	35			630						40,900
3		26			324						1,400
4		28			128						2,500
5		28			70						1,400
6	55	35			630						40,900
7		35			224						12,600
8		26			110						500

## Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s Cl Mtl	1986		40x60	2,400	C	1	5	A	A			6,630

Pole barn

## Condominium / Mobile Home Information

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)