

FEB - 3 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-040
County CLARK Date received 2-3-26

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	<u>Rick Winters</u>	<u>2478 Lagonda Ave. Springfield, Oh, 45503</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937-342-0018

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
<u>#1 346-07-00024-307-018</u>	<u>2478 Lagonda Ave.</u>
<u>#2 340-07-00024-307-014</u>	<u>Berger Ave</u>

7. Principal use of property 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
<u>#1 See Above</u>	<u>\$ 50,000</u>	<u>\$ 71,660</u>	<u>+ 21,660</u>
<u>#2 See Above</u>	<u>\$ 3,000</u>	<u>\$ 3,540</u>	<u>+ 540</u>

9. The requested change in value is justified for the following reasons:
Depreciations were not considered. (see Attached) LIST

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 Summer 2022 and total cost \$ 5,000

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 2-3-26 Complainant or agent (printed) Rick Winters Title (if agent) Rick Winters

Complainant or agent (signature) *Rick Winters*

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

2478 Lagonda



Depressions

Upper Windows

Spouting

Concrete

Foundation/Leaks

Furnace - 23⁺ yrs

Kitchen Floor

Never Insulated

Overall Appearance

Trashy Neighbors

Overan w/Cats + Dogs

No Heat Upstairs

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2478 LAGONDA AVE

Map ID: 340-07-00024-307-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/03/26

CURRENT OWNER

WINTERS RICK W

GENERAL INFORMATION

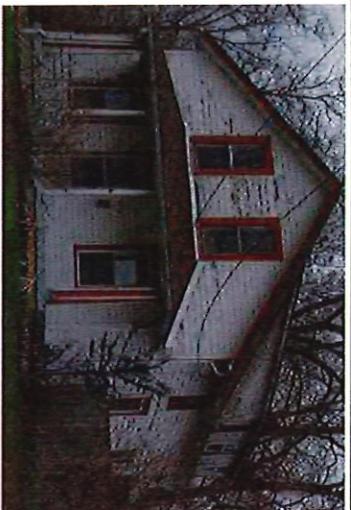
Routing No. 0024-02 019-00
 Class Residential
 Living Units 1
 Neighborhood 340R0058
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700024307018 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .5800			17,300
A-Right Of Way	AC .0700			

Total Acres: .65

Legal Acres: 0.6500

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,060	17,300	17,300	0	17,300
Building	19,030	54,360	54,360	0	41,020
Total	25,090	71,660	71,660	0	58,320

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
05/03/24	NV	10-Adv	3-Other
06/01/18	JHR	R-Review	3-Other
11/27/17	ANM	10-Adv	3-Other
10/24/17	DEW	9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner
10/13/11		9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/04/96	35,000					ADKINS EDWARD R & JUDITH A
09/04/96						

Property Factors

Topo: 4-Rolling
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 24
 Legal Descriptions:
 W SI LAGONDA E OF KARR

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : BERGER AVE

Map ID : 340-07-00024-307-014

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 02/03/26

CURRENT OWNER

WINTERS RICK W

GENERAL INFORMATION

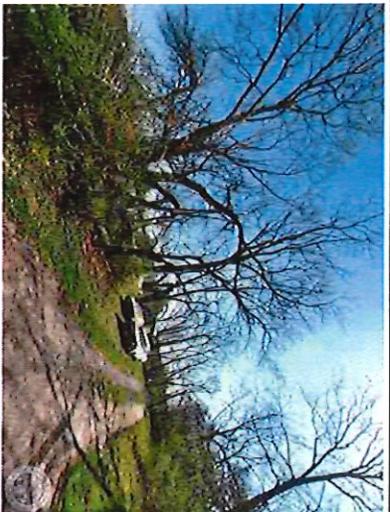
Routing No. 0024-02 023-00
 Class Residential
 Living Units
 Neighborhood 340R0058
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sessd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F	42 94		3,540

Total Acres: .0906

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,240	3,540	3,540	0	0
Building	0	0	0	0	0
Total	1,240	3,540	3,540	0	0

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
05/03/24	NV	10-Adv	3-Other
06/01/18	JHR	R-Review	3-Other
10/07/11	JHC	0-Vac Or Obv Only	3-Other
03/28/06	PJ		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/04/96						ADKINS EDWARD R & JUDITH A
09/04/96	35,000					

Property Factors

Topo: 4-Rolling
 Utilities: 1-All Public
 Street/Road: 2-Semi Improved
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 24
 Legal Descriptions:
 W OF LAGONDA E OF KARR
 Addl. Tieback:

