

Tax year 2024 BOR no. 2024-056
 County Clark Date received 4/21/2025

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	Sunset Hills Holdings LLC, Brandy Bost, FSSR Client Relations, PO Box 450233, Atlanta, GA 31145		
2. Complainant if not owner	Board of Education of the Springfield City Schools		
3. Complainant's agent	Mark Gillis, Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017		
4. Telephone number and email address of contact person:	(614) 228-5822; mgillis@richgillislawgroup.com		
5. Complainant's relationship to property if not owner:	Section 5715.19, Ohio Revised Code		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See-attached.	See attached.		
		FILED CLARK COUNTY AUDITOR APR 21 2025 HILLARY HAMILTON AUDITOR	
7. Principal use of property:	402 Apartments- 20 to 39		
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
See-attached.	3,725,820	3,725,820	0
9. The requested change in value is justified for the following reasons: Size, location and market analysis of similar type properties.			

10. Was property sold within the last three years? Yes ☐ No ☐ Unknown ☒ If yes, show date of sale N/A and sale price N/A
 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 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; ☐ Property's occupancy changed by 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.

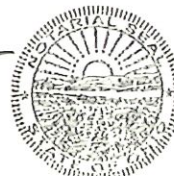
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 4/21/25 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 21 day of April, 2025

Notary [Signature]



Bobbi Jo Leitz
 Notary Public, State of Ohio
 My Commission Expires 01-18-2030

(6) and (8) Continuation

81357

(6) (8) Complainant's Opinion Of:

	Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1	340-07-00027-113-033	918-924 Sunset Ave. , OH	488,960	488,960	0
2	340-07-00027-113-034	924 E. John St. , OH	33,890	33,890	0
3	340-07-00027-115-008	Delta Rd. , OH	15,000	15,000	0
4	340-07-00027-115-009	1234 Delta Rd. , OH	35,590	35,590	0
5	340-07-00027-115-016	Delta Rd. , OH	25,330	25,330	0
6	340-07-00027-116-002	1308 Delta Rd. , OH	18,880	18,880	0
7	340-07-00027-116-003	Delta Rd. , OH	18,710	18,710	0
8	340-07-00027-116-004	1302-1314 Delta Rd. , OH	785,860	785,860	0
9	340-07-00027-116-005	Delta Rd. , OH	17,640	17,640	0
10	340-07-00027-116-006	Delta Rd. , OH	17,400	17,400	0
11	340-07-00027-116-007	Delta Rd. , OH	17,250	17,250	0
12	340-07-00027-116-008	1320 Delta Rd. , OH	17,480	17,480	0
13	340-07-00027-116-009	1404 Delta Rd. , OH	17,000	17,000	0
14	340-07-00027-116-010	1320-1410 Delta Rd. , OH	753,690	753,690	0
15	340-07-00027-116-011	Delta Rd. , OH	17,440	17,440	0
16	340-07-00027-116-012	1434 Delta Rd. , OH	16,760	16,760	0
17	340-07-00027-116-013	1434 Delta Rd. , OH	16,870	16,870	0
18	340-07-00027-116-014	1434-1444 Delta Rd. , OH	583,080	583,080	0
19	340-07-00027-116-015	Delta Rd. , OH	16,120	16,120	0
20	340-07-00027-116-037	1302 Delta Rd. , OH	30,420	30,420	0
21	340-07-00027-119-010	926-948 Sunset Ave. , OH	782,450	782,450	0
	TOTALS		3,725,820	3,725,820	0