

FEB - 4 2026

Tax year 2025 BOR no. 2025-043
County Clark Date received 2/4/26

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	<u>Indacredge Properties Ltd</u>	<u>2755 S. Tecumseh Rd</u>	<u>Springfield, OH 45503</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-244-3150</u> <u>Indacredge@yahoo.com</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		Address of property	
<u>180-10-00006-200-007</u>		<u>7050-7056 Emerald Ave</u>	
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
<u>180-10-00006-200-007</u>	<u>\$350,000</u>	<u>\$360,770</u>	<u>\$10,770</u>
9. The requested change in value is justified for the following reasons: <u>Actual Purchase Price</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/3/24
and sale price \$ 350,000 ; 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.

Derek Stites

Date 2/4/26 Complainant or agent (printed) *DA* Title (if agent) _____

Complainant or agent (signature) *DA*

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

Notary _____

Name	Card	Year Built	Building Number	Number Of Units	Identical Units
IRL PARTNERSHIP	1	1985		4	4

Features

Code	Description	Measurement 1	Measurement 2	Elevator Stops	Value
LP3	PATIO, CONCRETE	88.00	12.00		\$4,158.00
PR1	PORCH, OPEN	88.00	5.00		\$12,320.00

Construction

Section Number	From	To	Width	Length	Area	Perimeter	Description	Wall Height	Exterior	Construction	H
01	02	02			2640	236	APARTMENT	8	Unknown	WOOD FRAME	N
01	01	01			2640	236	APARTMENT	8	Unknown	WOOD FRAME	N

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(CI2) - CONCRETE PAVING	1	0x0	3,600	C	1985	\$4,430.00	\$1,550.00
Totals						\$4,430.00	\$1,550.00

Sales

7050 Emerald

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
10/3/2024	INDOOR EDGE PROPERTIES LIMITED	SMALDON JOSEPH A	3774 (/)	GW - Unknown	0 - VALID SALE	0	\$350,000.00
2/13/2013	SMALDON JOSEPH A	SMALDON JOSEPH A & MICHELE A	591 (/)	QC - QUIT CLAIM DEED	- Unknown	0	\$0.00
8/26/2003	SMALDON JOSEPH A & MICHELE A	SMALDON JOSEPH A	4046 (/)	- Unknown	- Unknown	0	\$0.00
11/26/2001			5342 (/)	- Unknown	- Unknown	0	\$201,300.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
FRONT FOOT	REGULAR LOT	110	123	0.311	13,530.00	\$55,680.00
Totals				0.311	13,530	\$55,680.00

Tax

2025 Payable 2026	2024 Payable 2025	2023 Payable 2024	2022 Payable 2023	2021 Payable 2022
2020 Payable 2021	2019 Payable 2020	2018 Payable 2019	2017 Payable 2018	2016 Payable 2017
2015 Payable 2016	2014 Payable 2015	2013 Payable 2014	2012 Payable 2015	2011 Payable 2012
2010 Payable 2011				

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 7050 -7056 EMERALD AVE

Map ID: 180-10-00006-200-007

LUC: 401-APARTMENTS 4-19 RENTAL UNI

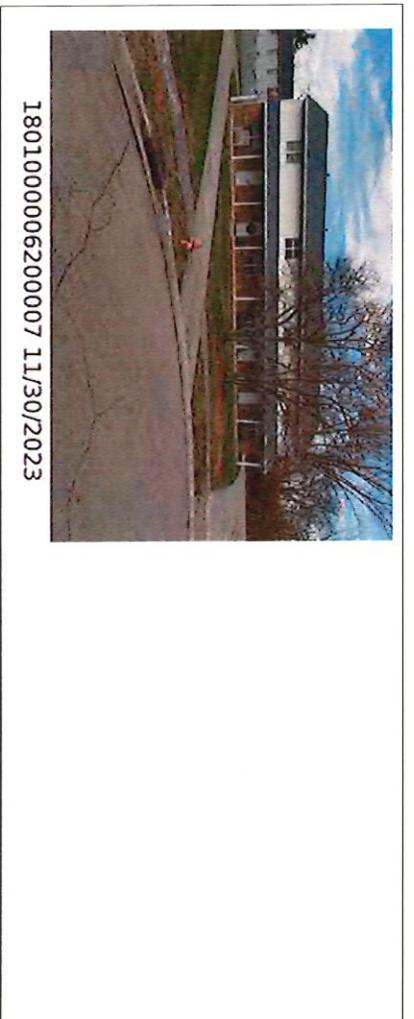
Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER	GENERAL INFORMATION
INDOOR EDGE PROPERTIES LIMITED	Routing No. DSW5-C2 170-00 Class C-Commercial Living Units 4 Neighborhood 180C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	525 110 123			55,680
Total Acres: .3106					Legal Acres: 0

