



JAN - 7 2026

Tax year 2025 BOR no. 2025-007
County Clark Date received 1/7/25

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 MAXWELL JAMES A JR		Street address, City, State, ZIP code 814 Tanglewood DR. Springfield, OH 45504	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 937-591-9783 maxwelljrjim@aol.com					
5. Complainant's relationship to property, if not owner Owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
3400600006403016			814 TANGLEWOOD DR		
7. Principal use of property Primary residence					
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		
3400600006403016	\$530,276	\$612,150	\$81,874		
9. The requested change in value is justified for the following reasons: I respectfully request that the Board of Revision revise the current market value of the above listed property to reflect a true market value of \$530,276 as supported by the attached evidence.					

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 N/A 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.

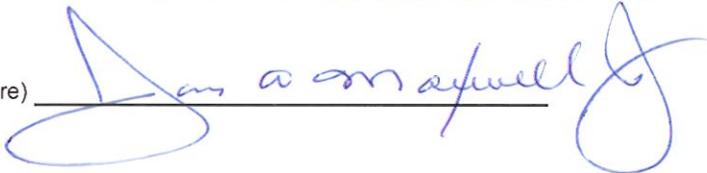
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) James A Maxwell Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

SUBJECT PROPERTY INFORMATION

Property Address:

814 Tanglewood Drive
Springfield, Ohio 45504

Parcel Identification Number:

3400600006403016

REQUESTED RELIEF

The property owner respectfully requests that the **current market value** of the subject property be reduced to:

\$530,276

BASIS FOR COMPLAINT

This complaint is supported by a **Comparative Market Analysis (CMA)** prepared using **recent, valid arm's-length sales** of comparable properties located within the subject property's market area. The CMA includes **appropriate adjustments** for differences in relevant property characteristics, including but not limited to size, condition, age, location, and amenities, to reflect the **true market value** of the subject property as of the applicable tax lien date.

The owner asserts that the current assessed market value exceeds the property's fair market value and does not accurately reflect prevailing market conditions.

RELIEF REQUESTED

The property owner respectfully requests that the Clark County Board of Revision revise the valuation of the subject property to reflect a true market value of **\$530,276**, as supported by the attached evidence.

3400600006403016



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

12/23/2025

MOST RECENT PHOTO



3400600006403016 12/14/2023

LEGAL

OWNER	MAXWELL JAMES A JR TRUSTEE		
ADDRESS	814 TANGLEWOOD DR SPRINGFIELD OH 45504		
DESCRIPTION	HILLS & DALES PT E PT		
SCHOOL DIST	SPRINGFIELD CSD	TAX DIST	340
ACREAGE	0.0000		

VALUATION

	APPRAISED *	ASSESSED *
LAND	\$84,410.00	\$29,540.00
IMPROVEMENTS	\$527,740.00	\$184,710.00
CAUV	\$0.00	\$0.00
TOTAL	\$612,150.00	\$214,250.00

* 2025 PRELIMINARY VALUE

TAXES

TAXABLE VALUE	\$214,250.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$4,652.25 / \$4,652.25
YEAR (TOTAL / BALANCE)	\$9,304.50 / \$9,304.50

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
3/28/2007	MAXWELL JAMES A JR TRUSTEE	MAXWELL JAMES A	0	\$0.00	Unknown
9/14/2001	MAXWELL JAMES A	MAXWELL SARAH D	0	\$0.00	Unknown
2/25/1998			0	\$0.00	Unknown

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	152	160	0.558	24,320	\$77,180.00
Unknown					

IMPROVEMENTS

RESIDENTIAL

Building (CARD: 1)	COLONIAL BUILT 1914	Baths (Full / Half)	3 / 1
Area	3,636 sqft	Rooms (Bedroom / Family)	4 / 1
Basement (Code / Finished / Total)	FULL / 360 sqft / 360 sqft	Stories	2.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	FRAME	Fireplace Stacks	3

