

FEB - 2 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-038
County Clark Date received 2/2/2026

DTE 1
Rev. 12/22

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	Michael Fenters	502 Belleaire Ave. Spfld Oh
2. Complainant if not owner		45503
3. Complainant's agent		

4. Telephone number and email address of contact person

937-244-6002 EightyOlds@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
340-07-00023-310-009	502 Belleaire Ave Spfld Oh 45503

7. Principal use of property Personal 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
.009	64,870	88,670	23,800

9. The requested change in value is justified for the following reasons:

Nothing has been Done to the property to increase its value.
24 rental Townhomes have been built Directly across from me.
There is overgrown Trees & Bushes where I have had to Have Homeless peoples
camps Removed also across from me. Pot holes Pot holes...

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 1-29-26 Complainant or agent (printed) Michael Fenters 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 : 502 BELLELAIRE AVE

Map ID: 340-07-00023-310-009

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/03/26

CURRENT OWNER

FENTERS MICHAEL

GENERAL INFORMATION

Routing No. 0023-01 005-00
 Class Residential
 Living Units 1
 Neighborhood 340R0063
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700023310009 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 66	131		17,900

Total Acres: .1985 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,270	17,900	17,900	0	17,900
Building	24,770	70,770	70,770	0	71,970
Total	31,040	88,670	88,670	0	89,870

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
05/06/24	KQ	10-Adv	3-Other
05/23/18	GBL	R-Review	3-Other
11/28/17	CHM	10-Adv	3-Other
09/28/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
07/25/11	RVT	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/1/86	20,000		

Deed Reference 340/5098
 Deed Type

Grantor FENTERS MICHAEL & BRENDA KAY

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 WARDER PARK ADD ALL & VAC ALLEY S
 9933
 Addl. Tieback:

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Parcel Id: 340-07-00023-310-009

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

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CLARK COUNTY

Dwelling Information

Story height 1
 Exterior Walls 6-AlV/myl
 Style 03-Ranch
 Year Built 1949
 Eff Year Built
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 4-Full Bsmt
 Heat Type 3-Central Heat W/ Ac
 Fuel Type 2-Gas
 System Type 1-Hot Air
 Attic 1-None
 Phy. Condition G-Good Condition
 Int vs Ext 2-Same
 Stacks
 Pre-Fab
 Misc
 Total Rooms 4
 Bedrooms 2
 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

Dwelling Computations

Base Price 112,250
 Plumbing
 Basement 0
 Heating 3,990
 Attic 0
 Other Features 0
 Subtotal 116,240
 Ground Floor Area 728
 Total Living Area 728
 Dwelling Value 70,770
 Building Notes

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					728						
1		28	54		25						1,100
2		59			240						9,000
3		25			200						3,700
4		26			156						900

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Complex Name

Condo Model
 Unit Number
 Unit Level
 Condominium / Mobile Home Information
 Number
 Unit Type
 Unit View
 Model (MH)
 Model Make (MH)