

JAN 21 2026

Tax year 2025 BOR no. 2025-021

DTE 1
Rev. 12/22

HILLARY HAMILTON

County Clark Date received 1/21/2026

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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		April Zimmerman		10872 Kendig Rd, New Carlisle 45344	
3. Complainant's agent					
4. Telephone number and email address of contact person 937 304 7779 a2z015@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		
010-05-0002-6201006			10872 Kendig Rd. New Carlisle OH 45344		
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		
010-05-0002	6201006 138,480. ⁰⁰	231,140	92,660.		
	agreed upon prior assessment				
9. The requested change in value is justified for the following reasons: This value determination was agreed upon with the Board of revision with extensive evidence. (price actually set by the board just a few months prior)					

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 _____ 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.

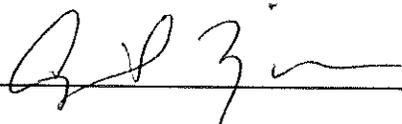
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 Jan 21, 26 Complainant or agent (printed) April Zimmerman Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 10872 KENDIG RD

Map ID: 010-05-00026-201-006

LUC: 510-SINGLE FAMIL Y, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/23/26

CURRENT OWNER

ZIMMERMAN APRIL L

GENERAL INFORMATION

Routing No. BSW4-C2 018-00
 Class Residential
 Living Units 1
 Neighborhood 010R0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township T1sd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500026201006 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 120 200			67,170

Total Acres: .551

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,510	67,170	67,170	0	67,170
Building	57,390	163,970	163,970	0	141,020
Total	80,900	231,140	231,140	0	208,190

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
09/26/24	JL	10-Adv	3-Other
07/12/18	RVT	R-Review	3-Other
12/13/17	GSK	10-Adv	3-Other
02/11/15	LA	7-Quality Check	
11/08/11	MAG	2-Information At Door	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
03/30/15	20150086E		UPGR ELEC		Closed Permit
07/31/14	COUNTY		FD CK		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/11/25			
03/10/21			
10/01/18			
05/04/15	105,600	2-Land & Building	0-Valid Sale

Deed Reference

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed	QC-Quit Claim Deed	ZIMMERMAN APRIL L
QC-Quit Claim Deed	QC-Quit Claim Deed	MC INTOSH APRIL
		MC INTOSH APRIL & KYLE
		NEHEMIAH COMMUNITY REINVESTMENT

Property Factors

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

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HICKORY HILL 1
 7

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10872 KENDIG RD

Parcel Id: 010-05-00026-201-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

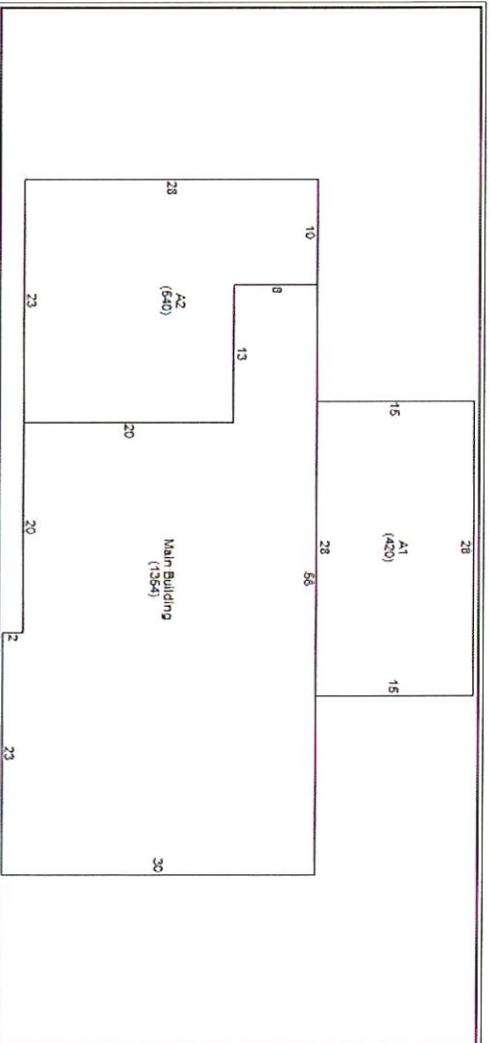
Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1956	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	4-Oil	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	203,650	% Good	60
Plumbing	3,100	Market Adj	
Basement	-6,720	Functional	
Heating	6,840	Economic	
Attic	0	% Complete	
Other Features	11,405	C&D Factor	1
Subtotal	218,280	Adj Factor	1
		Additions	33,000
Ground Floor Area	1,354		
Total Living Area	1,354	Dwelling Value	163,970
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,354						31,700
1		3			420						23,300
2		59M			540						

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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