Comparable Market Analysis

814 Tanglewood DR, Springfield, OH, 45504

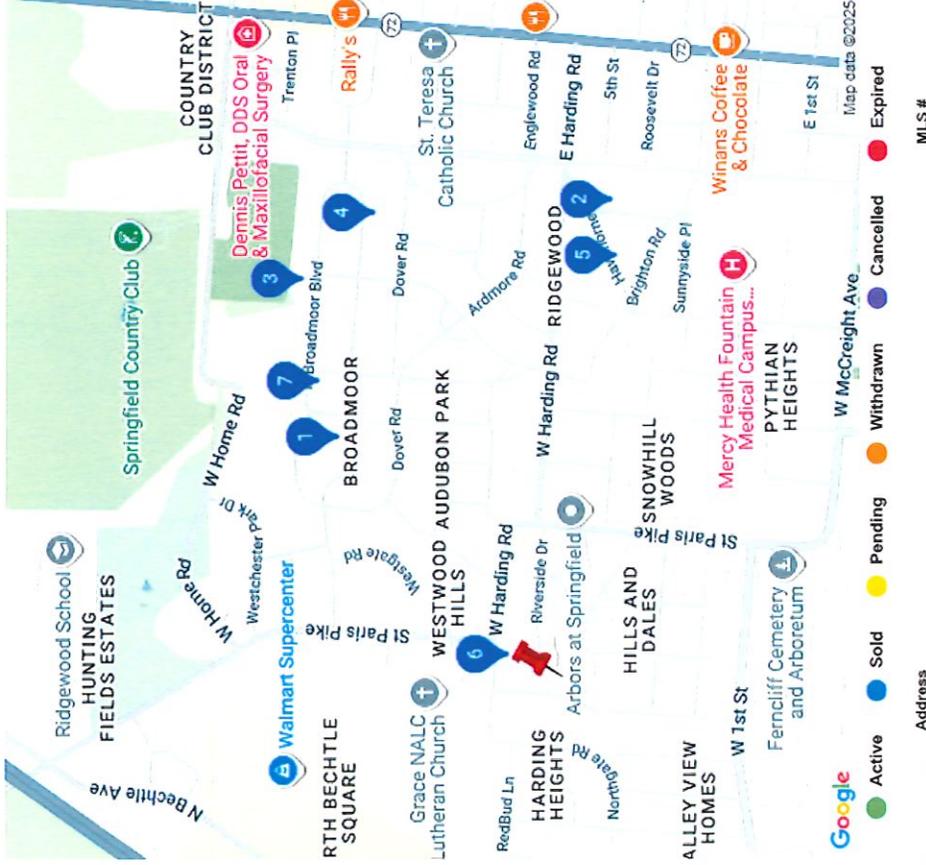
Tuesday, December 23, 2025

Opinion of current market value \$530,276



The opinion of market value contained in this report for parcel ID 3400600006403016 falls well within the 24 months of the tax lien date that the Board of Revisions takes into consideration when determining a properties current market value.

Map of Subject And Comparable Properties



Subject	Address	MLS #	Status	Distance from Subject
1	814 Tanglewood DR , Springfield OH 45504		Expired	
2	430 S Broadmoor Boulevard , Springfield OH 45504	223005533	Closed	0.50m
3	1620 Woodedge Avenue , Springfield OH 45504	223022188	Closed	0.72m
4	252 N Broadmoor Boulevard , Springfield OH 45504	224001833	Closed	0.73m
4	115 S Broadmoor Boulevard , Springfield OH 45504	225029878	Closed	0.76m
5	141 Hawthorne Road , Springfield OH 45504	225036944	Closed	0.64m
6	801 W Harding Road , Springfield OH 45504	225002925	Closed	0.09m
7	351 N Broadmoor Boulevard , Springfield OH 45504	225003498	Closed	0.58m

Subject



Address	814 Tanglewood DR , Springfield, OH 45504
Subdiv/Complex/Comm	Hills & Dales
School District	Springfield CSD
Year Built	1914
Bedrooms	4
Total Baths	3.1
SqFt ATFLS	3636
SqFt Tax Record	3636
Parking Features:	3 Car Garage
Architectural Style	Colonial
Sold Date	
Acreage	.55
Pool Features: In Ground	None
Tax Year	2025

