

JAN - 5 2026

Tax year 2025  
County Clark

BOR no. 2025-002  
Date received 1/5/2026

DTE 1  
Rev. 12/22

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		501 N Fountain LLC	
2. Complainant if not owner		501 N Fountain Ave, Spgfd, OH 45504	
3. Complainant's agent		Sheri Cox, Owner	
4. Telephone number and email address of contact person			
+bode@sbcglobal.net 6308426450			
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	
3400700035303007		501 N Fountain Ave, Spgfd, OH 45504	
7. Principal use of property			
Rental			
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
3400700035303007	\$ 75,000	\$ 174,680	\$ 99,680
9. The requested change in value is justified for the following reasons:			
See attach 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, 2026 Complainant or agent (printed) Charles Timothy Bode Title (if agent) OWNER

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3 day of January 2026

Notary [Signature]



**Parcel # 3400700035303007**

**Address: 501 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 501 N Fountain is a two-family platted lot. 501NFountain, LLC purchased the property in 2021 from Wittenberg University for \$75,000. This property has been challenging to rent due to its non-optimal location and 2-family (upstairs/downstairs) structure, not side-by-side units.

Again, this property was recently purchased in 2021 for \$75,000, and it is unreasonable that the property has increased 133% in value to \$175,000 over the last 4 years.

- 2) The market value for homes over 100 years old is lower than that of other, comparable square footage homes due to the tremendous maintenance cost to keep them safe with appropriate updates, both on the interior and exterior.
  - a. Exhibit 1 - See Residential Comps attached as an exhibit. Please note that all residential sales on lines 13 through 25 are newly built single-residential condominiums, not older stand-alone shared-tenant properties.
- 3) In addition, the neighborhood negatively impacts the property's saleability. For example,
  - a. Station 1 Restaurant and Bar is two parcel lots south. It features a band shelter, tents, and loud music that plays until after midnight. Despite multiple discussions with police and Station One managers, it's frustrating that we can't revert to the quiet neighborhood we once enjoyed.
  - b. The property at 22 West College (about 1,000 feet away) 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, which is 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 ml. 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	388 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	1024285	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
le 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	286/286	1.00	\$254
						<b>Average</b>	2.96	2.12	1,641.12	1963	\$190,526	\$188,214	137/139.32	1.00	\$131
						<b>Min</b>	2	1	1,096	1880	\$37,500	\$37,500	0/0	0.85	\$32
						<b>Max</b>	9	4	3,821	2023	\$335,690	\$328,310	354/354	1.10	\$254
						<b>Median</b>	2	2	1,467	1954	\$227,040	\$219,900	105/105	1.00	\$85
Total # of Listings															
25															

<b>Property Type</b>	28	<b>Averages Sqft:</b>	<b>\$/Sqft:</b>	<b>DOM/CDOM:</b>	<b>Original List Price:</b>	<b>List Price:</b>	<b>Sold Price:</b>
<b>Count</b>		1,666	127.49	129/127	188,399	189,778	190,526

\* 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 : 501 N FOUNTAIN AVE

Map ID: 340-07-00035-303-007

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

**CURRENT OWNER**

501 N FOUNTAIN LLC

**GENERAL INFORMATION**

Routing No. 0035-03 005-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0038  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035303007 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	62 148		23,500

Total Acres: 2.107

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	8,230	23,500	23,500	0	23,500
Building	52,910	151,180	151,180	0	118,390
<b>Total</b>	<b>61,140</b>	<b>174,680</b>	<b>174,680</b>	<b>0</b>	<b>141,890</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/22/24	NV	10-Adv	3-Other
04/13/18	RVT	5-Occupant Not Home	3-Other
12/29/16	LA	5-Occupant Not Home	3-Other
07/05/12	MJR	5-Occupant Not Home	3-Other
01/31/06	J1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
08/24/20	90,000	2-Land & Building	0-Valid Sale

Deed Reference

Deed Type

Grantor  
 WITTENBERG COLLEGE BOARD OF DIRE

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 35  
 Legal Descriptions:  
 COLLEGE AVE & PT VAC ALLEY  
 W SI FOUNTAIN AVE 158 S OF

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 501 N FOUNTAIN AVE

Parcel Id: 340-07-00035-303-007

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

**Dwelling Information**

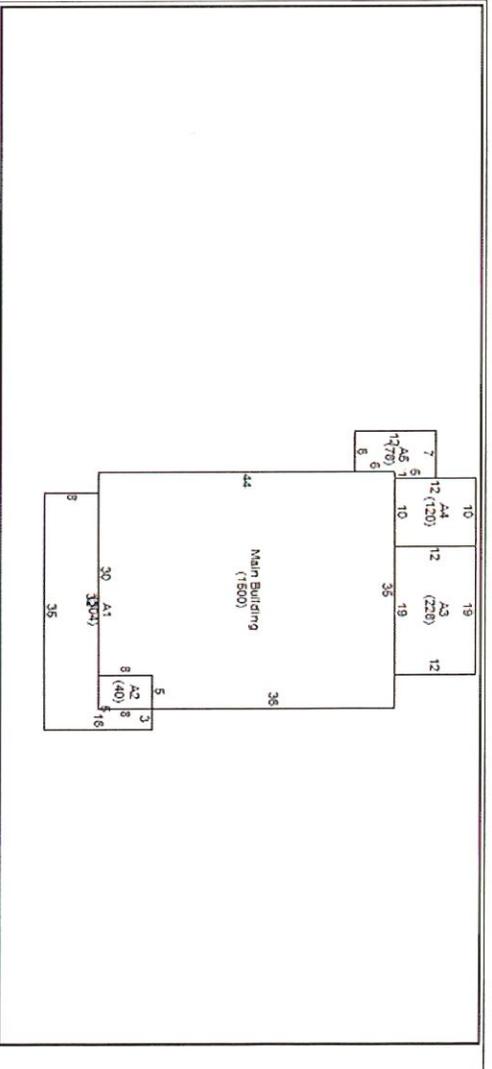
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1894	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfm	FBLA Size	
Ply. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	273,260	% Good	44
Plumbing	6,800	Market Adj	
Basement	0	Economic	
Heating	0	% Complete	
Attic	14,060	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	294,120	Additions	21,200
Ground Floor Area	1,500		
Total Living Area	3,388	Dwelling Value	150,610
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,500						
1		1			304						12,900
2		1	35		40						4,000
3		55	35		228						20,800
4		58	35		120						8,000
5			28		78						2,200

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C11-Asph Pave	1980		X	1,000	C	1		F	F			570

**Condominium / Mobile Home Information**

Complex Name		Number	
Condo Model		Unit Type	
Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	