

FILED
CLARK COUNTY AUDITOR

JAN - 5 2026

Tax year 2025

BOR no. 2025-003

DTE 1
Rev. 12/22

HILLARY HAMILTON

County Clark

Date received 1/5/2025

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	TERRY L. BOWSHIER	1326 W. JEFFERSON ST (45506)	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-323-5547 bowshierterry@gmail.com			
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	
340-06-00004-108-21		1326 W. JEFFERSON ST	
7. Principal use of property <u>Primary</u>			
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
340-06-00004-108-21	0	65,960. ⁰⁰ ①	65,960. ⁰⁰
9. The requested change in value is justified for the following reasons:			
No agreement or contract to place ANY values on my house.			

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.
- 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 1-5-2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Stacy A. Boushler* (without recourse)

Sworn to and signed in my presence, this _____ day of _____, 20____
(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1326 JEFFERSON ST

Map ID: 340-06-00004-108-021

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

CURRENT OWNER

BOWSHIER TERRY L

GENERAL INFORMATION

Routing No. 0004-01 140-00
 Class Residential
 Living Units 1
 Neighborhood 340R0075
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



340060004108021 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	39 344		9,490

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 3,320	9,490	9,490	0	9,490
Building 19,760	56,470	56,470	0	45,640
Total 23,080	65,960	65,960	0	55,130

Total Acres: .308

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
05/15/24	KQ	10-Adv	3-Other
04/12/18	CPS	R-Review	3-Other
11/30/17	AGS	10-Adv	3-Other
08/23/11	JHC	5-Occupant Not Home	3-Other
02/14/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Deed Reference	Deed Type	Grantor
		POTTER RONALD LEE & CORI MICHELE

Validity

Price Type

Transfer Date

08/26/05
05/27/05

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 N SI JEFFERSON W OF MONTGOMERY AVE
 Addl. Tieback:

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Parcel Id: 340-06-00004-108-021

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

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Dwelling Information

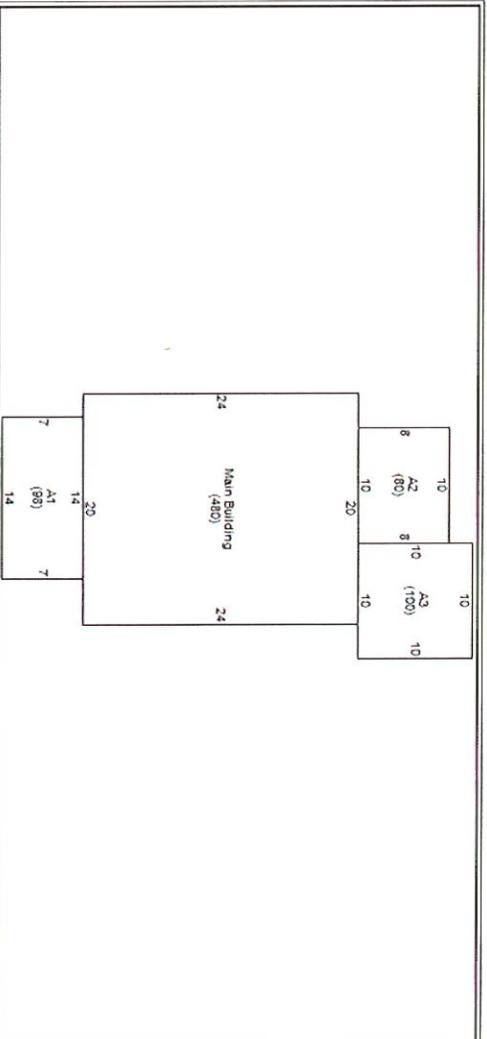
Story height	2	Total Rooms	5
Exterior Walls	6-Alu/Vnvl	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1920	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	200
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	127,790	% Good	35
Plumbing		Market Adj	
Basement	0	Economic	
Heating	4,550	% Complete	
Attic	0	C&D Factor	
Other Features	4,100	Adj Factor	1
Subtotal	136,440	Additions	3,400
Ground Floor Area	480		
Total Living Area	960	Dwelling Value	51,150
Building Notes			

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					480						
1		1			98						3,900
2		3			80						5,000
3		26			100						600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1978		24x24	576	C	1		F	F			5,320

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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