FILED
CLARK COUNTY AUDITOR

JAN 13 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-012

County Clark Date received 1/13/2026

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	JAMES M. MAINE / SHARON K. MAINE	4276 HELENA DR. SPRINGFIELD, OH 45503
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
(937) 244-5501 JMMAINE@SBCGLOBAL.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
2200300021305003	4276 HELENA DR SPRINGFIELD, OH 45503

7. Principal use of property 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
2200300021305003	188,900	238,510	49,610

9. The requested change in value is justified for the following reasons:
REC ROOM (BASEMENT) IS ONLY ABOUT 500 SQFT.
1/3 OF BASEMENT IS CRAWL SPACE
1/3 OF BASEMENT IS LAUNDRY & STORAGE (UNFINISHED)
1/3 OF BASEMENT IS DRYWALLED AND CARPETED.

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 1/13/2025 Complainant or agent (printed) JAMES M. MAINE Title (if agent) _____

Complainant or agent (signature) James M. Maine

Sworn to and signed in my presence, this 1/13/26 (Date) day of January (Month) 2026 (Year)

Notary _____

NOTARIAL SEAL STATE OF OHIO

SHELBIE LYONS
Notary Public, State of Ohio
My Commission Expires
12/16/2029

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4276 HELENA DR	Map ID: 220-03-00021-305-003	LUC: 510-SINGLE FAMILY, PLATTED	Card: 1 of 1	Tax Year: 2025	Printed: 01/14/26

CURRENT OWNER

MAINE JAMES M & SHARON K

CAUV

Field Review Flag:

GENERAL INFORMATION

Routing No.	FNW3-E1 145-00
Class	Residential
Living Units	1
Neighborhood	220R0022
District	
Zoning	
Alternate Id	
Tax District	Moorefield Township Nelsd

2200300021305003 12/11/2023

Property Notes

Note Codes:

Land Information

Type		Size	Influence Factors	Influence %	Value
F-Regular Lot	F	78 113			41,310

Total Acres: .2023 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,460	41,310	41,310	0	41,310
Building	69,020	197,200	197,200	0	177,560
Total	83,480	238,510	238,510	0	218,870

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
09/27/24	EB	10-Adv	3-Other
08/10/18	RVT	R-Review	3-Other
12/21/17	ANM	10-Adv	3-Other
10/11/11	DLY	5-Occupant Not Home	3-Other
11/22/05	N1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/09/12	110,000	2-Land & Building	0X-Valid Sale - Excl Fr Ratio			MARTIN DUSTIN W & KATHLEEN S BUCH/ POST RUTH ANN
04/22/98	103,000					
06/16/88	58,000					

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
Addl. Tieback:
Range - Township - Section: - -
Legal Descriptions:
NORTHRIDGE SUBD 9
1577

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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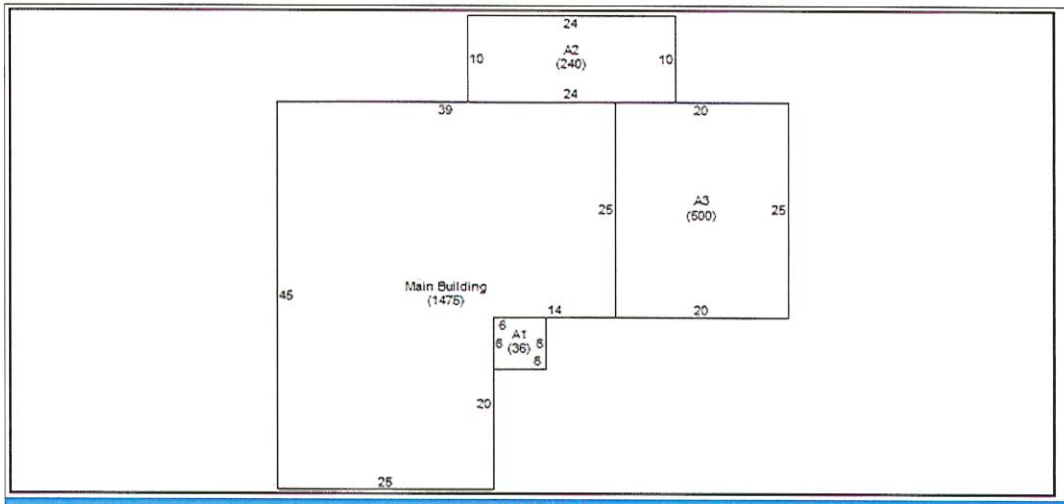
Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1968	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
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	1100
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition		
Int vs Ext	2-Same	Openings	
		# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	CDU	%Comp	Value
0					1,475						
1		1			36						1,700
2		1			240						11,600
3		59M			500						21,900

Dwelling Computations

Base Price	216,920	% Good	68
Plumbing	3,100	Market Adj	
Basement	0	Functional	
Heating	7,280	Economic	
Attic	0	% Complete	
Other Features	27,400	C&D Factor	
		Adj Factor	1
Subtotal	254,700	Additions	24,000
Ground Floor Area	1,475		
Total Living Area	1,475	Dwelling Value	197,200
Building Notes			

Outbuilding Data

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Condominium / Mobile Home Information

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