

MAR 20 2026

Tax year 2025 BOR no. 2025-019
County Clark Date received 1/20/26

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	KATHY J. VAIL	2141 SUNNYLAND BLVD. SPFLD, OH 45506	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-215-8811 KATHYVAIL2005@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	
3000 6000 3305 035		2141 SUNNYLAND BLVD. SPRINGFIELD, OH 45506	
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
3000 6000 3305 035			
3000 6000 3305 025	122,200.00	125,780.00	-3580.00
9. The requested change in value is justified for the following reasons: THE DETACHED GARAGE WAS DEMOLISHED SEVERAL YEARS AGO. THERE IS NO GARAGE ON THE PROPERTY			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 13, 2026 Complainant or agent (printed) KATHY J. VAIL Title (if agent) _____

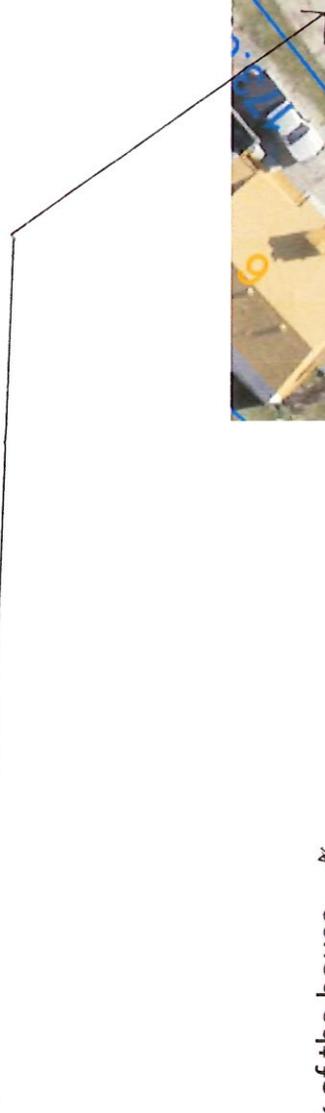
Complainant or agent (signature) *Kathy J. Vail*

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

Notary *Selena Anderson*



This is the concrete pad where the garage sat before it was demolished.



There are two sheds in back of the house. ✱

One shed is 119 square feet and sits on concrete blocks, not large enough or stable enough to be used as a garage.

The other shed is a lean-to (one wall is the fence). It is 7 feet wide and only 5 ½ feet high and has no floor at all, so it cannot be used as a garage either.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2141 SUNNYLAND BLVD

Map ID: 300-06-00003-305-035

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/21/26

CURRENT OWNER

VAIL KATHY

GENERAL INFORMATION

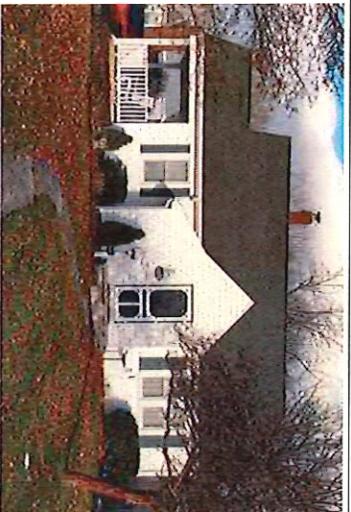
Routing No. SSW8-F1 103-00
 Class Residential
 Living Units 1
 Neighborhood 300R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600003305035 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 75 123			21,830

Total Acres: .2118

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,640	21,830	21,830	0	21,830
Building	36,380	103,950	103,950	0	90,000
Total	44,020	125,780	125,780	0	111,830

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
07/11/24	NV	10-Adv	3-Other
04/30/18	GBL	R-Review	3-Other
11/28/17	GSK	10-Adv	3-Other
03/06/12	GMC	5-Occupant Not Home	3-Other
04/14/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
05/28/02					SKREEN LAWRENCE E & SUE D TRUSTEE
01/13/00					

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:
 SUNNYLAND PLAT (BLOCK F)
 5
 Addl. Tieback:

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Parcel Id: 300-06-00003-305-035

LUC: 510-SINGLE FAMILY, PLATTED L

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Dwelling Information

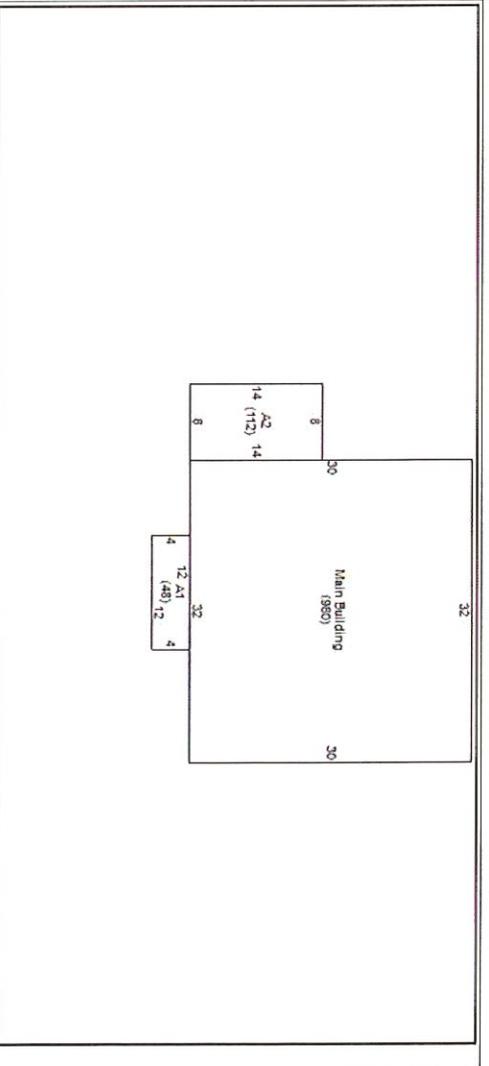
Story height	1	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	2
Style	07-Cape Cod	Family Rooms	0
Year Built	1937	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	
Cost & Design	0		

Dwelling Computations

Base Price	133,330	% Good	60
Plumbing		Market Adj	
Basement	0	Economic	
Heating	4,750	% Complete	
Attic	21,370	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	159,450	Additions	4,700
Ground Floor Area	960		
Total Living Area	1,344	Dwelling Value	100,370
Building Notes			

Misc & Gross Building Values

Misc Building No: Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					960						
1		3			48						3,200
2		1			112						4,700

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1937		20x24	480	D	1		F	F			3,580

Condominium / Mobile Home Information

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