

JAN 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.

Name		Street address, City, State, ZIP code	
1. Owner of property	Timothy & Ashley 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	
340-07-00022-405-014		908 Barker Dr Springfield, Oh 45502	
7. Principal use of property Residential - non-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
340-07-00022-405-014	\$75,000	\$95,590	\$20,590
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 _____, 20____
(Date) (Month) (Year)

Notary _____

ATTACHED STATEMENT (Line 9)

DTE 1 Complaint Against the Valuation of Real Property

Property: 908 Barker Dr, Springfield, OH 45502

Parcel: 340-07-00022-405-014

Tax Year: 2025

Requested Market Value: \$75,000 (Full Market Value)

Current Market Value: \$95,590 (Full Market Value)

Statement of Facts and Basis for Requested Reduction

The 2025 valuation reflects a substantial increase over the prior year that is not supported by the subject property's characteristics, condition, or market activity. The Auditor's appraised (full market) value increased from \$68,770 in Tax Year 2024 to \$95,590 in Tax Year 2025, an increase of \$26,820 (approximately 39%), driven primarily by a sharp increase in improvement value rather than land value.

No additions or major renovations were completed during this period that would justify this level of increase. The increase appears to be the result of a countywide update/mass appraisal adjustment rather than a property-specific analysis of the subject property's actual condition and features.

Recent comparable sales in the immediate area indicate market values that support a valuation lower than the current 2025 appraised value. Based on the property's characteristics and market activity for similar nearby properties, a full market value of \$75,000 is a more reasonable and supportable estimate of true market value for the subject parcel.

Accordingly, the complainant respectfully requests that the Board of Revision reduce the Tax Year 2025 full market value of the property to \$75,000.

Attachments

- Exhibit A: Auditor Valuation History (showing 2024 → 2025 increase)

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

Property: 908 Barker Dr, Springfield, OH 45502

Parcel: 340-07-00022-405-014

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

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$14,320.00	\$81,270.00	\$95,590.00	\$5,010.00	\$28,440.00	\$33,450.00
2024	\$13,400.00	\$55,370.00	\$68,770.00	\$4,690.00	\$19,380.00	\$24,070.00
2023	\$13,400.00	\$55,370.00	\$68,770.00	\$4,690.00	\$19,380.00	\$24,070.00
2022	\$13,400.00	\$55,370.00	\$68,770.00	\$4,690.00	\$19,380.00	\$24,070.00
2021	\$9,210.00	\$38,160.00	\$47,370.00	\$3,220.00	\$13,360.00	\$16,580.00
2020	\$9,210.00	\$38,160.00	\$47,370.00	\$3,220.00	\$13,360.00	\$16,580.00

EXHIBIT B – Comparable Sales Supporting Requested Value

Subject Property: 908 Barker Dr, Springfield, OH 45502

Parcel: 340-07-00022-405-014

Requested Value (Tax Year 2025): \$75,000 (Full Market Value)

Primary comparable closed sales (lower range) from FlexMLS results provided by complainant:

Comparable Address	Status	Sq Ft	Sale Price
2832 Dorothy Ln, Springfield OH 45505	Closed	816	\$68,000
2438 Leland Dr, Springfield OH 45505	Closed	672	\$80,000
2409 Dellwood Dr, Springfield OH 45505	Closed	816	\$90,000
2662 Elmore Dr, Springfield OH 45505	Closed	816	\$104,000
325 Gruen Dr, Springfield OH 45505	Closed	816	\$104,000

Notes:

These lower-range closed sales support the requested reduction and reflect market activity for similar small residential homes in the same general area. Higher-priced sales were intentionally excluded to avoid skewing the value indication upward.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 908 BARKER DR

Map ID: 340-07-00022-405-014

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

CURRENT OWNER

RUGGLES TIMOTHY & ASHLEY

GENERAL INFORMATION

Routing No. 0022-01 004-00
 Class Residential
 Living Units 1
 Neighborhood 340R0099
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700022405014 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	60 105		14,320

Total Acres: .1446

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,010	14,320	14,320	0	14,320
Building	28,440	81,270	81,270	0	74,950
Total	33,450	95,590	95,590	0	89,270

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
06/17/24	KQ	10-Adv	3-Other
04/24/18	GBL	R-Review	3-Other
11/30/17	KRT	10-Adv	3-Other
09/08/17	LRW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
02/10/12	TAS	7-Quality Check	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
11/15/22	50,000	2-Land & Building	2-Not Open Market
11/20/15	47,000	2-Land & Building	0-Valid Sale
10/12/93	32,000		

Deed Reference

Deed Reference Deed Type Grantor
 HENGSTELER DEBORAH K
 JONES SAMUEL L & ANN L
 COE JAMES L & VIRGINIA

