

JAN - 6 2026

Tax year 2025 BOR no. 2025-005
County Clark Date received 1/6/25

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.

| | | | | | |
|---|---|--|---------------------------------------|---------------------------------------|--|
| 1. Owner of property | | Name | | Street address, City, State, ZIP code | |
| | | KAREN S. BENKEAT | | 907 SHERMAN AVE | |
| 2. Complainant if not owner | | NA | | SPRINGFIELD, OH 45503 | |
| 3. Complainant's agent | | NA | | | |
| 4. Telephone number and email address of contact person | | | | | |
| (937) 925-3446 karenbenkeat@aol.net | | | | | |
| 5. Complainant's relationship to property, if not owner NA | | | | | |
| If more than one parcel is included, see "Multiple Parcels" instruction. | | | | | |
| 6. Parcel numbers from tax bill | | | Address of property | | |
| 3400700029304012 | | | 907 SHERMAN AVE SPRINGFIELD, OH 45503 | | |
| 7. Principal use of property SIDE REAR DRIVE | | | | | |
| 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 | | |
| 3400700029304012 | SEE ATTACHED LETTER 16,000.00 | SEE ATTACHED LETTER 43,060.00 | 27,060.00 | | |
| 9. The requested change in value is justified for the following reasons: HOUSE NEED OF MAJOR REPAIRS/DAMAGED SEE ATTACHED LETTER & PICTURES. | | | | | |

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.

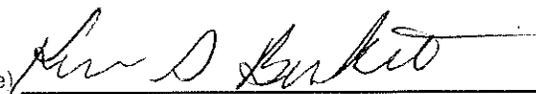
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 1/5/2026 Complainant or agent (printed) KAREN S. BURKETT Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Parcel
3400700029304012
(510) SINGLE FAMILY, PLATT...

Address
907 SHERMAN AVE SPRINGFIELD OH ...
SPRINGFIELD CSD

Owner
BENKERT KAREN S
SOLD: 10/2/2000 \$0.00

Appraised
\$33,160.00
ACRES: 0.000

LOCATION VALUATION LEGAL OWNERS RESIDENTIAL PERMITS AGRICULTURAL COMMERCIAL IMPROVEMENTS SALES LAND TAX



| Year | Appraised (100%) | | | Assessed (35%) | | |
|--------|------------------|--------------|-------------|----------------|--------------|-------------|
| | Land | Improvements | Total | Land | Improvements | Total |
| 2025 * | \$10,640.00 | \$32,420.00 | \$43,060.00 | \$3,720.00 | \$11,350.00 | \$15,070.00 |
| 2024 | \$9,500.00 | \$23,660.00 | \$33,160.00 | \$3,330.00 | \$8,280.00 | \$11,610.00 |
| 2023 | \$9,500.00 | \$23,660.00 | \$33,160.00 | \$3,330.00 | \$8,280.00 | \$11,610.00 |
| 2022 | \$9,500.00 | \$23,660.00 | \$33,160.00 | \$3,330.00 | \$8,280.00 | \$11,610.00 |
| 2021 | \$7,600.00 | \$19,260.00 | \$26,860.00 | \$2,660.00 | \$6,740.00 | \$9,400.00 |
| 2020 | \$7,600.00 | \$19,260.00 | \$26,860.00 | \$2,660.00 | \$6,740.00 | \$9,400.00 |

* Preliminary Valuation

Historic Appraised (100%) Values

2 story
sq ft 1396
ground fl 572

| Parcel | Address | Owner | Appraised |
|--|---|---|--|
| 3400700029115008 <small>(510) SINGLE FAMILY, PLATT...</small> | 783 WOODBINE AVE SPRINGFIELD O... <small>SPRINGFIELD CSD</small> | LYNCH DAKOTA & CARRIE DILLER <small>SOLD: 6/3/2024 \$40,000.00</small> | \$33,550.00 <small>ACRES: 0.000</small> |

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- [RESIDENTIAL](#)
- [PERMITS](#)
- [AGRICULTURAL](#)
- [COMMERCIAL](#)
- [IMPROVEMENTS](#)
- [SALES](#)
- [LAND TAX](#)



| Location | |
|-----------------|---------------------------------------|
| Parcel | 3400700029115008 |
| Owner | LYNCH DAKOTA & CARRIE DILLER |
| Address | 783 WOODBINE AVE SPRINGFIELD OH 45503 |
| City/Township | SPRINGFIELD CORPORATION |
| School District | SPRINGFIELD CSD |

| Tax Payer Address | |
|-------------------|------------------------------|
| Mailing Name | DAKOTA LYNCH & CARRIE DILLER |
| Mailing Address | 783 WOODBINE AVE |
| City, State, Zip | SPRINGFIELD OH 45503 |

Valuation

| Year | Appraised (100%) | | | Assessed (35%) | | |
|--------|------------------|--------------|-------------|----------------|--------------|-------------|
| | Land | Improvements | Total | Land | Improvements | Total |
| 2025 * | \$6,950.00 | \$37,380.00 | \$44,310.00 | \$2,430.00 | \$13,080.00 | \$15,510.00 |
| 2024 | \$6,190.00 | \$27,360.00 | \$33,550.00 | \$2,170.00 | \$9,580.00 | \$11,750.00 |
| 2023 | \$6,190.00 | \$27,360.00 | \$33,550.00 | \$2,170.00 | \$9,580.00 | \$11,750.00 |
| 2022 | \$6,190.00 | \$27,360.00 | \$33,550.00 | \$2,170.00 | \$9,580.00 | \$11,750.00 |
| 2021 | \$4,950.00 | \$21,950.00 | \$26,900.00 | \$1,730.00 | \$7,680.00 | \$9,410.00 |
| 2020 | \$4,950.00 | \$21,950.00 | \$26,900.00 | \$1,730.00 | \$7,680.00 | \$9,410.00 |

* Preliminary Valuation

Historic Appraised (100%) Values

\$45,000 \$700

*2 story
sq ft 1080
ground fl 420*

| Parcel | Address | Owner | Appraised |
|--|--|--|--|
| 3400700029117060 <small>(510) SINGLE FAMILY, PLATT...</small> | 723 FARLOW ST SPRINGFIELD OH 45503 <small>SPRINGFIELD CSD</small> | HAWKE HEATHER SUE <small>SOLD: 6/18/2013 \$0.00</small> | \$15,400.00 <small>ACRES: 0.000</small> |

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[AGRICULTURAL](#)
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[LAND TAX](#)
PRC

| Location | |
|-----------------|------------------------------------|
| Parcel | 3400700029117060 |
| Owner | HAWKE HEATHER SUE |
| Address | 723 FARLOW ST SPRINGFIELD OH 45503 |
| City / Township | SPRINGFIELD CORPORATION |
| School District | SPRINGFIELD CSD |

| Tax Payer Address | |
|-------------------|----------------------|
| Mailing Name | HEATHER SUE HAWKE |
| Mailing Address | 723 FARLOW ST |
| City, State, Zip | SPRINGFIELD OH 45503 |

| Year | Appraised (100%) | | | Assessed (35%) | | |
|--------|------------------|--------------|-------------|----------------|--------------|------------|
| | Land | Improvements | Total | Land | Improvements | Total |
| 2025 * | \$6,200.00 | \$13,560.00 | \$19,760.00 | \$2,170.00 | \$4,750.00 | \$6,920.00 |
| 2024 | \$5,540.00 | \$9,860.00 | \$15,400.00 | \$1,940.00 | \$3,450.00 | \$5,390.00 |
| 2023 | \$5,540.00 | \$9,860.00 | \$15,400.00 | \$1,940.00 | \$3,450.00 | \$5,390.00 |
| 2022 | \$5,540.00 | \$9,860.00 | \$15,400.00 | \$1,940.00 | \$3,450.00 | \$5,390.00 |
| 2021 | \$4,430.00 | \$7,890.00 | \$12,320.00 | \$1,550.00 | \$2,760.00 | \$4,310.00 |
| 2020 | \$4,430.00 | \$7,890.00 | \$12,320.00 | \$1,550.00 | \$2,760.00 | \$4,310.00 |

* Preliminary Valuation

Historic Appraised (100%) Values

2 story
sq ft 1200
ground fl 480

Parcel

3400700029116003

(510) SINGLE FAMILY, PLATT...

Address

782 WOODBINE AVE SPRINGFIELD O...

SPRINGFIELD CSD

Owner

BATISTA HELEN

SOLD: 9/21/2022 \$58,000.00

Appraised

\$37,730.00

ACRES: 0.000

LOCATION VALUATION LEGAL OWNERS RESIDENTIAL PERMITS AGRICULTURAL COMMERCIAL IMPROVEMENTS SALES LAND TAX



Location

Parcel 3400700029116003
Owner BATISTA HELEN
Address 782 WOODBINE AVE SPRINGFIELD OH 45503
City / Township SPRINGFIELD CORPORATION
School District SPRINGFIELD CSD

Tax Payer Address

Mailing Name HELEN BATISTA
Mailing Address 342 W STATE ST
City, State, Zip SPRINGFIELD OH 45506

Valuation

Table with 7 columns: Year, Land, Appraised (100%) Improvements, Total, Assessed (35%) Land, Assessed (35%) Improvements, Total. Rows for years 2025* through 2020.

* Preliminary Valuation

Historic Appraised (100%) Values

Handwritten notes: 1 story, sq ft 1294, ground fl 720

January 5, 2026

I am a senior citizen that is a single house hold of 907 Sherman Ave. Parcel #3400700029304012. I am on a fixed income. I also have LPR disease which I am only allowed to eat certain items. This alone has caused me financial problems.

You ask opinion of value, I believe I would only get \$15,000.00 to \$20,000. If I would sale. I tried researching other properties which I have included copies of other properties around my address. There is no consistency, some have fewer square feet and totals are higher, some have fewer square feet and totals are lower?

My basement walls are cracked and when it rains, I have to go down and bail water all during the storm to keep from flooding my basement. My house has asbestos siding. The floors in the house are hardwood and there is no insulation underneath in the claw spaces, so floors are extremely cold. I have been told that the heat does not heat correctly due to the fact that the registers on the left side of the house do not work.

The garage 's roof is shingles with all different color shingles that my father had and had fixed quite a while ago. The roof does have several spots that leak, there are spots where you can stand inside the garage and see daylight through the walls. The foundation in the garage is cinder blocks which are coming apart.

I will be 74 years old in May and I used to do a lot of maintenance with the help from my father, who passed in 2019. I am doing good to keep my grass cut, weeds under control and day-to-day housekeeping.

Thank you for your time and consideration in regards to this matter. Any help is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen S. Benkert", with a long, sweeping flourish extending to the right.

