

JAN 30 2026

Tax year 2025 BOR no. 2025-037

DTE 1
Rev. 12/22

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.

CLARK COUNTY AUDITOR

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 | Anja R. Baker | 5450 Fletcher Chapel Rd. |
| 2. Complainant if not owner | William S Baker | Springfield, OH 45502 |
| 3. Complainant's agent | | |

4. Telephone number and email address of contact person
(615) 429-9676 anjason19@gmail.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 |
|---------------------------------|---------------------|
| | |
| | |
| | |

7. Principal use of property

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 |
|------------------|---|--|-----------------------------|
| 3000700003200031 | \$ 197,590 | \$240,450 | \$42,860 |
| | | | |
| | | | |

9. The requested change in value is justified for the following reasons:
bring the property to a desirable state, including various areas to be addressed to bring the property to a desirable state, including flooring, subflooring, cabinets, drywall repair, and other necessary updates. Some of these include running a proper ground wire from an out building to the main breaker box, common ground and replacing an overhead door to the same. Reshimming of door frames through out the house.

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 1-30-2026 Complainant or agent (printed) William S. Baker Title (if agent) CO-OWNER

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 : 5450 FLETCHER CHAPEL RD

Map ID: 300-07-00003-200-031

LUC: 111-CASH GRAIN/GENERAL-C/

Card: 1 of 1

Tax Year: 2025

Printed: 02/02/26

CURRENT OWNER

BAKER ANJA R

GENERAL INFORMATION

Routing No. SSEB-00 049-00
 Class A
 Living Units 1
 Neighborhood 300A0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslcd

CAUV Y
 Field Review Flag:

Property Notes

Note Codes:



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Land Information

| Type | Size | Influence Factors | Influence % | Value |
|--------------------|------|----------------------|-------------------|---------|
| A-Wasteland | AC | 1,2700 | | 440 |
| A-Homesite | AC | 1,0000 | | 49,000 |
| A-Tillable | AC | .2800 | | 3,150 |
| A-Pasture | AC | 3,8200 | | 28,650 |
| A-Woodland | AC | 14,9900 | | 104,930 |
| Total Acres: 21.36 | | Legal Acres: 21.3600 | NBHD Fact: 1.0000 | |

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|----------------|----------------|----------|----------------|
| Land | 22,320 | 186,170 | 186,170 | 0 | 186,170 |
| Building | 61,820 | 176,630 | 176,630 | 0 | 147,060 |
| Total | 84,140 | 362,800 | 362,800 | 0 | 333,230 |

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 |
|----------|-----|------------|---------|
| 11/26/24 | KQ | 10-Adv | 3-Other |
| 05/04/18 | GSK | R-Review | 3-Other |
| 11/30/17 | GSK | 10-Adv | 3-Other |

Permit Information

| Date Issued | Number | Price Purpose | Note | Status |
|-------------|--------|---------------|------|--------|
| | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|---------|-------------------|--------------|
| 03/08/24 | 285,500 | 2-Land & Building | 0-Valid Sale |
| 11/12/13 | | | |
| 06/29/12 | | | |

Deed Reference

Deed Type
 QC-Quit Claim Deed
 SV-Survivorship Deed
 WD-General Warranty Deed

Grantor
 BAKER WILLIAM STEVEN & ANJA R
 HUFF KENNETH A

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 03
 Legal Descriptions:
 P T E 1/2 N E Q R

Addl. Tieback:

PARID 3000700003200031
 NBHD 300A0000
 BAKER ANJA R

JUR 000
 ROLL RP_OH
 5450 FLETCHER CHAPEL RD



Sorry, no map available for this record

| Subject Parcel | Comparable-1 | Comparable-2 | Comparable-3 | Comparable-4 | Comparable-5 |
|----------------------------------|------------------|-------------------|------------------|----------------------|-------------------------|
| Parcel ID: 3000700003200031 | 3000600009000128 | 3000700007000026 | 3000600009000110 | 3000700011101003 | 3000700003000127 |
| Address: 5450 FLETCHER CHAPEL RD | 2480 ARTHUR RD | 3550 E PITCHIN RD | 2355 W POSSUM RD | 3617 HEATHERWOOD AVE | 5423 FLETCHER CHAPEL RD |
| Card: 1 | | | | | |
| Salekey: | 218049 | 203010 | 220206 | 208973 | 211661 |



3000700003200031 05/29/2017



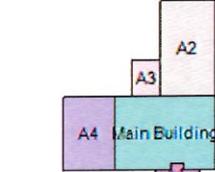
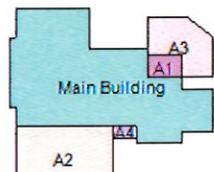
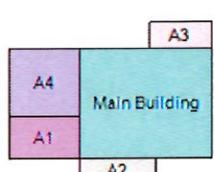
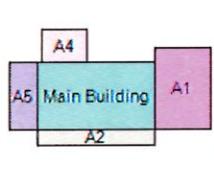
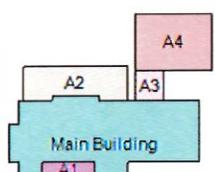
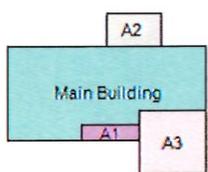
3000600009000110 12/2/2023



