

FEB - 2 2026

Tax year 2025

BOR no. 2025-039

DTE 1  
Rev. 12/22

County Clark

Date received 2/2/2026

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.

1. Owner of property		Name <u>Barbara C. Jackson</u>		Street address, City, State, ZIP code <u>2450 Cottingham Rd. 71. Springfield OH 45506</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-322-4923</u>					
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 <u>1001100011101017</u>			Address of property <u>2450 Cottingham Rd. 71 45506</u>		
7. Principal use of property <u>home</u>					
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		
	<u>99,000.</u>	<u>146,270.</u>	<u>47,270.</u>		
9. The requested change in value is justified for the following reasons: <u>No improvements</u>					

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 2-2-26 Complainant or agent (printed) Barbara C. Jackson Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Barbara C. Jackson

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2450 COTTINGHAM RD N

Map ID: 100-11-00011-101-017

LUC: 511-SINGLE FAMILY, 0-9.999 A1

Card: 1 of 1

Tax Year: 2025

Printed: 02/03/26

**CURRENT OWNER**

JACKSON BARBARA C

CAUV

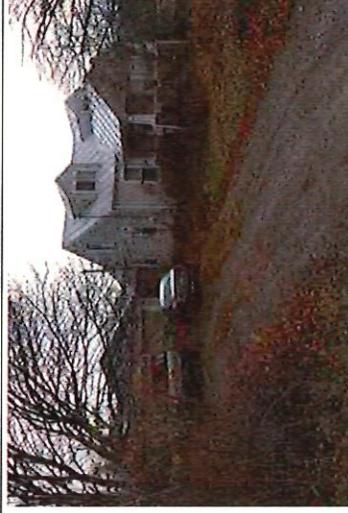
Field Review Flag:

**GENERAL INFORMATION**

Routing No. ENW1-A1 016-00  
 Class Residential  
 Living Units 1  
 Neighborhood 110R0002  
 District  
 Zoning  
 Alternate Id  
 Tax District Fire District No 2 Glisd

**Property Notes**

Note Codes:



1001100011101017 12/4/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .7700			37,190

Total Acres: .77

Legal Acres: 0.7700

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	13,020	37,190	37,190	0	37,190
Building	38,180	109,080	109,080	0	94,690
<b>Total</b>	<b>51,200</b>	<b>146,270</b>	<b>146,270</b>	<b>0</b>	<b>131,880</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
09/24/24	JAL	10-Adv	3-Other
07/20/18	TAS	R-Review	3-Other
12/28/17	ASH	10-Adv	3-Other
12/29/11	JPH	2-Information At Door	1-Owner
06/26/06	AC		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
11/04/98	83,000		
04/29/97	76,500		

Deed Reference 100/1414

Deed Type

Grantor CLONCH HERBERT L JR & MARGARET M

**Property Factors**

Topo: 1-Level  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 CATALPA RIDGE ADD  
 32  
 Addl. Tieback:

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Parcel Id: 100-11-00011-101-017

**CLARK COUNTY**

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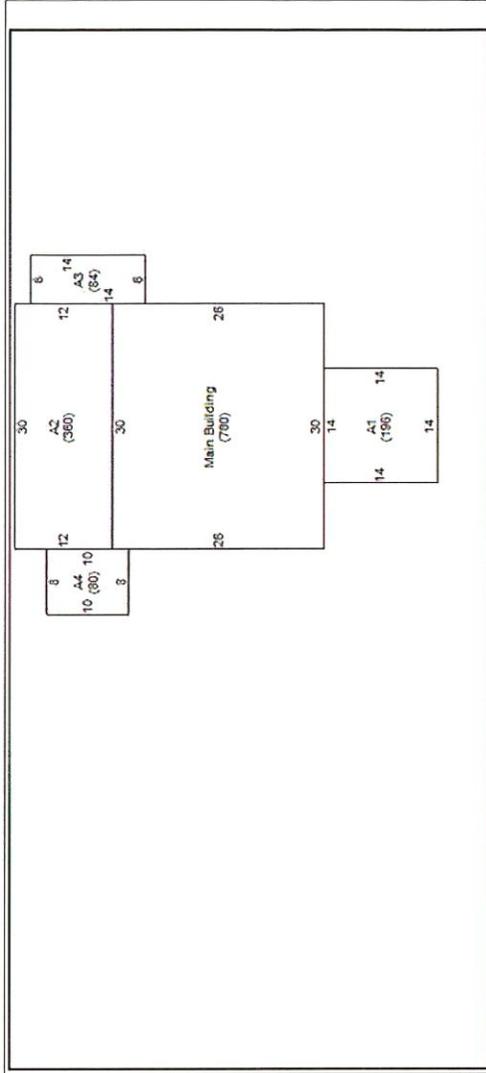
LUC: 511-SINGLE FAMILY, 0-9.999 AC L

**Dwelling Information**

**Story height** 1  
**Exterior Walls** 6-Al/Vinyl  
**Style** 07-Cape Cod  
**Year Built** 1948  
**Eff Year Built**  
**Year Remodeled**  
**Kitchen Remod**  
**Bath Remod**  
**Basement** 2-Crawl  
**Heat Type** 3-Central Heat W/ Ac  
**Fuel Type** 2-Gas  
**System Type** 1-Hot Air  
**Attic** 4-Full-Fin  
**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** 1  
**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**



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					780						8,300
1		1			196						25,000
2	58	35			360						3,600
3		1			84						3,400
4		1			80						3,400

**Dwelling Computations**

**Base Price** 117,060  
**Plumbing**  
**Basement** -4,100  
**Heating** 4,170  
**Attic** 18,760  
**Other Features** 0  
**Subtotal** 135,890  
**Ground Floor Area** 780  
**Total Living Area** 1,452  
**Dwelling Value** 105,730

**Building Notes**

**Misc & Gross Building Values**

**Misc Building No** SV-02  
**Misc Adjusted Value**

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1948		22x20	440	D	1		F	F			3,350

**Condominium / Mobile Home Information**

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