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	19,490	55,680	55,680	55,680	0
Building	106,780	305,090	305,090	120,120	0
Total	126,270	360,770	360,770	175,800	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information				
Date	ID	Entry Code	Source	
04/10/25	STP	10-Adv	3-Other	
05/07/18	RVT	5-Occupant Not Home	3-Other	
07/20/12	JPH	2-Information At Door	2-Tenant	
11/27/06	JB			

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/03/24	350,000	2-Land & Building	0-Valid Sale			SMALDON JOSEPH A
02/13/13				QC-Quit Claim Deed		SMALDON JOSEPH A & MICHELE A
08/26/03						SMALDON JOSEPH A
11/26/01	201,300					

Property Factors	
Topo:	1-Level
Utilities:	1-All Public
Street/Road:	1-Paved
Traffic:	1-Light
Location:	
Spot Loc:	150

Legal Description	
Parcel TieBack:	
Range - Township - Section:	- - -
Legal Descriptions:	SYLVAN ESTATES SECTION ONE
	6
Addl. TieBack:	

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 7050 -7056 EMERALD AVE

Parcel Id: 180-10-00006-200-007

LUC: 401-APARTMENTS 4-19 RENTAL UNI

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Building Information

Year Built/Eff Year 1985 / 1995
 Building # 1
 Structure Type 211-Apartments - G:
 Identical Units
 Total Units 4
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA IRL
 PARTNERSHIP

Building Other Features

Line Type	+	-	Meas1	Meas2	# Stp	IU	Line Type	+	-	Meas1	Meas2	# Stp	IU
1	PR1-Porch, Open		88	5		1							
1	LP3-Patio, Concrete		88	12		1							

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,640	236	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	5	2	
2	02	02	2,640	236	011-Apartment	8	02-Frame	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	5	2	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,640	011-Apartment	56		156,220
2	2,640	011-Apartment	56		144,440

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C12-Conc Pave	1985			3,600	C	1	A	A		4,430

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ID	Code	Description	Area
88	A	011 APARTMENT	2640
88	B	PR1 PORCH, OPEN	440
88	C	LP3 PATIO, CONCRETE	1056
88	D	011 APARTMENT	2640*
88	E	C12 CONCRETE PAVING	3600*
30	A		30
5	B		5

Additional Property Photos



09/15/2017



1801000006200007 09/15/2017



1801000006200007 11/30/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 7050 -7056 EMERALD AVE Parcel Id: 180-10-00006-200-007 LUC: 401-APARTMENTS 4-19 RENTAL UNI Card: 1 of 1 Tax Year: 2025 Printed: 02/05/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	124	01-Apartment Unit	4	5,280	112	29,300	5	45	0	28,420	25	52	4,064	4,064	24,360	

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011	011-Apartment	4	2	1 \ 1	4	6,540	26,160

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,280
Replace, Cost New Less Depr	300,660
Percent Complete	100
Number of Identical Units	300,660
Economic Condition Factor	1,0000
Final Building Value	300,660
NBHD Fact	1,0000
Value per SF	56.94

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	24,360
Capitalization Rate	0.130200
Sub total	175,800
Residual Land Value	175,800
Final Income Value	175,800
Total Gross Rent Area	5,280
Total Gross Building Area	5,280

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value