

FILED
CLARK COUNTY AUDITOR

Tax year 2024

BOR no.

2024-055

DTE 1
Rev. 12/22

County Clark

Date received

4/7/2025

APR - 7 2025

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
HILLARY HAMILTON
AUDITOR

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.

T13702-24	Name	Street address, City, State, ZIP code	
1. Owner of property	Springfield 1600 Property Holdings, LLC and Villas Springfield 1600 Property Holdings, LLC	Billy McVeigh Midwest Property Tax Associates 8598 Cotter Street Lewis Center, OH 43035	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
340-06-00006-405-002	1600 Saint Paris Rd		
340-06-00006-405-003	Springfield		
7. Principal use of property nursing home			
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
340-06-00006-405-002	808,360	1,286,050	-477,690
340-06-00006-405-003	23,540	37,450	-13,910
TOTAL	831,900	1,323,500	- 491,600
9. The requested change in value is justified for the following reasons: Recent arm's length sale of property.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 05/05/2023

and sale price \$ 831,900 ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A

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.

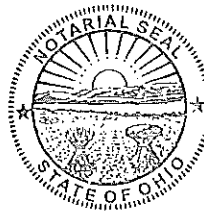
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 28th day of March 2025

Notary _____

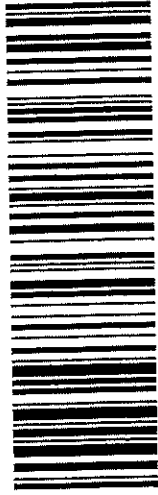


JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025



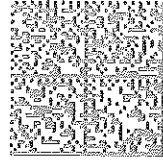
Sleggs, Danzinger &
820 West Superior Avenue, Se

CERTIFIED MAIL®



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FIRST-CLASS



US POSTAGE



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VIA CERTIFIED MAIL
Clark County Auditor's Office
31 N. Limestone Street
Springfield, Ohio 45501

NAME
1ST NOTICE
2ND NOTICE
RETURN

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