

Year 2025

BOR no. 2025-031

JAN 30 2026

County Clark

Date received 1/30/2026

### 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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Timothy W Ruggles		3122 Nantucket St Springfield, Oh 45503
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 360-5666 truggles@woh.rr.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	
320-03-00019-104-015		3122 Nantucket St Springfield, Oh 4503	
7. Principal use of property Residential - owner occupied			
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
320-03-00019-104-015	\$145,000	\$157,460	\$12,460
9. The requested change in value is justified for the following reasons: See attached statement			

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 01/27/2026 Complainant or agent (printed) Timothy W Ruggles Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Timothy W Ruggles*

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

Notary \_\_\_\_\_

**3122 Nantucket St  
Springfield, Ohio 45503**

The 2025 valuation reflects a substantial increase over the prior year that is not supported by the subject property's characteristics or any improvements.

The property increased from \$114,230 (Tax Year 2024) to \$157,460 (Tax Year 2025). No additions or major renovations were completed during this period.

The increase appears to result from a countywide update/mass appraisal model rather than a property-specific analysis.

A reduction to \$145,000 is respectfully requested to reflect a more reasonable full market value for the subject property.

# EXHIBIT A – Auditor Valuation History (Appraised/Assessed Values)

Property: 3122 Nantucket St, Springfield, OH 45503

Parcel: 320-03-00019-104-015

Tax Years Shown: 2020–2025 (highlighting 2024 → 2025 increase)

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$23,900.00	\$133,560.00	\$157,460.00	\$8,370.00	\$46,750.00	\$55,120.00
2024	\$24,470.00	\$89,760.00	\$114,230.00	\$8,560.00	\$31,420.00	\$39,980.00
2023	\$24,470.00	\$89,760.00	\$114,230.00	\$8,560.00	\$31,420.00	\$39,980.00
2022	\$24,470.00	\$89,760.00	\$114,230.00	\$8,560.00	\$31,420.00	\$39,980.00
2021	\$18,970.00	\$70,360.00	\$89,330.00	\$6,640.00	\$24,630.00	\$31,270.00
2020	\$18,970.00	\$70,360.00	\$89,330.00	\$6,640.00	\$24,630.00	\$31,270.00

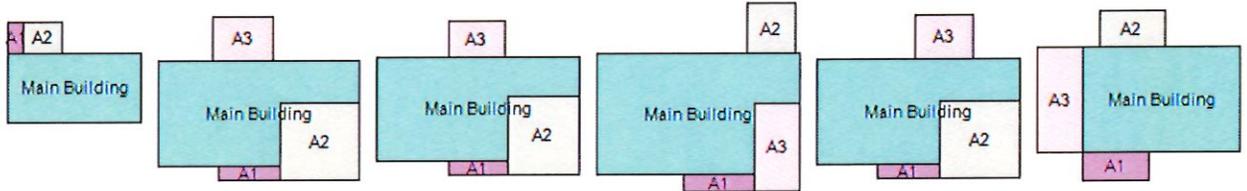
PARID 3200300019104015  
NBHD 320R0001  
RUGGLES TIMOTHY

JUR 000  
ROLL RP\_OH  
3122 NANTUCKET ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3200300019104015	3200300019106006	3200300019118034	3200300019108032	3200300019106008	3200300019111008
Address: 3122 NANTUCKET ST	2943 HERITAGE ST	1833 VILLA RD	2851 VINEYARD ST	2931 HERITAGE ST	3240 VINEYARD ST
Card: 1					
Salekey:	210664	200888	201937	207739	212141



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2007	2007	2007	2007	2007	2007
Neighborhood: 320R0.001	320R0.001	320R0.001	320R0.001	320R0.001	320R0.001
L U C: 510	510	510	510	510	510
<b>Dwelling Data</b>					
Acres: .2296	.3426	.2417	.2296	.2824	.2009
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: 1970/	1971/	1973/	1972/	1971/	1971/
Year Remodelled:					
Mastrim Area:	136	154	320	200	
C D U: AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	GD-GOOD	GD-GOOD	GD-GOOD
S F L A: 1225	1250	1293	1234	1250	1225
M G F A: 1225	1250	1293	1234	1250	950
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 7	6	6	6	6	5
Bed Rooms: 3	3	3	3	2	3
Family Rooms: 0	1	1	1	1	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	1	1	1	1	0
Total Fixtures: 5	7	7	7	7	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL
Open Porch Area: 72	68	228	68	68	0
Closed Porch Area: 168	0	0	0	0	0
Basement Cars:					
Attach Garage Area: 0	462	440	231	462	0
Detach Garage Area: 480	0	0	0	0	0
Detach Garaoe Area: 480	0	0	0	0	0

	A	A	A	A	A
<b>Market Adj:</b>					
<b>Cost &amp; Design:</b>					
Physical Condition:	A	A	A	A	A
<b>Pricing Info</b>					
R C N:	160,780	173,070	171,140	170,070	135,270
Depr % Good:	73	75	80	80	80
R C N L D:	128,170	148,800	147,410	154,060	129,720
Land Value:	23,900	24,520	23,900	26,080	22,360
Building Value:	133,560	150,270	147,410	154,060	129,720
O B Y Value:	5,390	1,470	0	0	0
Dwelling Value:	128,170	148,800	147,410	154,060	129,720
Cost Value:	157,460	167,430	171,310	180,140	152,080
Sale Date:	20-JUN-2023	24-JAN-2022	23-MAR-2022	06-JAN-2023	12-SEP-2023
Sale Price:	152,000	150,000	165,000	164,900	175,000
<b>Valuation</b>					
Adj Price:	132,910	123,670	141,250	132,330	169,880
M R A Estimate:	153,560	170,890	167,410	176,240	148,180
Distance:	12	21	51	51	51
Weighted Estimate:	141,150				
Market Value:	138,440				
<b>F C C: 3</b>					
MKT / SF:	113.01	116.01	133.71	131.92	142.85
COST / SF:	128.54	135.18	138.82	144.11	124.15

