

JAN 13 2026

Tax year 2025 BOR no. 2025-011
County Clark Date received 1/13/26

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	WAYNE EDWARD PULLINS	41 Bexley Ave, Springfield, Ohio 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 284-2700 W. EDWARD.PULLINS@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	
2200300031100 019		41 Bexley Ave Springfield, Ohio 45503	
7. Principal use of property <u>RESIDENTIAL</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
2200300031100 019	\$350,000.	\$407,890.	\$57,890.
9. The requested change in value is justified for the following reasons:			

Our house built 1978. House has had NO renovations ,unlike all my neighbors. My roof 32 yrs old, original septic system-both need replacing. House is on concrete slab-all neighbors have basements. All neighbors have renovated kitchens ,baths, flooring , windows we do not.

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 \$ -0-

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 JAN. 7, 2026 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Wayne Edward Pelt*

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 41 BEKLEY AVE

Map ID: 220-03-00031-100-019

LUC: 511-SINGLE FAMILY, 0-9-999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 01/14/26

CURRENT OWNER

PULLINS WAYNE EDWARD

GENERAL INFORMATION

Routing No. FSW3-B1 002-00
 Class Residential
 Living Units 1
 Neighborhood 220R0000
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2200300031100019 12/14/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 200	250		54,150

Total Acres: 1.1478

Legal Acres: 1.0500

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,950	54,150	54,150	0	54,150
Building	123,810	353,740	353,740	0	342,380
Total	142,760	407,890	407,890	0	396,530

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
11/04/24	JL	10-Adv	3-Other
08/07/18	JHR	R-Review	3-Other
12/20/17	DXS	10-Adv	3-Other
09/09/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/02/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/01/01				220/2822		PULLINS WAYNE EDWARD & DIANNE SUI
10/13/93						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 05 - 31
 Legal Descriptions:
 PT N W QR (ALSO IN SCSD)
 Addl. Tieback:

