

FILED
CLARK COUNTY AUDITOR

JAN 30 2026

Tax year 2025 BOR no. 2025-034
 County Clark Date received 1/30/2026

DTE 1
Rev. 12/22

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		Lois HOLSCHER	
2. Complainant if not owner		421 N. SHAFER ST.	
3. Complainant's agent		SPRINGFIELD OHIO 45504	
4. Telephone number and email address of contact person			
BIGNEWT69@YAHOO.COM 939-504-3430			
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	
3400600005407017		421 N. SHAFER ST SPRINGFIELD OHIO	
		45504	
7. Principal use of property			
PRIMARY RESIDENCE			
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
3400600005407017	30,000	51,140	21,140
9. The requested change in value is justified for the following reasons:			
NEEDS LOTS OF REPAIRS CEILING FALLING IN AND CRACKING IN 3 DIFFERENT ROOMS GUTTER FALLING OFF FLOORS NEED REPAIRED 2 ROOMS			

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 2020 and total cost \$ 4500.00.

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 1-30-26 Complainant or agent (printed) Lois HBELSKA 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 : 421 N SHAFFER ST

Map ID: 340-06-00005-407-017

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

CURRENT OWNER

HOELSCHER LOIS R

GENERAL INFORMATION

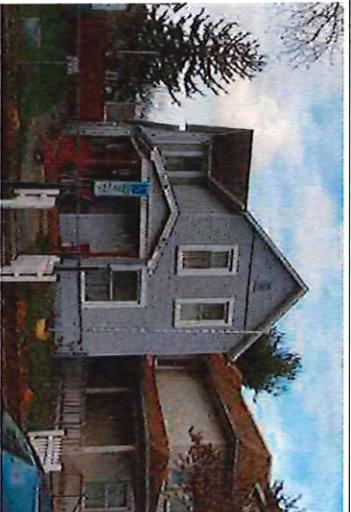
Routing No. 0005-02 277-00
 Class Residential
 Living Units 1
 Neighborhood 340R0001
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600005407017 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	37 129		10,770

Total Acres: .1096

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,770	10,770	10,770	0	10,770
Building	14,130	40,370	40,370	0	30,080
Total	17,900	51,140	51,140	0	40,850

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
03/21/24	LB	10-Adv	3-Other
05/24/18	JHR	R-Review	3-Other
08/28/17	AGS	10-Adv	3-Other
09/14/11	ABC	2-Information At Door	1-Owner
01/27/06	RG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Deed Reference	Deed Type	Grantor
		MC NAMARA JAMES E & CYNTHIA A

Validity

Transfer Date	Price	Type
09/14/04	19,300	
02/08/02		

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:
 O E HAGAN ASSIGNEE ALL 6477
 Addl. Tieback:

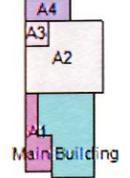
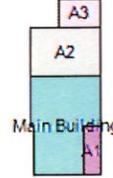
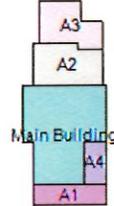
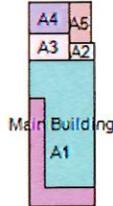
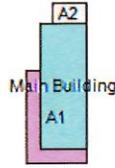
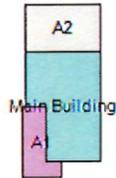
PARID 3400600005407017
 NBHD 340R0001
 HOELSCHER LOIS R

JUR 000
 ROLL RP_OH
 421 N SHAFFER ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 3400600005407017	3400600005410001	3400600005417011	3400600005411022	3400600005409012	3400600005412035
Address: 421 N SHAFFER ST	330 N JACKSON ST	227 N SHAFFER ST	318 N SHAFFER ST	916 CEDAR ST	409 N RACE ST
Card: 1					
Salekey:	205770	207648	203653	214135	209934



Model: 2	2	2	2	2	2
Cluster: 2	2	2	2	2	2
NBHD Group: 2004	2004	2004	2004	2004	2004
Neighborhood: 340R0.001	340R0.001	340R0.001	340R0.001	340R0.001	340R0.001
L U C: 510	510	510	510	510	510

Dwelling Data

Acres: .1096	.1104	.0795	.2534	.0955	.1607
Living Units: 1	1	1	1	1	1
Story Height: 2	2	2	2	2	2
Style: 04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE	04-OLD STYLE
Year Built: 1906/	1901/	1891/	1900/	1891/	1901/
Year Remodelled:	1968			1980	1979
Mastrim Area:					
CD U: FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR	FR-FAIR
S F L A: 1323	1376	1400	1426	1442	1484
M G F A: 462	688	700	564	476	462
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 3-PART	7	3-PART	4-FULL	2-CRAWL	4-FULL
F B L A:					
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	6	6	7	5	7
Bed Rooms: 2	2	3	3	2	3
Family Rooms: 0	0	0	0	0	0
Full Baths: 1	1	1	1	1	1
Half Baths: 0	0	1	1	0	0
Total Fixtures: 5	5	7	7	5	5
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 2-CENTRAL HEAT	3-CENTRAL HEAT WITH	2-CENTRAL HEAT	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	2-CENTRAL HEAT
Exterior Wall: 1-FRAME	1-FRAME	1-FRAME	1-FRAME	1-FRAME	6-ALUMINUM/VINYL
Open Porch Area: 124	240	266	126	70	164
Closed Porch Area: 0	84	104	0	96	64
Basement Cars:					
Attach Garage Area: 0	0	0	0	0	0
Detach Garage Area: 360	552	0	576	432	576
Detach Garaee Area: 360	552	0	576	432	576

	A	A	A	F	F
Market Adj:					
Cost & Design:					
Physical Condition: A	A	A	A	F	F
Pricing Info					
R C N: 116,150	148,490	129,730	137,940	121,540	125,360
Depr % Good: 26	26	26	26	26	26
R C N L D: 37,500	42,310	38,230	42,860	42,400	44,790
Land Value: 10,770	10,770	9,200	16,900	10,150	12,530
Building Value: 40,370	47,630	38,230	48,920	45,700	48,940
O B Y Value: 2,870	5,320	0	6,060	3,300	4,150
Dwelling Value: 37,500	42,310	38,230	42,860	42,400	44,790
Cost Value: 51,140	58,400	47,430	65,820	55,850	61,470
Sale Date:	27-SEP-2022	29-DEC-2022	14-JUN-2022	21-DEC-2023	02-MAY-2023
Sale Price:	44,000	45,000	73,000	44,000	30,000
Valuation					
Adj Price:	34,100	46,010	53,940	36,650	17,870
M R A Estimate: 47,240	54,500	43,530	61,920	51,950	57,570
Distance:	14	25	27	32	42
Weighted Estimate: 39,890					
Market Value: 40,850					
F C C: 7					
MKT / SF: 30.88	31.98	32.14	51.19	30.51	20.22
COST / SF: 38.65	42.44	33.88	46.16	38.73	41.42