Karen S. Benkert
907 Sherman Avenue
Springfield, Ohio 45503
(937) 925-3446



PURINA
TIDY CATS

MULTIPLE CATS

MULTI-PURPOSE

PURINA

GROOMING





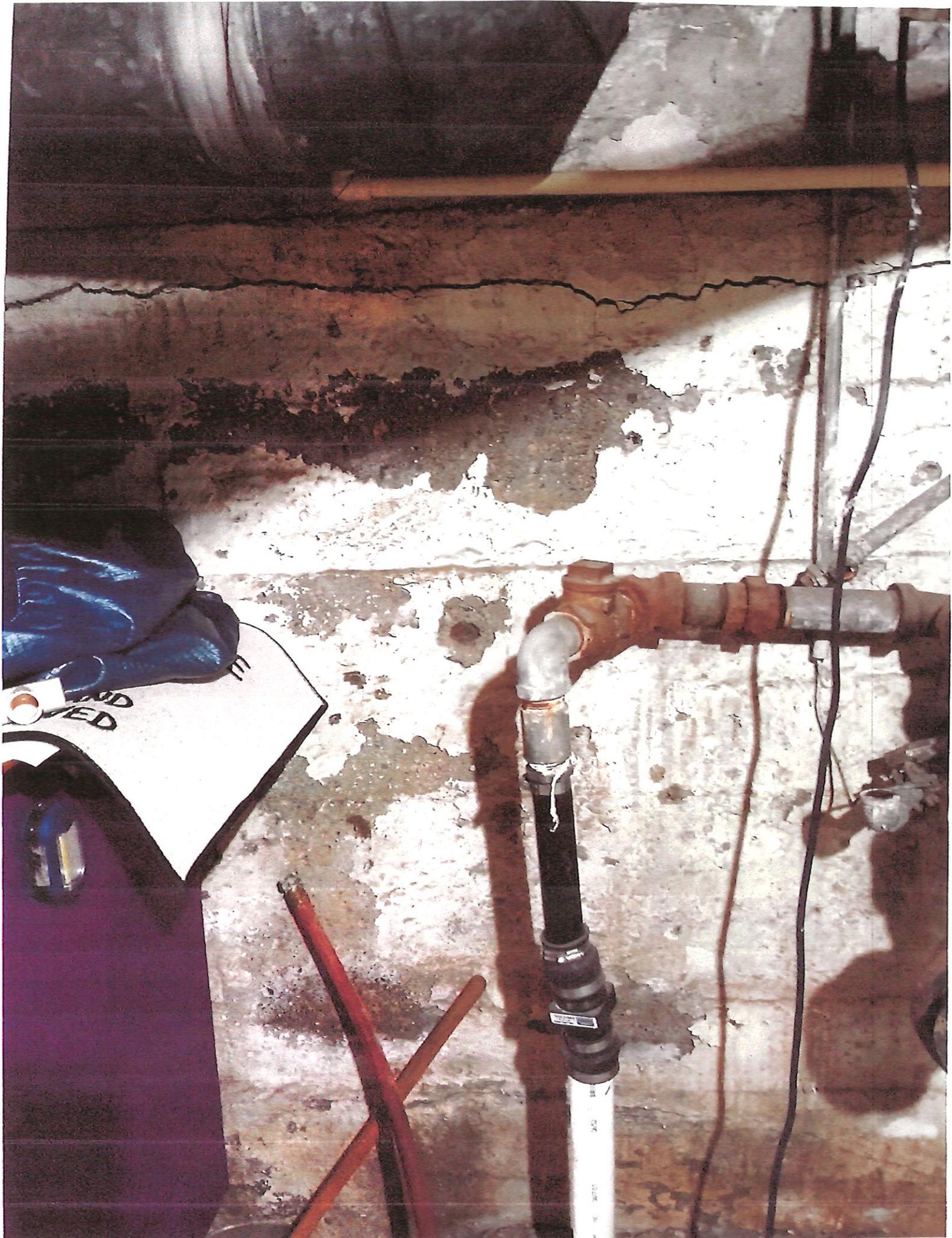










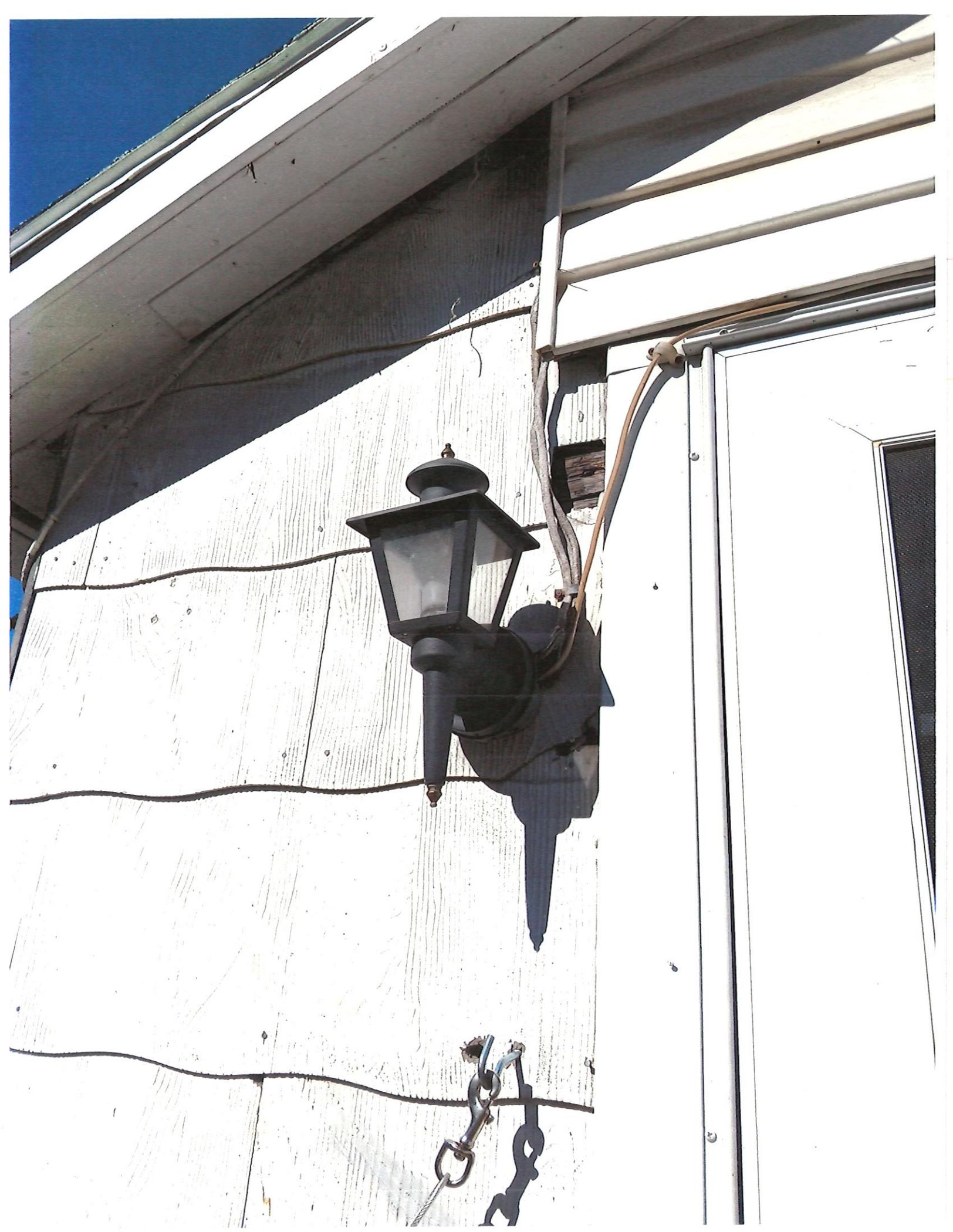




































RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 907 SHERMAN AVE

Map ID: 340-07-00029-304-012

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

CURRENT OWNER

BENKERT KAREN S

GENERAL INFORMATION

Routing No. 0029-04 004-00
 Class Residential
 Living Units 1
 Neighborhood 340R0059
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700029304012 12/11/2023

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------------|------|-------------------|-------------|--------|
| F-Regular Lot | F | 58 270 | | 10,640 |

Total Acres: .3595

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|---------------|---------------|----------|---------------|
| Land | 3,720 | 10,640 | 10,640 | 0 | 10,640 |
| Building | 11,350 | 32,420 | 32,420 | 0 | 35,280 |
| Total | 15,070 | 43,060 | 43,060 | 0 | 45,920 |

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 |
|----------|-----|---------------------|---------|
| 05/23/24 | NV | 10-Adv | 3-Other |
| 05/31/18 | JHR | R-Review | 3-Other |
| 11/27/17 | ANM | 10-Adv | 3-Other |
| 10/03/11 | MJT | 5-Occupant Not Home | 3-Other |
| 04/17/06 | MG | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|------|----------|----------------|-----------|-------------------------|
| 10/02/00 | | | | 340/4481 | | J & B AUTO WRECKING INC |
| 12/30/94 | 27,000 | | | | | |

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: - - -
 Legal Descriptions:
 WARDER PT MID PT
 2463
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 907 SHERMAN AVE

Parcel Id: 340-07-00029-304-012

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

Dwelling Information

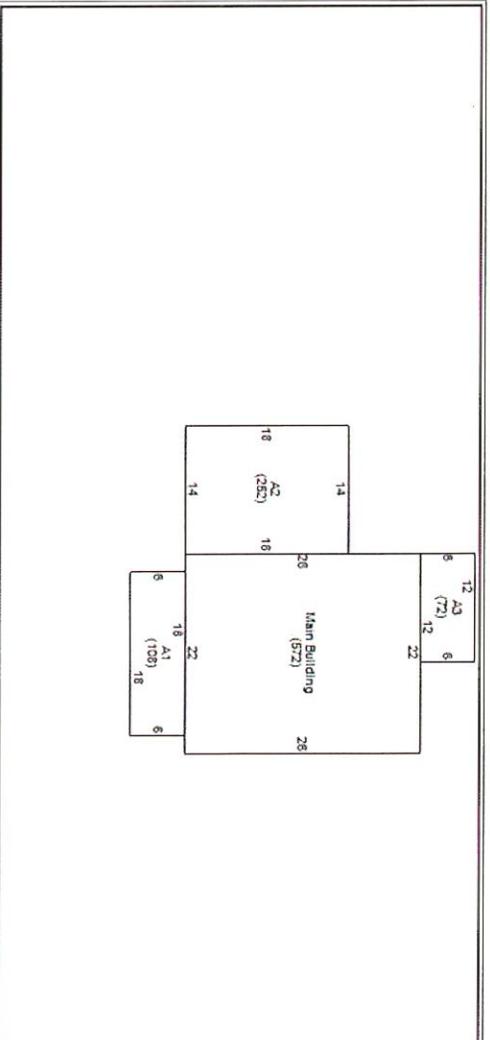
| | | | |
|----------------|----------------------|-----------------|---|
| Story height | 2 | Total Rooms | 6 |
| Exterior Walls | 1-Frame | Bedrooms | 3 |
| Style | 04-Old Style | Family Rooms | 0 |
| Year Built | 1900 | Full Baths | 1 |
| Eff Year Built | | Half Baths | 0 |
| Year Remodeled | | Addl. Fixtures | 2 |
| Kitchen Remod | | Total Fixtures | 5 |
| Bath Remod | | | |
| Basement | 3-Part Bsmt | | |
| Heat Type | 3-Central Heat W/ Ac | Masonry Trim | |
| Fuel Type | 2-Gas | Unfinished Area | |
| System Type | 1-Hot Air | Rec Rm Size | |
| 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 | VP-VERY POOR | Functional | |
| Market Adj | | Economic | |
| % Complete | | % Good Ovr | |
| Cost & Design | 0 | NBHD Fact | 1 |

Dwelling Computations

| | | | |
|-------------------|---------|----------------|--------|
| Base Price | 131,720 | % Good | 19 |
| Plumbing | | Market Adj | |
| Basement | -2,510 | Economic | |
| Heating | 4,690 | % Complete | |
| Attic | 0 | C&D Factor | |
| Other Features | 0 | Adj Factor | 1 |
| Subtotal | 133,900 | Additions | 4,600 |
| Ground Floor Area | 572 | | |
| Total Living Area | 1,396 | Dwelling Value | 30,040 |
| 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 | | | | | 572 | | | | | | |
| 1 | | 1 | | | 108 | | | | | | 4,100 |
| 2 | 58 | 35 | | | 252 | | | | | | 15,600 |
| 3 | | 3 | | | 72 | | | | | | 4,300 |

Outbuilding Data

| Type | Yr Bit | Eff Yr | Size | Area | Gr | Qty | ModCd | PH | FV | MA | %Comp | Value |
|----------------|--------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| RG1-Det Garage | 1919 | | 18x20 | 360 | E | 1 | | P | P | | | 2,380 |

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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