

JAN 29 2026

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

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		<u>Stevan M + Connie G Shank</u>	<u>4027 Chico Ct, Spfld, Oh</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-831-4027</u> <u>cshank712@yahoo.com</u>			
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	
<u>1801100024110010</u>		<u>4027 Chico Ct Springfield Oh 45502</u>	
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
	<u>- 0 -</u>	<u>12,900.00</u>	<u>-12,900.00</u>
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

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 _____ Complainant or agent (printed) _____ 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

Site: 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
Total	122,050	348,720	348,720	0	331,670

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-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/27/12	ABC	2-Information At Door	1-Owner

Permit Information

Date Issued	Number	Price Purpose	Note	Status

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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CLARK COUNTY

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Parcel Id: 180-11-00024-110-010

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Card: 1 of 1

Tax Year: 2025

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Dwelling Information

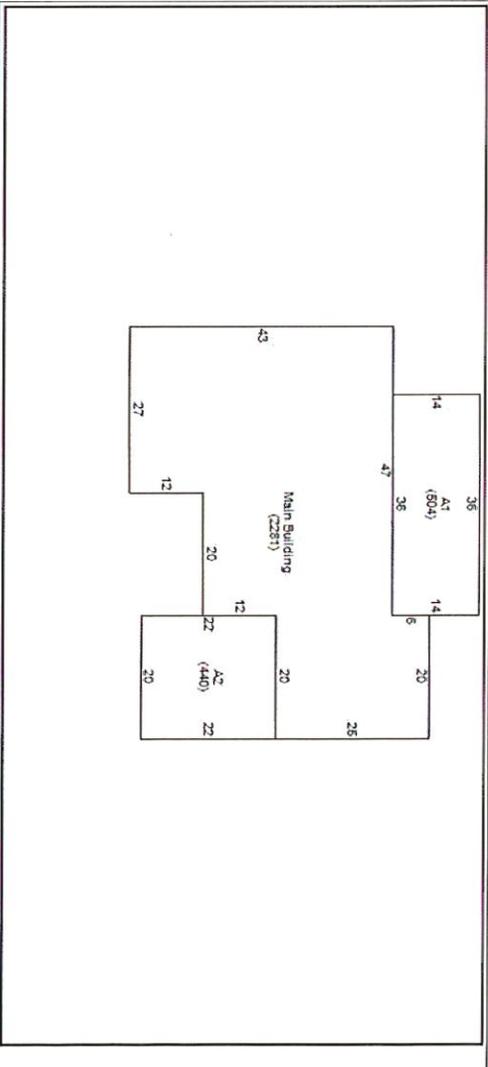
Story height	1	Total Rooms	9
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1976	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	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	
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 Bulding Values

Misc Building No	MIS=OPF	Misc Adjusted Value	
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Additions

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

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

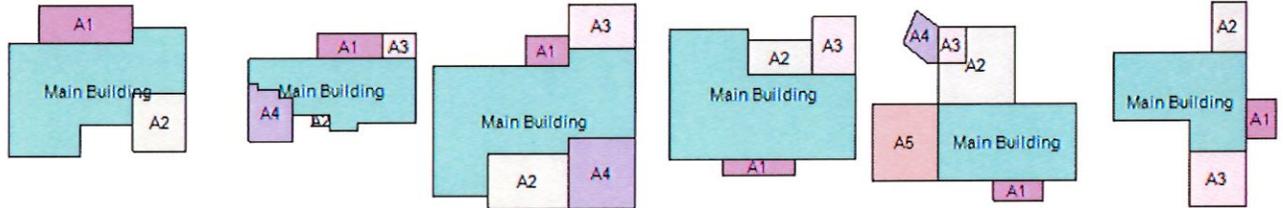
PARID 1801100024110010
 NBHD 180R0022
 SHANK CONNIE G & STEVEN M

JUR 000
 ROLL RP_OH
 4027 CHICO CT



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 1801100024110010	1801100024110007	1801100018000018	1800600026000072	1801100018000007	1801100024000071
Address: 4027	4121	3184	2385 S	3350	3847
CHICO	CHICO	FAIRFIELD	TECUMSEH	FAIRFIELD	ROCKY POINT
CT	CT	PIKE	RD	PIKE	RD
Card: 1					
Salekey:	206143	211438	200926	206425	220146



Model: 4	4	4	4	4	4
Cluster: 4	4	4	4	4	4
NBHD Group: 7002	7002	7002	7002	7002	7002
Neighborhood: 180R0.022	180R0.022	180R0.000	180R0.000	180R0.000	180R0.000
L U C: 510	510	511	511	511	511

Dwelling Data

Acres: 1.0130	.9490	5.0200	.9400	1.5800	.8600
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built: 1976/	1986/	1970/	1972/	1968/	1968/
Year Remodelled:	2021		1989		2002
Mastrim Area:					
CDU: GD-GOOD	GD-GOOD	GD-GOOD	AV-AVERAGE	GD-GOOD	GD-GOOD
SFLA: 2281	2190	2430	2288	2054	2037
MGFA: 2281	2190	2122	2288	1400	1757
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	4-FULL	1-NONE	4-FULL	1-NONE
FBLA:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 9	7	8	8	7	7
Bed Rooms: 3	3	4	3	3	3
Family Rooms: 1	1	0	1	1	1
Full Baths: 2	3	1	2	2	2
Half Baths: 1	0	2	0	0	0
Total Fixtures: 10	12	9	8	8	8
WB Fireplace:	1	1	1	2	1
Pre Fireplace: 1	1				
Fuel: 2-GAS	3-ELECTRIC	3-ELECTRIC	2-GAS	4-OIL	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	4-HEAT PUMP	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 2-BRICK	2-BRICK	2-BRICK	2-BRICK	2-BRICK	2-BRICK
Open Porch Area: 0	240	0	125	256	0
Closed Porch Area: 0	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 440	534	506	0	672	506
Detach Garage Area: 1464	0	0	1120	0	0
Detach Garage Area: 1464	0	0	1120	0	0

Market Adj:						
Cost & Design:						
Physical Condition: A						
Pricing Info						
R C N:	334,840	335,940	336,580	309,220	235,430	252,900
Depr % Good:	73	78	79	74	78	78
R C N L D:	265,730	293,530	319,300	244,120	258,140	235,760
Land Value:	51,040	50,250	80,890	44,410	49,830	43,880
Building Value:	297,680	295,420	319,300	257,140	258,470	235,760
O B Y Value:	31,950	1,890	0	13,020	330	0
Dwelling Value:	265,730	293,530	319,300	244,120	258,140	235,760
Cost Value:	348,720	345,570	400,190	301,550	308,300	279,640
Sale Date:	13-OCT-2022	07-AUG-2023	26-JAN-2022	25-OCT-2022	14-NOV-2024	
Sale Price:	330,000	410,000	290,000	320,000	290,000	
Valuation						
Adj Price:	313,250	333,930	319,770	341,220	341,680	
M R A Estimate:	332,760	329,710	384,230	285,590	292,340	263,680
Distance:	40	255	256	256	257	
Weighted Estimate:	328,330					
Market Value:	331,670					
F C C:	1					
MKT / SF:	145.41	150.68	168.72	126.75	155.79	142.37
COST / SF:	152.88	157.84	164.69	131.80	150.10	137.28