

FILED
CLARK COUNTY AUDITOR

Tax year 2025
County Clark

BOR no. 2025-001
Date received 1/5/2026

DTE 1
Rev. 12/22

JAN - 5 2026

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		Sheryl Ann Cox & Charles 505 N Fountain Ave	
2. Complainant if not owner		Timothy Bode 505 N Fountain Ave, Spfld, OH	
3. Complainant's agent		N/A 45504	
4. Telephone number and email address of contact person			
t.bode @ SBC Global.net		630 842 6450	
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	
3400700035303006		505 N Fountain Avenue, Spfld, OH	
		45504	
7. Principal use of property			
Residence Only			
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
3400700035303006	\$ 200,000	\$ 402,960	\$ 202,960
9. The requested change in value is justified for the following reasons:			
See attached Continuation for a. & Exhibit 1			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 Jan 3, 2024 Complainant or agent (printed) Sheryl Ann Cox & Charles Trudie Bode Title (if agent) Owners

Complainant or agent (signature) Sheryl Ann Cox & Charles Trudie Bode

Sworn to and signed in my presence, this January 3 day of January 2024

Notary KATH BARLOW



Parcel # 3400700035303006

Address: 505 N Fountain Avenue

Springfield, Ohio 45504

Date: January 5, 2026

Form DTE 1 Complaint Against the Valuation of Real Property

Continuation of Item 9 on Form DTE 1

- 1) Property at 505 N Fountain is a single-family residence. Charles Timothy Bode and Sheryl Ann Cox purchased this property in 2016 as a single-family home from a single-family seller. It has been a single-family residence for over 30 years. The description of this property is incorrect in the county records. County records state that the property is "Two Family, Platted Lot." However, this property is NOT a duplex. Again, 505 N. Fountain has been a single-family residence for over 30 years.
- 2) The market value of homes over 100 years old is lower than comparable homes with similar square footage due to the significant maintenance costs required to keep them safe and properly updated, both inside and out.
 - a. a. Exhibit 1 - See the attached Residential Comps. Note that all residential sales from lines 13, and 15 through 25 are newly built residential properties (condominiums), not older properties.
 - b. b. Exhibit 1 - See lines 1-12 of the attached Residential Comps, which average \$91,413.
- 3) The neighborhood also negatively affects the salability of the property. For example,
 - a. Station 1 Restaurant and Bar is located two parcel lots south of us. When we first bought our house at 505 N Fountain over 10 years ago. Station 1 did not have an outdoor bar and entertainment area in the back. Now, Station 1 has a band shelter, tents, and loud music that plays until after midnight. Despite numerous conversations with the police and Station 1 managers, it is frustrating that we cannot return to the quiet neighborhood we once enjoyed.
 - b. The property at 22 West College, approximately 500 feet contiguous property, continues to attract "less than desirable" neighbors. In fact, a shooting involving a firearm occurred less than three years ago on the porch of 22 West College, less than 400 feet from 505 N Fountain.

Exhibit 1 page 1

Residential CMA

Listings as of 10/13/25 at 11:27 AM

Property type Residential; Inside 0.50 mi. radius search from 505 N Fountain Ave, Springfield, OH 45504, USA; Status of 'Active', 'Closed', 'Pending', 'Contingency - Finance and Inspections', 'Contingency - Sale of Existing Home'; Pending Date between '1/1/2022' and '1/1/2024'; Sold Date between '1/1/2022' and '01/01/2024'.

Active Properties

Arthur Solomon
Coldwell Banker Heritage
331 Mount Vernon Ave.
Springfield, OH 45503
937-631-5562
solomonaa11@yahoo.com
http://ArthurSolomon.com
License #: 2014003166

#	MLS #	Address	City	Year Built	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	LP/SqFt	List Price	Orig LP	CDOM/DOM
1	1040038	315 E Madison Avenue	Springfield	1911	0	09/24/2025	4	2	2,116	\$66	\$140,000	\$150,000	90/90
2	1041697	301 Chestnut Avenue	Springfield	1910	0	10/01/2025	3	1	1,329	\$120	\$159,900	\$164,900	12/12
3	1041531	368 E Madison Avenue	Springfield	1915	2	09/22/2025	3	3	2,184	\$117	\$254,900	\$254,900	21/21
						Average	3.33	2	1,876.33	\$101	\$184,933	\$189,933	41/41
						Min	3	1	1,329	\$66	\$140,000	\$150,000	12/12
						Max	4	3	2,184	\$120	\$254,900	\$254,900	90/90
						Median	3	2	2,116	\$117	\$159,900	\$164,900	21/21
						WRIST, Inc.							

Total # of Listings
3

Closed Properties

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
1	1025361	501 N Yellow Springs Street	Springfield	2	07/29/2023	3	2	1,162	1900	\$37,500	\$37,500	07/28/2023	69/70	1.00	\$32
2	1024265	515 Grant Street	Springfield	0	09/08/2023	3	1	1,096	1954	\$47,000	\$52,500	09/08/2023	167/168	0.95	\$43
3	1010601	723 Garfield Avenue	Springfield	0	02/26/2022	3	2	1,580	1909	\$60,000	\$89,250	02/18/2022	267/267	0.87	\$38
4	1025636	102 E Cassilly Street	Springfield	2	07/24/2023	2	1	1,548	1880	\$75,000	\$75,000	07/21/2023	46/49	1.00	\$48
5	1018257	506 Sherman Avenue	Springfield	2	10/31/2022	3	2	1,838	1891	\$80,000	\$85,000	10/31/2022	167/167	1.07	\$44
6	1011396	376 Stanton Avenue	Springfield	2	04/04/2022	4	2	2,324	1909	\$85,000	\$104,900	04/04/2022	282/282	0.85	\$37
7	1025727	233 E Cecil Street	Springfield	0	07/14/2023	3	1	1,467	1903	\$93,000	\$90,000	07/14/2023	36/36	1.03	\$63
8	1022267	315 E Cecil Street	Springfield	0	12/22/2022	5	2	2,110	1925	\$95,000	\$95,000	12/22/2022	45/45	1.00	\$45
9	1023749	407 E Madison	Springfield	0	03/31/2023	4	1	1,866	1911	\$98,500	\$89,900	03/31/2023	35/35	1.10	\$53
10	1016114	452 Stanton Avenue	Springfield	2	03/28/2022	4	2	2,190	1906	\$107,000	\$104,900	03/28/2022	48/48	1.02	\$49
11	1016414	453 E Madison Avenue	Springfield	0	04/01/2022	5	2	2,410	1921	\$124,000	\$124,000	03/31/2022	34/36	1.00	\$51
12	1019664	1104 Garfield Avenue	Springfield	2	10/10/2022	2	2	1,608	1908	\$137,000	\$149,900	10/07/2022	90/91	0.99	\$85
13	1010245	24 N Center Street	Springfield	1	01/07/2022	2	2	1,277	2021	\$227,040	\$219,900	01/07/2022	238/288	1.03	\$178
<input checked="" type="checkbox"/>	14	824 N Fountain	Springfield	3	10/20/2023	9	4	3,821	1901	\$230,000	\$227,500	10/20/2023	105/105	1.01	\$60
ile lot															
15	1014744	43 Mill Run Place	Springfield	1	04/05/2022	2	2	1,277	2021	\$255,000	\$270,000	04/04/2022	150/150	0.96	\$200
16	1023515	45 Mill Run Place	Springfield	1	03/13/2023	2	2	1,326	2020	\$269,000	\$279,000	03/13/2023	32/32	0.98	\$203
17	1022652	40 N Center Street	Springfield	1	04/12/2023	2	2	1,326	2019	\$277,000	\$295,000	04/12/2023	128/128	1.00	\$209
18	1015631	48 N Center Street	Springfield	1	01/07/2022	2	2	1,277	2019	\$288,400	\$288,400	01/07/2022	0/0	1.00	\$226
19	1012599	31 Mill Run Place	Springfield	1	04/25/2022	2	2	1,311	2021	\$290,230	\$259,900	04/25/2022	259/259	1.00	\$221
20	1012596	21 Mill Run Place	Springfield	1	07/29/2022	2	2	1,311	2021	\$293,900	\$259,900	07/29/2022	354/354	1.00	\$224
21	1018957	8 N Center Street	Springfield	2	09/13/2022	2	3	1,323	2022	\$307,500	\$299,900	09/13/2022	92/92	1.03	\$232

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
22	1021411	10 N Center Street	Springfield	1	09/23/2022	2	3	1,467	2022	\$313,220	\$284,900	09/23/2022	0/0	1.10	\$214
23	1023274	9 Mill Run Place	Springfield	2	09/22/2023	2	3	1,323	2023	\$315,455	\$289,900	09/22/2023	240/240	0.97	\$238
24	1018003	4 N Center Street	Springfield	1	01/16/2023	2	3	1,467	2022	\$321,710	\$328,310	01/16/2023	255/255	0.98	\$219
25	1018005	2 N Center Street	Springfield	2	02/16/2023	2	3	1,323	2022	\$335,690	\$304,900	02/16/2023	288/288	1.00	\$254
						Average	2.96	2.12	1,641.12	1963	\$190,526	\$188,214	137/139.32	1.00	\$131
						Min	2	1	1,096	1880	\$37,500	\$37,500	0/0	0.85	\$32
						Max	9	4	3,821	2023	\$335,690	\$328,310	354/354	1.10	\$254
						Median	2	2	1,467	1954	\$227,040	\$219,900	105/105	1.00	\$85
Total # of Listings															
25															

Property Type	28	Averages Sqft:	1,666	\$/Sqft:	127.49	DOM/CDOM:	129/127	Original List Price:	188,399	List Price:	189,778	Sold Price:	190,526
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* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Arthur Solomon on Monday, October 13, 2025 11:27 AM.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 505 N FOUNTAIN AVE

Map ID: 340-07-00035-303-006

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

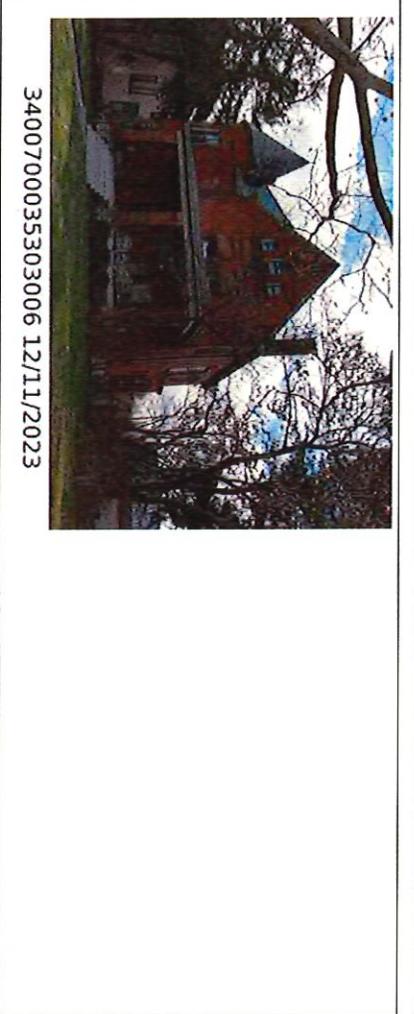
Tax Year: 2025

Printed: 01/08/26

CURRENT OWNER	GENERAL INFORMATION
BODE CHARLES TIMOTHY & SHERYL ANN COX	Routing No. 0035-03 006-00 Class Residential Living Units 2 Neighborhood 340R0038 District Zoning Alternate Id Tax District Springfield Corp. Scsd
CAUV	
Field Review Flag:	

