

APR - 1 2025 *postmarked 3/28/25*

Tax year 2024 BOR no. 24-052
County Clark Date received 4/1/25

DTE 1
Rev. 01/19

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	1500 Villa Road LLC	1105 E County Line Rd Ste 206 Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
3200300026400016	1500 VILLA RD SPRINGFIELD 45503		
8. Principal use of property	(412)		
9. 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
3200300026400016	8,000,000	16,966,620	301,010
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☐ Unknown
15. 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.

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 3/28/25 Complainant or agent _____ Title (if agency) _____

Sworn to and signed in my presence this _____ day of March year 2025

Notary [Signature]
Notary Public for New Jersey
Commission # 60145976
Commission Expires 12/15/2025

31A

ORIGIN: 10141XA (513) 993-4300
FIVE WEST GROUP
5 WEST GROUP
1105 E. COUNTY LINE RD.
SUITE 207
LAKEWOOD, NJ 08701
UNITED STATES US

SHIP DATE: 28MAR25
ACTWGT: 1.00 LB
CAD: 250955116/NET4535

BILL SENDER

TO CLARK COUNTY AUDITOR
BOARD OF REVISION
31 N. LIMESTONE STREET

SPRINGFIELD OH 45502
REF: (937) 521-1860

PO:

DEPT:



22510241217010v

45502-1130-99
SPRINGFIELD, OH
880148536696
4457 TUE 04/01 07:20
31 N LIMESTONE ST
ETP: 2
SP-XX100
417-7583

TRK# 8801 4853 6696
0201

SP DAYA

OH-US

45502
DAY

TUE - 01 APR 5:00P
** 2DAY **



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