

JAN 13 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-010  
County clark Date received 1/13/26

DTE 1  
Rev. 12/22

**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	DONALD RUTLEGE	737 FREE NEW CARLISLE, OHIO	
2. Complainant if not owner		45344	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-474-5600 donald-rutledge@ATT.NET			
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	
010-05-00010-200-010		737 Free Rd. New Carlisle, Ohio 4344	
7. Principal use of property PRIVATE 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
010-05-00010- 200-010	Value is way to high for my location + ability to pay \$346,440	278,340	98,100
9. The requested change in value is justified for the following reasons:			
As in the original homeowner, my wife and I built this when we retired in 2004 and we live on a fixed income. We had hope to live our retirement years in this home. But can't the huge increase.			

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 None and total cost \$ \_\_\_\_\_

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

**INFORMAL HEARING REVIEW**

Clark County Auditor's Office 2025 reappraisal Review

**Property Owner**

Please complete the following:

Today's Date: 9/22/25

Phone# 937-474-5600

Email Address: dorrell-rutledge@ATT.NET

Name that appears on the Value Change Notice:

Dorrell R. Rutledge

Property Address: 737 Free Rd. New Caney, 45344

Parcel Number(s) as it appears on the Value Change Notice:  
0100500010200010

Briefly explain your reason for this visit: increase

market value

**Auditor's Office Representative**

Reviewer: STParrish

Discussion Topic(s)

- Land
- Buildings
- Total Value
- General Discussion Only

Important details of this meeting (use back if needed):

- Valuation Too High  
- See Attached Photos.

**ACTION:**

- None Required
- Data Entry Change (detail) GRADE Δ TO CT
- Field Check For (detail) \_\_\_\_\_
- Review (detail) Lower to \$350,000+

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

\$352,000  
STP  
9/19/25

**\*\* We will NOT know the 'Real Estate Tax' amounts until we receive the rates from the Dept. of Taxation later in December.**

**Any new levies that are voted on can also effect the tax rates in each Taxing District.**

As this is an "informal" process we can NOT guarantee any changes will be made. We CAN guarantee, however, that we will hear and take into full consideration any and all issues you present. If a change in your favor is warranted it will reflect on our website by the end of November and reflect on your next tax bill in January 2025. Due to time constraints we will NOT be contacting you individually.  
**Thank you in advance for your understanding of this tedious process.**

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 737 FREE RD

Map ID: 010-05-00010-200-010

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 09/22/25

**CURRENT OWNER**

RUTLEDGE DONALD G

**GENERAL INFORMATION**

Routing No. BNE1-D2 004-00  
 Class Residential  
 Living Units 1  
 Neighborhood 010R0007  
 District  
 Zoning  
 Alternate Id  
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0100500010200010 11/24/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .9900			61,190
A-Right Of Way	AC .1200			

Total Acres: 1.11

Legal Acres: 1.1100

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	21,420	61,190	61,190	0	61,190
Building	110,340	315,250	315,250	0	235,600
Total	131,760	376,440	376,440	0	296,790

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
09/10/24	EB	10-Adv	3-Other
06/25/18	GBL	R-Review	3-Other
11/29/17	ANM	10-Adv	3-Other
09/07/17	ASH	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
12/02/11	JCW	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/21/21						RUTLEDGE DONALD G & RUTH A
05/16/95	18,000			AF-Affidavit		RUTLEDGE EVERETT R SR
04/05/94				10/440		

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-Paved  
 Street/Road: 1-Light  
 Traffic: 1-Light  
 5-Well  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section:  
 Legal Descriptions:  
 VALLEY VIEW ESTATES  
 10  
 Addl. Tieback:

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Dwelling Information

Story height 1  
 Exterior Walls 2-Brick  
 Style 03-Ranch  
 Year Built 2003  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement 4-Full Bsmt  
 Total Rooms 8  
 Bedrooms 3  
 Family Rooms 1  
 Full Baths 2  
 Half Baths 1  
 Addl. Fixtures 5  
 Total Fixtures 13

Heat Type 5-Geothermal  
 Fuel Type 8-Geothermal  
 System Type 1-Hot Air  
 Attic 1-None  
 Phy. Condition A-Average Condition  
 Int vs Ext 2-Same  
 Openings  
 # Car Bsmt Gar 2

