

JAN 29 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-029  
County Clark Date received 1/29/2026

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.

1. Owner of property		Stevan M + Connie G Shank		4027 Chico Ct, Spfd, Oh	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-831-4027		cshank712@yahoo.com			
5. Complainant's relationship to property, if not owner <u>owner</u>					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
1801100024110010			4027 Chico Ct Springfield Oh 45502		
7. Principal use of property <u>resident</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		
180-11-00024-110-010	<u>0</u>	<del>12,900.00</del>	<u>-12,900.00</u>		
	335,820 <sup>BD</sup>	348,720 <sup>BD</sup>			
9. The requested change in value is justified for the following reasons: <u>Billed for 2 20x30 outbuildings, Only 1 on property. IT's a shed, not a "frame or concrete block detached garage".</u>					

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



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 4027 CHICO CT

Map ID: 180-11-00024-110-010

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

**CURRENT OWNER**

SHANK CONNIE G & STEVEN M

**GENERAL INFORMATION**

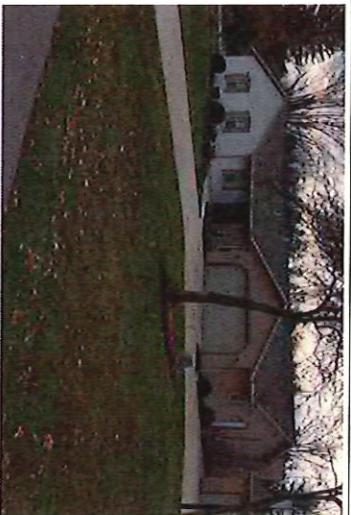
Routing No. DSE7-B2 014-00  
 Class Residential  
 Living Units 1  
 Neighborhood 180R0022  
 District  
 Zoning  
 Alternate Id  
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1801100024110010 12/4/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 197 224			51,040

Total Acres: 1.013

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	17,860	51,040	51,040	0	51,040
Building	104,190	297,680	297,680	0	280,630
<b>Total</b>	<b>122,050</b>	<b>348,720</b>	<b>348,720</b>	<b>0</b>	<b>331,670</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
08/21/24	KQ	10-Adv	3-Other
08/16/18	RVT	R-Review	3-Other
12/07/17	DXS	10-Adv	3-Other
09/11/17	DEW	9-Intro Fr E-Mail, Data Mailer, Etc	1-Owner
01/27/12	ABC	2-Information At Door	1-Owner

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/98						SHANK CONNIE G

**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:  
 CIELO VISTA PLAT  
 10  
 Addl. Tieback:

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**Dwelling Information**

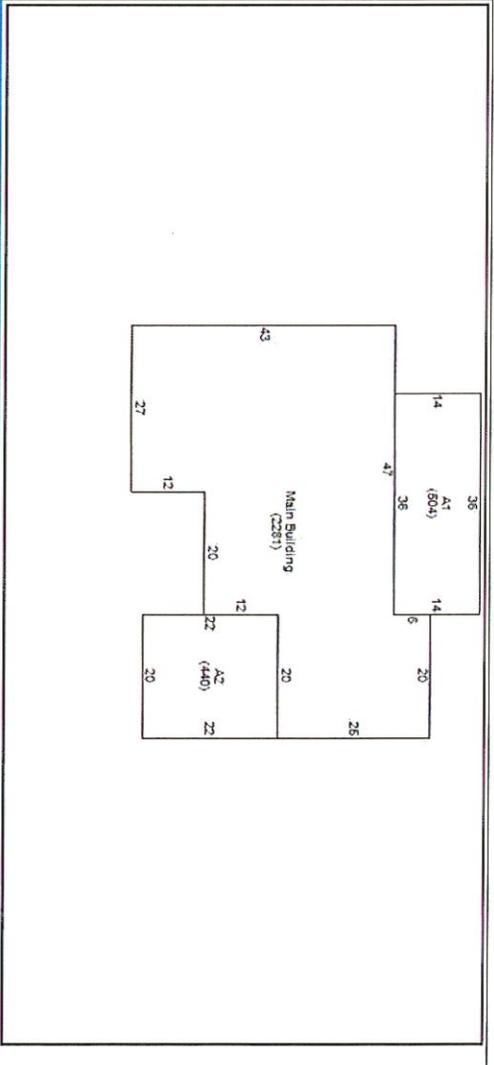
Story height	1	Total Rooms	9
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1976	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	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	1		
Misc		Qty	
Grade	B-		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	330,120	% Good	73
Plumbing	8,400	Market Adj	
Basement	-20,240	Functional	
Heating	11,080	Economic	
Attic	0	% Complete	
Other Features	5,476	C&D Factor	1
Subtotal	334,840	Adj Factor	1
		Additions	21,300
Ground Floor Area	2,281		
Total Living Area	2,281	Dwelling Value	265,730
Building Notes			

**Misc & Gross Buidng Values**

Misc Building No		Misc Adjusted Value	
MIS=OPF			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,281						11,500
1		25			504						17,700
2		59			440						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1988		36x24	864	C	1		G	G			11,380
RP2-Pool	2000		16x32	512	C	1		G	G			4,340
RG1-Det Garage	2004		20x30	600	C	1		G	G			12,900
RS1-Frame Shed	2007		20x30	600	C	1		A	A			3,330

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)