

FILED
CLARK COUNTY AUDITOR

Tax year 2025

BOR no. 2025-044

DTE 1
Rev. 12/22

County Clark

Date received 2/4/2026

FEB - 4 2026

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.

HILLARY HAMILTON
AUDITOR

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>Indoor Edge Properties Ltd.</u>	<u>2755 S. Tecumseh Rd, Springfield, OH</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>indooredge@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>280-04-00027-000-015</u>		<u>4484-4486 Mahar Rd</u>	
<u>280-04-00027-000-016</u>		<u>4462-4464 Mahar Rd</u>	
7. Principal use of property <u>Rental</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>280-04-00027-000-015</u>	<u>\$220,000</u>	<u>\$39,770</u>	<u>\$19,770</u>
<u>280-04-00027-000-016</u>	<u>\$220,000</u>	<u>\$24,610</u>	<u>\$4,610</u>
9. The requested change in value is justified for the following reasons: <u>Appraisal / Actual Purchase Price</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3/3/25
and sale price \$ 214,000 ; 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.

Date 2/11/26 Complainant or agent (printed) Derek Sites Title (if agent) _____

Complainant or agent (signature)  _____

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

Notary _____

Number Of Stories	1.0	Exterior Wall	BRICK
Style	DUPLEX	Heating	ELECTRIC
Year Built	1978	Cooling	CENTRAL HEAT
Year Remodeled		Attic	NONE
Number of Rooms	8	Basement	CRAWL
Number of Bedrooms	4	Total Living Area	1,724 sqft
Number of Full Baths	2	Ground Floor Area	862 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	0 / 0

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

No Improvement Records Found.

*4484-4486
Market AD*

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
3/3/2025	INDOOR EDGE PROPERTIES LIMITED	HARPER MARK A & MELINDA E	653 (/)	GW - Unknown	0 - VALID SALE	0	\$214,000.00
5/17/1999	HARPER MARK A & MELINDA E	HUFFORD KYLE HUDSON	2100 (/)	- Unknown	- Unknown	0	\$110,000.00
2/18/1993			585 (/)	- Unknown	- Unknown	0	\$75,000.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
ACREAGE	HOMESITE	0	0	1.000	43,560.00	\$45,900.00
ACREAGE	RIGHT OF WAY	0	0	0.330	14,375.00	\$0.00
Totals				1.330	57,935	\$45,900.00

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 2013	2011 Payable 2012

Number Of Stories	1.0	Exterior Wall	BRICK
Style	DUPLEX	Heating	ELECTRIC
Year Built	1976	Cooling	CENTRAL HEAT
Year Remodeled		Attic	NONE
Number of Rooms	8	Basement	CRAWL
Number of Bedrooms	4	Total Living Area	1,724 sqft
Number of Full Baths	2	Ground Floor Area	862 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	0 / 0

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

No Improvement Records Found.

Sales

4462-4464 Maher (A)

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
3/3/2025	INDOOR EDGE PROPERTIES LIMITED	HARPER MARK A & MELINDA E	652 (/)	GW - Unknown	0 - VALID SALE	0	\$214,000.00
6/24/1999	HARPER MARK A & MELINDA E	HUFFORD KYLE H	2841 (/)	- Unknown	- Unknown	0	\$110,000.00
8/6/1996			3346 (/)	- Unknown	- Unknown	0	\$69,000.00

Land

Land Type	Land Code	Frontage	Depth	Acres	Square Foot	Value
ACREAGE	HOMESITE	0	0	1.000	43,560.00	\$45,900.00
ACREAGE	UNDEVELOPED/RESIDUAL	0	0	0.140	6,098.00	\$1,250.00
ACREAGE	RIGHT OF WAY	0	0	0.140	6,098.00	\$0.00
Totals				1.280	55,756	\$47,150.00

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 2013	2011 Payable 2012

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4484 -4486 MAHAR RD

Map ID: 280-04-00027-000-015

LUC: 521-TWO FAMILY, 0-9.999 AC U

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

HARPER MARK A & MELINDA E

GENERAL INFORMATION

Routing No. PNW1-00 013-00
 Class Residential
 Living Units 2
 Neighborhood 280R00000
 District
 Zoning
 Alternate Id
 Tax District Pleasant Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2800400027000015 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,900
A-Right Of Way	AC .3300			

Total Acres: 1.33

Legal Acres: 1.3300

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,070	45,900	45,900	0	45,900
Building	67,850	193,870	193,870	0	176,940
Total	83,920	239,770	239,770	0	222,840