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	73 201		28,360
Total Acres: .3368		Legal Acres: 0.0000		NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,930	28,360	28,360	0	28,360
Building	131,110	374,600	374,600	0	365,580
Total	141,040	402,960	402,960	0	393,940

Value Flag 1-COST APPROACH Manual Override Reason
Base Date of Value Effective Date of Value
Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
04/22/24	NV	10-Adv	3-Other
06/19/18	GBL	R-Review	3-Other
10/31/17	AGS	10-Adv	3-Other
08/25/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
08/24/11	MJT	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/01/16	280,000	2-Land & Building	2-Not Open Market
07/17/87	71,000		
12/12/86	69,000		

Deed Reference

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		MILLER MICHAEL R & DEBORAH K WITTENBERG COLLEGE BOARD OF

Property Factors

Topo: 2-Above Street	2-Above Street
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic: 3-Heavy	

Legal Description

Parcel Tieback: Addl. Tieback:

Range - Township - Section: 09 - 05 - 35

Legal Descriptions: W SI FOUNTAIN 85 S OF COLLEGE AVE & PT VAC ALLEY

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 505 N FOUNTAIN AVE

Parcel Id: 340-07-00035-303-006

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

Dwelling Information

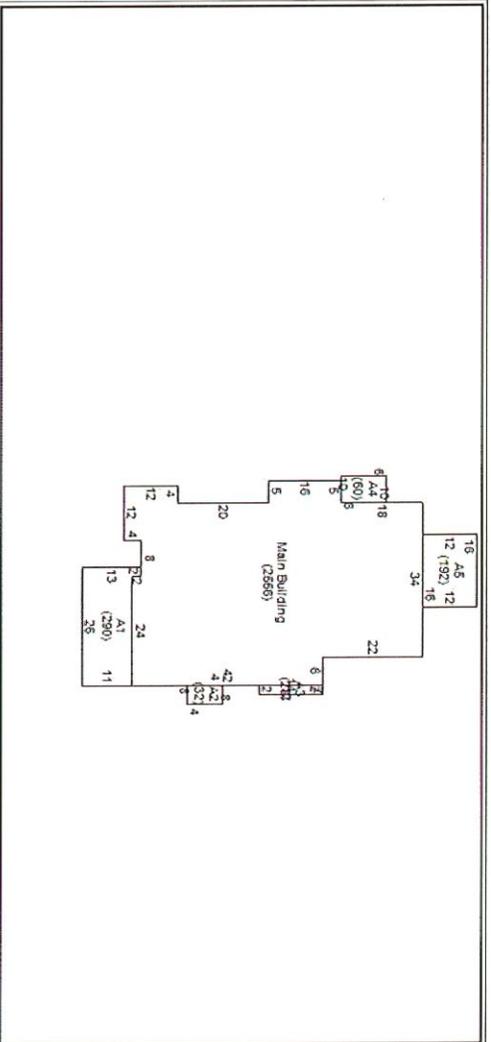
Story height	2	Total Rooms	13
Exterior Walls	2-Brick	Bedrooms	5
Style	14-Duplex	Family Rooms	0
Year Built	1893	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	9
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	1
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	6
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	4		
Pre-Fab			
Misc		Qty	
Grade	A-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	686,970	% Good	44
Plumbing	8,400	Market Adj	
Basement	0	Functional	
Heating	22,640	Economic	
Attic	32,740	% Complete	
Other Features	50,808	C&D Factor	1
Subtotal	801,560	Adi Factor	1
		Additions	18,800
Ground Floor Area	2,556		
Total Living Area	5,140	Dwelling Value	371,490

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,556						21,200
1		2			290						1,300
2		28			32						4,000
3		55	52		28						5,600
4		1	25		60						10,400
5		58	1		192						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1900		20x20	400	D	1		F	F			3,110

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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