

Tax year 2025 BOR no. 2025-013

County Clark Date received 1/13/2026

JAN 13 2026

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	Daniel and Amanda McMullen	5536 Adaway Trail Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 419-366-2490 amack18rx@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	
2200300016212018		5536 Adaway Trail Springfield, Ohio 45502	
7. Principal use of property <u>Primary Residence</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
2200300016212018	\$440,000	\$480,720	\$40,720
9. The requested change in value is justified for the following reasons: Please see attached with multiple homes for reference. 3 homes within the neighborhood are the same home and valued at significantly less. Home A is bigger, more acreage, large pole barn and valued at \$460,870. Home B: 2 doors down (same home - slightly smaller) is valued at \$419,930. Home C: (same home) is larger, more acreage valued at \$462,170. Additionally, my property value raised 38% and taxes 20% which is disproportionate to most of neighborhood.			

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 2025 - added shed and total cost \$ \$2840.

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.

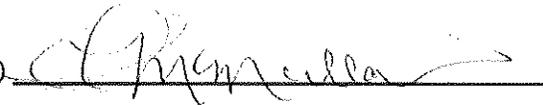
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 1/13/26 Complainant or agent (printed) Amanda McMullen Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

- **My property 5586 Adaway Trl Springfield, Ohio – Windy Ridge**

- 1.29 acres, 2706 sq ft
  - Current value \$480,720 increase of 38%
  - Tax increase of 20%
- 

**A. 3869 Windy Ridge Drive – Same home, same neighborhood**

- 1.94 acres – larger lot
- Addition makes home 400 sq ft bigger
- 34x40 pole barn valued at \$17,880
- Additional structure valued at \$3440
- Current value \$460,870 increase of 24% from last year
- Tax increase of only 7%

**B. 3115 Windy Ridge – Same neighborhood, same home, around the corner**

- 2424 sq ft
- Current value \$419,930 – 32% increase
- Tax increase of 15%

**C. 2929 Windy Ridge – Same neighborhood, Same home**

- 2976 Sq ft – bigger, newer
- 1.3 acres
- Valued at \$462,170

**D. 5880 Urbana Road – Same home – within 5 miles**

- 3.69 acres – more acreage
- 700 sq ft - bigger
- Valued at \$317,810 – increase of 24%

**E. 5555 Adaway Trail – same cul-de-sac, across the street**

- 3771 Sq ft
- Current value \$567,840 increase of 27%
- Tax increase of 10%

**F. 5523 Adaway Trail – same cul-de-sac, neighbor**

- 3340 Sq ft, 1.37 acres – bigger and more acreage
- \$486,220 – increase of 31%
- Tax increase of only 14%

**G. 5583 Adaway Trail – same cul-de-sac, across the street**

- 2490 sq ft
- Current value \$353,340 – increase of 40%
- Taxes only increased 15%

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 5536 ADAWAY TRL  
Map ID: 220-03-00016-212-018

LUC: 510-SINGLE FAMILY, PLATTED  
Card: 1 of 1  
Tax Year: 2025  
Printed: 01/14/26

CURRENT OWNER		GENERAL INFORMATION	
MC MULLEN DANIEL K & AMANDA M		Routing No.	FNE1-C2 051-00
		Class	Residential
		Living Units	1
		Neighborhood	220R0009
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	
		Tax District	Moorefield Township Nelsd



**Property Notes**  
Note Codes:

**Assessment Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1,0000		57,400
A-Undeveloped	AC	.2900		4,160
Total Acres: 1.29				
Legal Acres: 1.2900				NBHD Fact: 1.0000

**Entrance Information**

Date	ID	Entry Code	Source
11/07/24	ZF	A-Estimated	3-Other
11/01/24	KQ	10-Adv	3-Other
08/22/18	JHR	R-Review	3-Other
12/18/17	ANM	10-Adv	3-Other
11/01/11	JPH	5-Occupant Not Home	3-Other

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land	21,550	61,560	0	61,560
Building	146,710	419,160	0	422,330
<b>Total</b>	<b>168,260</b>	<b>480,720</b>	<b>0</b>	<b>483,890</b>

Value Flag 1-COST APPROACH  
Manual Override Reason: Base Date of Value Effective Date of Value Owner Occupied Y

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
04/18/19	329,000	2-Land & Building	0-Valid Sale
10/14/03	35,900		
10/09/03			

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/18/24	PZZ4-0204		SHED	12x24	Closed Permit

**Property Factors**

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

**Legal Description**

Parcel Tieback: -  
Range - Township - Section: -  
Legal Descriptions: WINDY RIDGE SUBD SEC 2-B  
19

Add. Tieback:

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Card: 1 of 1

Tax Year: 2025

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**Dwelling Information**

Story height	2	Total Rooms	8
Exterior Walls	6-AL/Vn/yl	Bedrooms	4
Style	06-Colonial	Family Rooms	0
Year Built	2004	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	3-Central Heat W/ Ac	Masonry Trim	850
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			

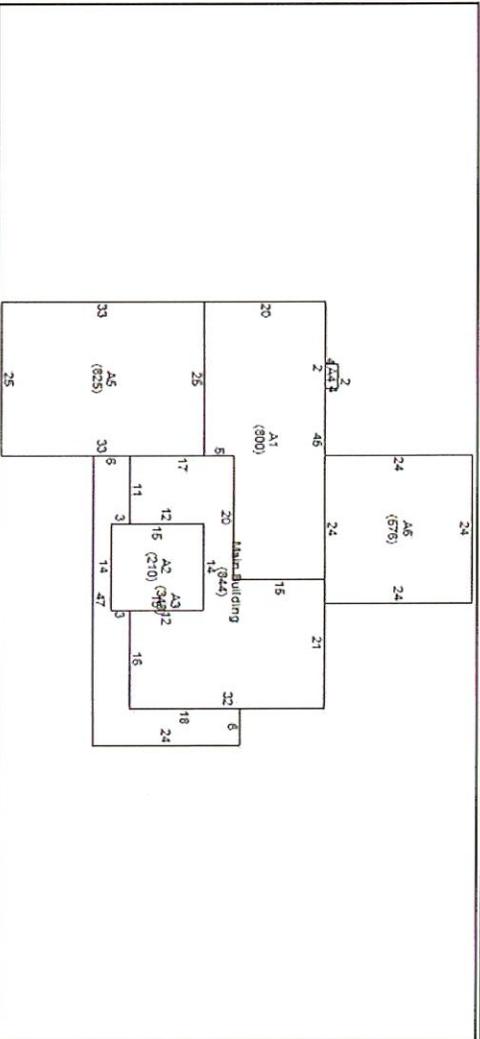
Misc	Qty		
Grade	B	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	244,290	% Good	85
Plumbing	14,500	Market Adj	
Basement	0	Functional	
Heating	8,690	Economic	
Attic	0	% Complete	
Other Features	31,130	C&D Factor	1
Subtotal	298,610	Adj Factor	1
		Additions	162,500
Ground Floor Area	844		
Total Living Area	2,706	Dwelling Value	416,320
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
75% COMPLETE	04		



**Additions**

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					844								
1	55	35			800								99,400
2	55	35			210								26,100
3		1			348								19,600
4		35			8								900
5		59			825								33,000
6		48			576								12,000

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS1-Frame Shed	2024		12X24	288	C	1	A	A	A			2,840

**Condominium / Mobile Home Information**

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