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
10/31/24	EB	10-Adv	3-Other
08/17/18	RVT	R-Review	3-Other
11/27/17	AKF	10-Adv	3-Other
12/19/11	ABC	5-Occupant Not Home	3-Other
08/22/06	PJ		

Sales/Ownership History

Transfer Date	Price	Type	Validity
03/03/25	214,000	2-Land & Building	0-Valid Sale
05/17/99	110,000		
02/18/93	75,000		

Property Factors

Topo: 4-Rolling
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light
 6-Septic

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Deed Reference Deed Type

Grantor
 HARPER MARK A & MELINDA E
 HUFFORD KYLE HUDSON

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 06 - 27
 Legal Descriptions:
 PT S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4462 -4464 MAHAR RD

Map ID: 280-04-00027-000-016

LUC: 521-TWO FAMILY, 0-9.999 AC U

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER	
HARPER MARK A & MELINDA E	
CAUV	
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	PNW1-00 012-00
Class	Residential
Living Units	2
Neighborhood	280R0000
District	
Zoning	
Alternate Id	
Tax District	Pleasant Township Neisd

Property Notes

Note Codes:



2800400027000016 12/2/2023

Land Information			
Type	Size	Influence Factors	Influence %
A-Homesite	AC 1.0000		45.900
A-Undeveloped	AC .1400		1.250
A-Right Of Way	AC .1400		
Total Acres: 1.28		Legal Acres: 1.2800	NBHD Fact: 1.0000

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	16,500	47,150	47,150	0	47,150
Building	62,110	177,460	177,460	0	160,720
Total	78,610	224,610	224,610	0	207,870

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
10/31/24	EB	10-Adv	3-Other
08/17/18	RVT	R-Review	3-Other
11/27/17	AKF	10-Adv	3-Other
12/19/11	ABC	5-Occupant Not Home	3-Other
08/22/06	PJ		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
03/03/25	214,000	2-Land & Building	0-Valid Sale
06/24/99	110,000		
08/06/96	69,000		

Deed Reference			
Deed Reference	Deed Type	Grantor	Status
		HARPER MARK A & MELINDA E	
		HUFFORD KYLE H	

Property Factors

Topo: 4-Rolling
Utilities: 5-Well
Street/Road: 1-Paved
Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
Range - Township - Section: 10 - 06 - 27
Legal Descriptions:
PT S W QR

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4462 -4464 MAHAR RD

Parcel Id: 280-04-00027-000-016

LUC: 521-TWO FAMILY, 0-9,999 AC UNF

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

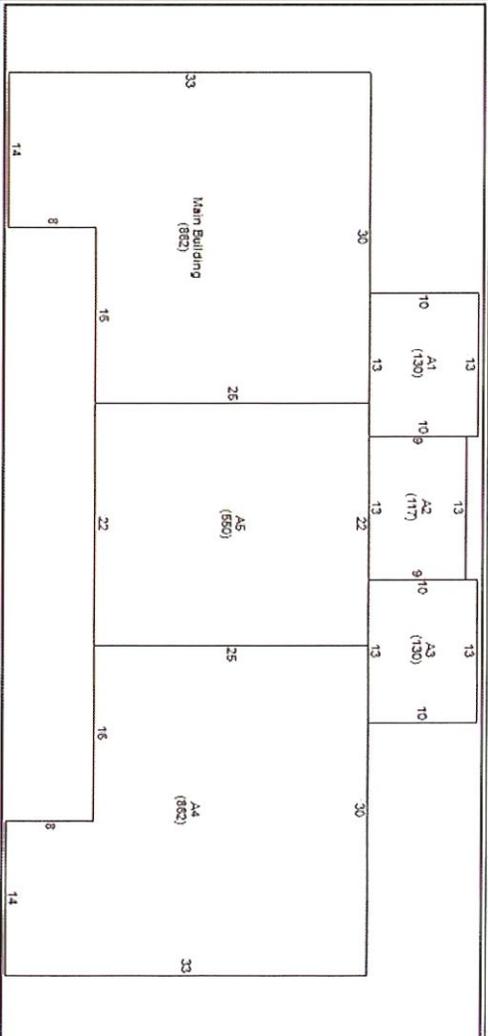
Story height	1	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1976	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	138,910	% Good	76
Plumbing	7,200	Market Adj	
Basement	-4,590	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	141,520	Adj Factor	1
Ground Floor Area	862	Additions	69,900
Total Living Area	1,724	Dwelling Value	177,460

Misc & Gross Building Values

Misc Building No: Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					862						
1		26			130						800
2		63			117						3,300
3		26			130						800
4		58	35M		862						65,200
5			59M		550						21,900

Outbuilding Data

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

Condominium / Mobile Home Information

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