Subject



814 Tanglewood DR
Springfield OH 45504

225003498

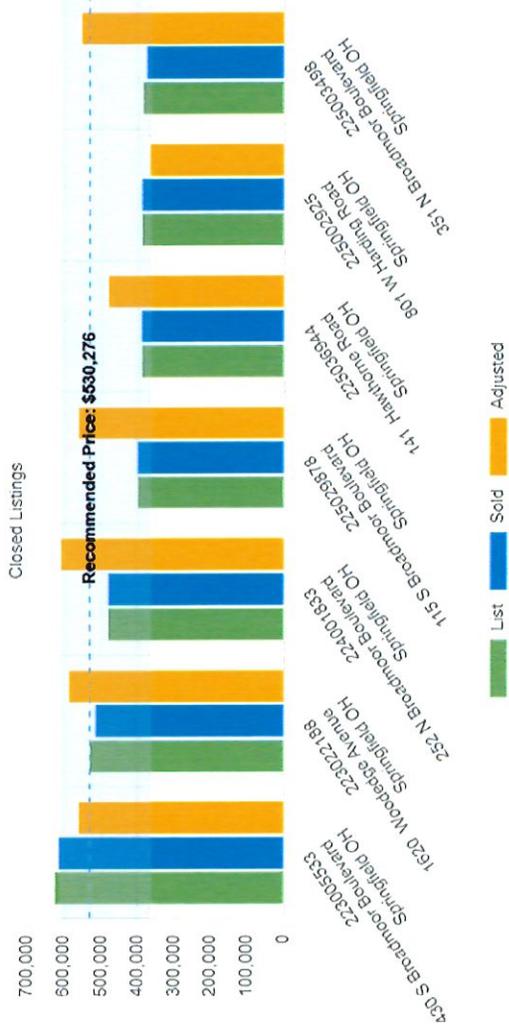


351 N Broadmoor Boulevard
Springfield OH

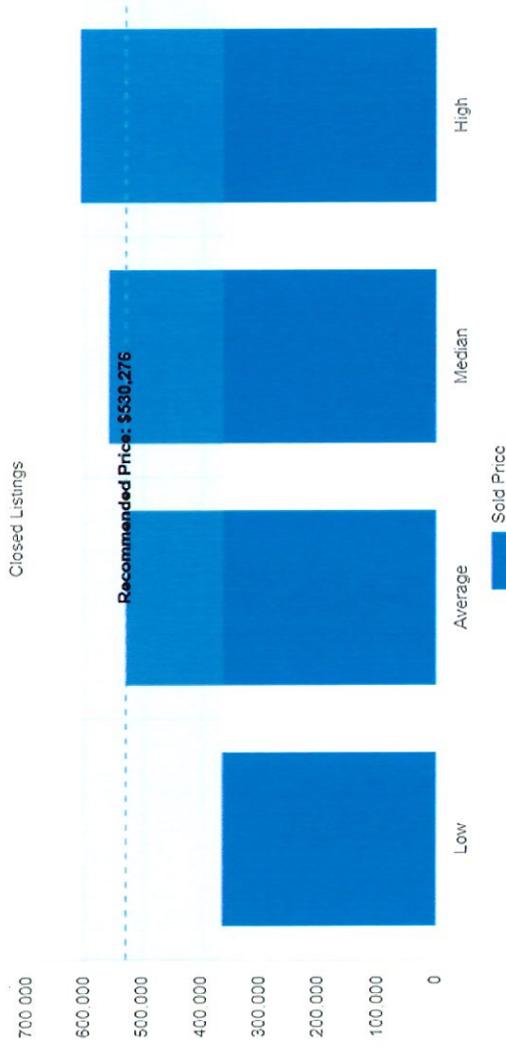
Distance From Subject		0.58
List Price		\$385,000
Original List Price		\$385,000
Sold Price		\$375,000
Status		Closed
Status Date		06/09/2025
Days on Market		82
Cumulative Days on Market		82
Adjustment		+/-
Subdiv/Cmplx/Comm		Broadmoor
School District	Hills & Dales	Springfield CSD 1206 CLA CO.
Year Built	1914	1947
Bedrooms	4	3
Total Baths	3.1	3
SqFt/ATLS	3,636	1,968
SqFt Tax Record	3,636	1,968
Parking Features: 3 Car Garage	3 Car Garage	+10000
Architectural Style	Colonial	
Sold Date		2025-06-09
Acreage	0.55	0.23
Pool Features: In Ground	None	+77220
Tax Year	2025	2023
Adjusted Price	\$530,276	\$551,620

Price Analysis

List, Sold and Adjusted Prices



Low, Average, Median, and High Sold Prices



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
223005533	430 S Broadmoor Boulevard, Springfield OH	\$625,000	53	53	06/13/2023	\$615,000	\$-5,180	\$559,820
223022188	1620 Woodedge Avenue, Springfield OH	\$529,000	21	127	12/16/2023	\$515,000	\$71,990	\$586,990
224001833	252 N Broadmoor Boulevard, Springfield OH	\$480,000	2	2	02/22/2024	\$480,000	\$128,420	\$608,420
225029878	115 S Broadmoor Boulevard, Springfield OH	\$399,900	3	3	09/12/2025	\$400,000	\$160,060	\$560,060
225036944	141 Hawthorne Road, Springfield OH	\$389,900	101	101	12/15/2025	\$389,900	\$89,110	\$479,010
225002925	801 W Harding Road, Springfield OH	\$389,000	8	8	03/20/2025	\$389,000	\$-22,990	\$366,010
225003498	351 N Broadmoor Boulevard, Springfield OH	\$385,000	82	82	06/09/2025	\$375,000	\$176,620	\$551,620