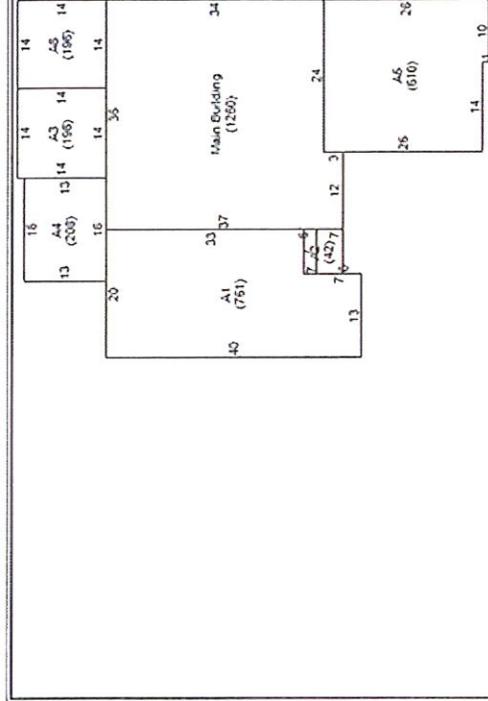
Stacks  
 Pre-Fab 1  
 Misc  
 Qty  
 Grade B-  
 CDU AV-AVERAGE  
 Market Adj  
 % Complete  
 Cost & Design 0  
 Functional  
 Economic  
 % Good Ovr  
 NBHD Fact 1

Dwelling Computations

Base Price 209,480  
 Plumbing 13,500  
 Basement 0  
 Heating 7,030  
 Attic 0  
 Other Features 9,686  
 Subtotal 239,700  
 Ground Floor Area 1,260  
 Total Living Area 2,011  
 Dwelling Value 315,250  
 Building Notes

Misc & Gross Building Values

Misc Building No  
 C=OPFWD IN 05  
 Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	CDU	%Comp	Value
0					1,260						
1	55	35M			751						89,200
2		1			42						2,200
3		1			196						10,200
4		26			208						1,500
5		59M			610						28,000
6		25			196						4,500

Outbuilding Data

Type	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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







915 88 Muller Canlike



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Legal Acres: 1.1100				
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	Assessed	Appraised	Cost	Income	Market
Land	21,420	61,190	61,190	0	61,190
Building	101,780	290,810	290,810	0	262,750
<b>Total</b>	<b>123,200</b>	<b>352,000</b>	<b>352,000</b>	<b>0</b>	<b>323,940</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
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**Dwelling Information**

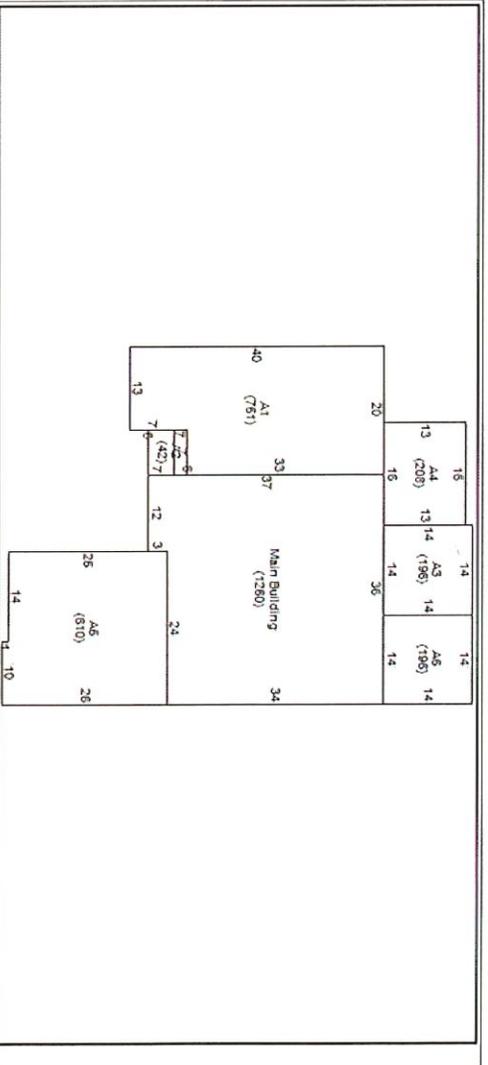
Story height	1	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	2003	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	5
Kitchen Remod		Total Fixtures	13
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	5-Geothermal	Masonry Trim	
Fuel Type	8-Geothermal	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	2
Stacks			
Pre-Fab	1		
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	193,370	% Good	84
Plumbing	12,400	Market Adj	
Basement	0	Functional	
Heating	6,490	Economic	
Attic	0	% Complete	
Other Features	8,944	C&D Factor	1
Subtotal	221,200	Adj Factor	105,000
Ground Floor Area	1,260		
Total Living Area	2,011	Dwelling Value	290,810
Building Notes			

**Misc & Gross Building Values**

Misc Building No C=OP/FWD IN 05      Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,260						
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Unit Number  
Unit Level

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