

JAN 22 2026

Tax year 2025 BOR no. 2025-026  
County Clark Date received 1/22/2026

DTE 1  
Rev. 12/22

HILLARY HAMILTON **Complaint Against the Valuation of Real Property**  
AUDITOR

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		Stephen Levitt		1125 N Bird Rd Springfield OH 45503	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 614-753-7458      Stephenlevitt165@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		
3400700029428026			229 N Belmont Ave Springfield OH 45503		
7. Principal use of property <u>Mixed use</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		
3400700029428026	200,000	229,690	29,690		
9. The requested change in value is justified for the following reasons: <u>Business equipment, name, likeness, included in original filed mortgage, that wasn't property related.</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 10-2023  
and sale price \$ 260,000 ; 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 10-23 and total cost \$ 1000,00

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.

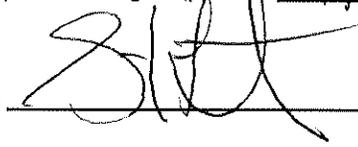
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 1-22-26 Complainant or agent (printed) Stephan Levitt 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**

Situs : 229 B N BELMONT AVE

Map ID : 340-07-00029-428-026

LUC: 430-RESTURANT, CAFETERIA,

Card: 1 of 1

Tax Year: 2025

Printed: 01/23/26

**CURRENT OWNER**

LEVITT STEPHEN

**GENERAL INFORMATION**

Routing No. 0029-01 015-00  
 Class Commercial  
 Living Units 1  
 Neighborhood 340C3000  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700029428026 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF	3,000		8,820

Total Acres: .0689

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,090	8,820	8,820	0	0
Building	77,300	220,870	220,870	0	0
Total	80,390	229,690	229,690	0	0

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

**Entrance Information**

Date	ID	Entry Code	Source
09/05/24	STP	10-Adv	3-Other
05/14/12	JPH	5-Occupant Not Home	3-Other
05/02/06	GS		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
03/25/08	08-278		DECK ROOF		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
10/13/23	260,000	2-Land & Building	0-Valid Sale
12/22/10	75,000	2-Land & Building	0-Valid Sale
07/20/98			
06/23/98	60,000		

**Deed Reference**

Grantor  
 GUERRA FELIX M JR  
 HOPSON GINGER L  
 MURPHY GEORGE H III

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 MC NALLY E PT  
 6221  
 Addl. Tieback:

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**CLARK COUNTY**

**Dwelling Information**

Story height	2	Total Rooms	11
Exterior Walls	8-Asbestos	Bedrooms	2
Style	04-Old Style	Family Rooms	2
Year Built	1900	Full Baths	2
Eff Year Built	2000	Half Baths	2
Year Remodeled	2015	Addl. Fixtures	6
Kitchen Remod		Total Fixtures	16
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
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	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
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	285,930	% Good	69
Plumbing	15,800	Market Adj	
Basement	-6,670	Functional	
Heating	10,180	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	305,240	Adj Factor	1
		Additions	9,900
Ground Floor Area	1,488		
Total Living Area	2,976	Dwelling Value	220,520
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,488						12,900
1		1			288						1,400
2		26			217						

Additions	
24	A1 (285)
24	31
31	A2 (217)
31	31
40	Main Building (1,488)
40	40
7	7

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
CLF-Fence Chk	2002		8x67	536	C	1		A	A			350

**Condominium / Mobile Home Information**

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