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		
Average		\$366,010
Median		\$530,276
High		\$559,820
		\$608,420

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt Documented	Avg. List \$/SqFt Documented	Avg. Sold \$/SqFt Documented	Avg. DOM	Avg. CDOM
Closed	7	3,197,800	456,829	3,163,900	451,986	0.99	3,242	147.42	145.90	39	54
Overall	7	3,197,800	456,829	3,163,900	451,986	0.99	3,242	147.42	145.90	39	54

Listing Price Recommendation



Low	\$366,010
High	\$608,420
Recommended	\$530,276

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 814 TANGLEWOOD DR

Map ID : 340-06-00006-403-016

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

CURRENT OWNER

MAXWELL JAMES A JR TRUSTEE

GENERAL INFORMATION

Routing No. 0006-01 008-00
 Class Residential
 Living Units 1
 Neighborhood 340R0013
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



340060006403016 12/14/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .5583			84,410

Total Acres: .5583 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	29,540	84,410	84,410	0	84,410
Building	184,710	527,740	527,740	0	519,000
Total	214,250	612,150	612,150	0	603,410

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
04/02/24	NV	10-Adv	3-Other
05/29/18	GBL	R-Review	3-Other
09/19/17	AGS	10-Adv	3-Other
09/12/11	ABC	5-Occupant Not Home	3-Other
01/24/06	PJ		

Sales/Ownership History

Validity

Deed Reference Deed Type

Transfer Date	Price Type	Grantor
03/28/07		MAXWELL JAMES A
09/14/01		MAXWELL SARAH D
02/25/98		

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 HILLS & DALES PT E PT
 260
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 814 TANGLEWOOD DR

Parcel Id: 340-06-00006-403-016

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 01/08/26

Dwelling Information

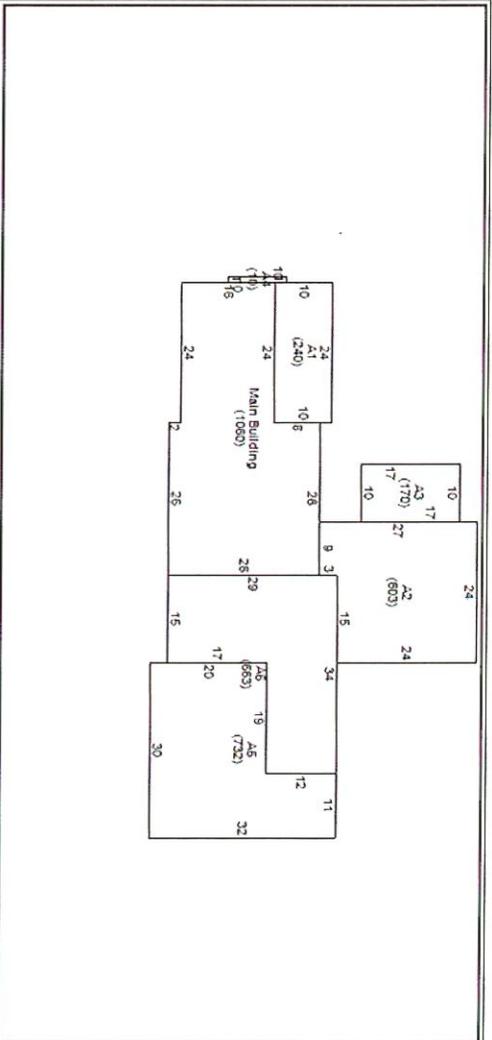
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	06-Colonial	Family Rooms	1
Year Built	1914	Full Baths	3
Eff Year Built	1980	Half Baths	1
Year Remodeled	1967	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	13
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	360
Phy. Condition	A-Average Condition	Openings	3
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	3		
Pre-Fab			
Misc		Qty	
Grade	B+		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	303,390	% Good	84
Plumbing	15,600	Market Adj	
Basement	0	Functional	
Heating	10,800	Economic	
Attic	0	% Complete	
Other Features	49,188	C&D Factor	1
Subtotal	378,980	Adj Factor	1
		Additions	209,400
Ground Floor Area	1,060		
Total Living Area	3,636	Dwelling Value	527,740
Building Notes			

Misc & Gross Building Values

Misc Building No _____ Misc Adjusted Value _____
 Gross Building: _____



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,060						
1	58	35			240						23,600
2	55	35			603						80,300
3		1			170						10,200
4		52			10						1,200
5		59			732						31,700
6	55	35	56		663						94,900
7			48		330						7,400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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