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 LAYNES 2ND ADD
 14013

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 908 BARKER DR

Parcel Id: 340-07-00022-405-014

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

Dwelling Information

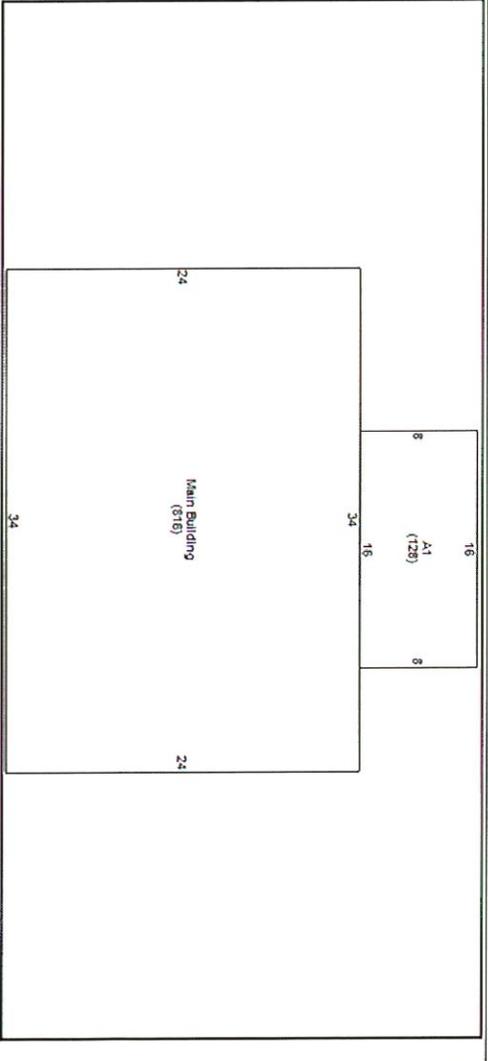
Story height	1	Total Rooms	6
Exterior Walls	6-AV/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1951	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel 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 Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	
Cost & Design	0		

Dwelling Computations

Base Price	120,310	% Good	60
Plumbing		Market Adj	
Basement	-4,210	Functional Economic	
Heating	4,280	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	120,380	Additions	1,600
Ground Floor Area	816		
Total Living Area	816	Dwelling Value	73,830
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					816						
1		26	54		128						2,700

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1996		24x24	576	D	1		A	A			7,440

Condominium / Mobile Home Information

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

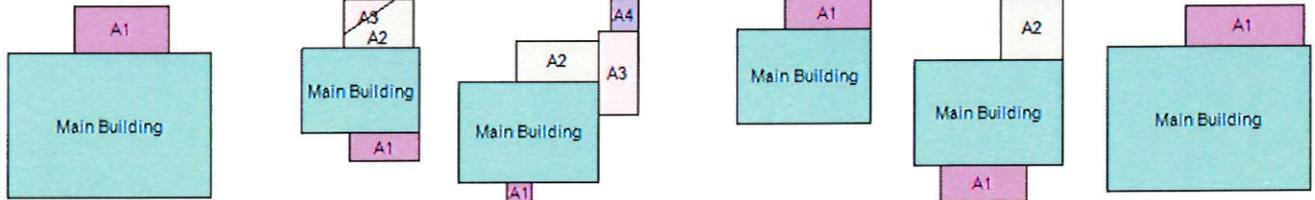
PARID 3400700022405014
NBHD 340R0099
RUGGLES TIMOTHY & ASHLEY

JUR 000
ROLL RP_OH
908 BARKER DR



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400700022405014	3400700022407004	3400700022208055	3400700022209012	3400700022208001	3400700022208012
Address: 908 BARKER DR	610 MOUNTJOY ST	2814 LOWMAN ST	2752 DOROTHY LAYNE AVE	2739 DOROTHY LAYNE AVE	2821 DOROTHY LAYNE AVE
Card: 1					
Salekey:	202245	205263	201555	201516	202742



Model:	1	1	1	1	1	1
Cluster:	1	1	1	1	1	1
NBHD Group:	1001	1001	1001	1001	1001	1001
Neighborhood:	340R0.099	340R0.099	340R0.099	340R0.099	340R0.099	340R0.099
L U C:	510	510	510	510	510	510
Dwelling Data						
Acres:	.1446	.1401	.1393	.1460	.1469	.1423
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:	1951/	1951/	1951/	1952/	1952/	1952/
Year Remodelled:						
Mastrim Area:						
C D U:	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A:	816	816	816	816	816	816
M G F A:	816	816	816	816	816	816
Attic:	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement:	2-CRAWL	1-NONE	2-CRAWL	2-CRAWL	1-NONE	2-CRAWL
F B L A:						
Fin Rec Room:						
Unfin Area:						
Total Rooms:	6	4	5	5	5	5
Bed Rooms:	3	2	3	3	3	3
Family Rooms:	0	0	0	0	0	0
Full Baths:	1	2	1	1	1	1
Half Baths:	0	0	0	0	0	0
Total Fixtures:	5	8	5	5	5	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	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall:	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL
Open Porch Area:	0	160	0	0	0	0
Closed Porch Area:	0	0	200	0	0	0
Basement Cars:						
Attach Garage Area:	0	0	0	0	0	0
Detach Garage Area:	576	280	0	336	0	0
Detach Garage Area:	576	280	0	336	0	0

Market Adj:					
Cost & Design:					
Physical Condition: A	A	A	A	A	G
Pricing Info					
R C N: 120,380	120,870	116,100	120,380	116,770	120,380
Depr % Good: 60	60	60	60	60	60
R C N L D: 73,830	82,520	80,160	72,830	74,560	72,730
Land Value: 14,320	14,100	14,000	14,420	14,920	14,280
Building Value: 81,270	86,130	80,160	76,930	74,560	72,730
O B Y Value: 7,440	3,610	0	4,100	0	0
Dwelling Value: 73,830	82,520	80,160	72,830	74,560	72,730
Cost Value: 95,590	100,230	94,160	91,350	89,480	87,010
Sale Date:	12-APR-2022	31-AUG-2022	02-MAR-2022	01-MAR-2022	02-MAY-2022
Sale Price:	99,900	70,000	101,500	76,300	112,000
Valuation					
Adj Price:	89,270	67,230	99,650	77,830	113,860
M R A Estimate: 89,250	93,890	87,820	85,010	83,140	80,670
Distance:	2	4	4	4	4
Weighted Estimate: 89,300					
Market Value: 89,270					
F C C: 5					
MKT / SF: 109.40	122.43	85.78	124.39	93.50	137.25
COST / SF: 117.14	122.83	115.39	111.95	109.66	106.63