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 3122 NANTUCKET ST

Map ID: 320-03-00019-104-015

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

**CLARK COUNTY**

**CURRENT OWNER**

RUGGLES TIMOTHY

CAUV

Field Review Flag:

**GENERAL INFORMATION**

Routing No. 0025-04 004-00  
 Class Residential  
 Living Units 1  
 Neighborhood 320R0001  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Nelsd

**Property Notes**

Note Codes:



3200300019104015 12/15/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 80 125			23,900

Total Acres: .2296

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	8,370	23,900	23,900	0	23,900
Building	46,750	133,560	133,560	0	114,540
<b>Total</b>	<b>55,120</b>	<b>157,460</b>	<b>157,460</b>	<b>0</b>	<b>138,440</b>

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
07/09/24	NV	10-Adv	3-Other
05/17/18	GBL	R-Review	3-Other
11/08/17	AKF	10-Adv	3-Other
10/01/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
09/28/11	MJT	5-Occupant Not Home	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
07/16/08	88,000		0-Valid Sale

Deed Reference Deed Type Grantor

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 NORTHERN ESTATES NO 2 SEC 1  
 16906  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 3122 NANTUCKET ST

Parcel Id: 320-03-00019-104-015

CLARK COUNTY

Card: 1 of 1

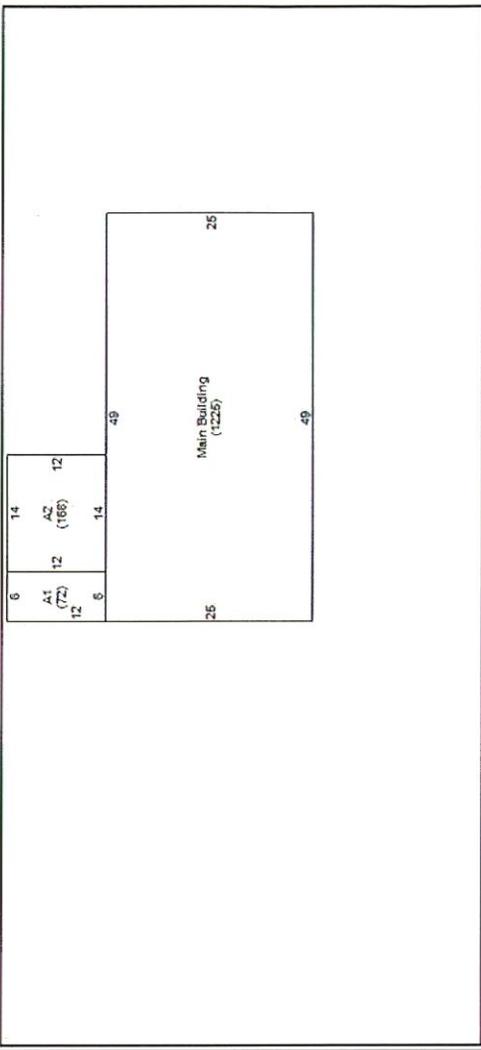
Tax Year: 2025

Printed: 01/30/26

LUC: 510-SINGLE FAMILY, PLATTED L

**Dwelling Information**

Story height 1  
 Exterior Walls 6-AlV/myl  
 Style 03-Ranch  
 Year Built 1970  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement 1-None  
 Heat Type 3-Central Heat W/ Ac  
 Fuel Type 2-Gas  
 System Type 1-Hot Air  
 Attic 1-None  
 Phy. Condition A-Average Condition  
 Int vs Ext 2-Same  
 Stacks  
 Pre-Fab  
 Misc  
 Grade C  
 CDU AV-AVERAGE  
 Market Adj  
 % Complete  
 Cost & Design 0  
 Total Rooms 7  
 Bedrooms 3  
 Family Rooms 0  
 Full Baths 1  
 Half Baths 0  
 Addl. Fixtures 2  
 Total Fixtures 5  
 Masonry Trim  
 Unfinished Area  
 Rec Rm Size  
 FBLA Size  
 Openings  
 # Car Bsmt Gar  
 Qty  
 Functional  
 Economic  
 % Good Ovr  
 NBHD Fact 1



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	CDU	%Comp	Value
0					1,225						
1		1			72						3,200
2		3			168						11,700

**Dwelling Computations**

Base Price 165,650  
 Plumbing  
 Basement -10,770  
 Heating 5,900  
 Attic 0  
 Other Features 0  
 Subtotal 160,780  
 Ground Floor Area 1,225  
 Total Living Area 1,225  
 Dwelling Value 128,170  
 Building Notes

**Outbuilding Data**

Type	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1983		20x24	480	C	1		A	A			5,390

**Misc & Gross Building Values**

Misc Building No  
Gross Building:  
Misc Adjusted Value

**Condominium / Mobile Home Information**

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