3000700011101003 12/8/2023



3000700003000127 12/2/2023



| | | | | | |
|-------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Model: 1 | 1 | 1 | 1 | 1 | 1 |
| Cluster: 1 | 1 | 1 | 1 | 1 | 1 |
| NBHD Group: 1101 | 1101 | 1101 | 1101 | 1101 | 1101 |
| Neighborhood: 300A0.000 | 300A0.000 | 300A0.000 | 300A0.000 | 300R0.005 | 300R0.000 |
| L U C: 111 | 101 | 111 | 111 | 510 | 511 |
| Dwelling Data | | | | | |
| Acres: 21.3600 | 26.3500 | 32.1300 | 1.5800 | .6520 | 5.1200 |
| Living Units: 1 | 1 | 1 | 1 | 1 | 1 |
| Story Height: 1 | 1 | 1 | 1 | 1 | 1 |
| Style: 03-RANCH | 08-MODERN | 07-CAPE COD | 03-RANCH | 03-RANCH | 03-RANCH |
| Year Built: 1987/ | 1992/ | 1996/ | 2004/ | 1998/ | 2002/ |
| Year Remodelled: | | | | | |
| Mastrim Area: | | | | | |
| C D U: PR-POOR | AV-AVERAGE | AV-AVERAGE | GD-GOOD | FR-FAIR | AV-AVERAGE |
| S F L A: 2154 | 2354 | 1680 | 2001 | 2119 | 2268 |
| M G F A: 2154 | 2354 | 1400 | 1665 | 2119 | 2268 |
| Attic: 1-NONE | 1-NONE | 3-PT FINISHED | 1-NONE | 1-NONE | 1-NONE |
| Basement: 2-CRAWL | 2-CRAWL | 1-NONE | 8 | 3-PART | 3-PART |
| F B L A: | | | | | |
| Fin Rec Room: | | | | | |
| Unfin Area: | | | | | |
| Total Rooms: 6 | 9 | 6 | 6 | 8 | 6 |
| Bed Rooms: 3 | 5 | 3 | 3 | 3 | 3 |
| Family Rooms: 1 | 1 | 0 | 1 | 0 | 1 |
| Full Baths: 2 | 2 | 2 | 2 | 3 | 3 |
| Half Baths: 1 | 0 | 0 | 0 | 0 | 0 |
| Total Fixtures: 10 | 9 | 8 | 11 | 11 | 14 |
| W B Fireplace: 1 | | | | 1 | 3 |
| Pre Fireplace: | | | | | |
| Fuel: 4-OIL | 2-GAS | 3-ELECTRIC | 2-GAS | 2-GAS | 2-GAS |
| Heat: 1-NONE | 3-CENTRAL HEAT WITH |
| Exterior Wall: 2-BRICK | 6-ALUMINUM/VINYL | 1-FRAME | 6-ALUMINUM/VINYL | 2-BRICK | 2-BRICK |
| Open Porch Area: 366 | 110 | 350 | 208 | 128 | 220 |
| Closed Porch Area: 0 | 144 | 0 | 0 | 0 | 1590 |
| Basement Cars: | | | | | |
| Attach Garage Area: 575 | 0 | 816 | 552 | 758 | 1148 |
| Detach Garage Area: 0 | 768 | 0 | 0 | 0 | 0 |
| Detach Garage Area: 0 | 768 | 0 | 0 | 0 | 0 |

| | A | A | A | F | A |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| Market Adj: | | | | | |
| Cost & Design: | | | | | |
| Physical Condition: F | | | | | |
| Pricing Info | | | | | |
| R C N: 263,150 | 301,430 | 202,890 | 226,430 | 331,400 | 370,520 |
| Depr % Good: 54 | 76 | 78 | 90 | 62 | 84 |
| R C N L D: 163,200 | 250,590 | 197,050 | 254,190 | 235,670 | 482,140 |
| Land Value: 186,170 | 268,450 | 301,910 | 53,270 | 84,890 | 96,900 |
| Building Value: 176,630 | 328,500 | 265,480 | 254,190 | 235,670 | 508,130 |
| O B Y Value: 13,430 | 77,910 | 68,430 | 0 | 0 | 25,990 |
| Dwelling Value: 163,200 | 250,590 | 197,050 | 254,190 | 235,670 | 482,140 |
| Cost Value: 362,800 | 596,950 | 567,390 | 307,460 | 320,560 | 605,030 |
| Sale Date: | 01-AUG-2024 | 17-MAY-2022 | 18-NOV-2024 | 04-APR-2023 | 16-AUG-2023 |
| Sale Price: | 560,000 | 542,000 | 300,000 | 300,000 | 530,000 |
| Valuation | | | | | |
| Adj Price: | 312,200 | 324,840 | 357,290 | 344,190 | 275,920 |
| M R A Estimate: 376,410 | 590,610 | 561,050 | 301,120 | 314,220 | 598,690 |
| Distance: | 174 | 219 | 225 | 242 | 257 |
| Weighted Estimate: 330,650 | | | | | |
| Market Value: 333,230 | | | | | |
| F C C: 2 | | | | | |
| MKT / SF: 154.70 | 237.89 | 322.62 | 149.93 | 141.58 | 233.69 |
| COST / SF: 168.43 | 253.59 | 337.73 | 153.65 | 151.28 | 266.77 |