

FILED  
CLARK COUNTY AUDITOR

FEB - 3 2026

Tax year 2025 BOR no. 2025-041  
County Clark Date received 2/3/2026

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	Gail M Nooks etal	1071 Mound St Spfld Ohio	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-346-5298/gailgr128@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 <u>34</u>	Address of property		
<u>3400700028113006</u>	<u>1071 Mound St Spfld Ohio 45505</u>		
7. Principal use of property <u>primary residence</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>-006</u>	<u>20,000.00</u>	<u>54,130</u>	<u>34,130</u>
9. The requested change in value is justified for the following reasons: <u>poor condition</u> <u>Needs roof/foundation</u> <u>Windows flooring</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 2-3-26 Complainant or agent (printed) Gail M Nooks Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Gail M Nooks

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1071 MOUND ST

Map ID: 340-07-400028-113-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/03/26

**CURRENT OWNER**

TURNER JOAN

**GENERAL INFORMATION**

Routing No. 0028-01 015-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0098  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700028113006 12/12/2023

**Land Information**

Type	Influence Factors	Influence %	Value
F-Regular Lot	F 46 149		3,730

Total Acres: .1573

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,310	3,730	3,730	0	3,730
Building	17,640	50,400	50,400	0	24,950
Total	18,950	54,130	54,130	0	28,680

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
06/11/24	LB	10-Adv	3-Other
05/11/18	GSK	R-Review	3-Other
11/20/17	KRT	10-Adv	3-Other
07/18/11	JCW	2-Information At Door	1-Owner
01/06/11	LA		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/14/03				340/6737		STRICKLAND SADIE TRUSTEE
09/05/95						

**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:  
 WHITELEY ALL  
 3713  
 Addl. Tieback:

