

FEB - 4 2026

Tax year 2025 BOR no. 2025-047
County clark Date received 2/4/26

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	Arch City Realty Group LLC		1474 Mulford Rd. Columbus, OH 43212	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person 740-438-0887, JBOYD.432@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		Address of property		
010-05-00031-204-001		1256 Chalet Ave		
010-05-00031-106-023		1669 Lambers Dr.		
7. Principal use of property Rental Home				
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	
010-05-00031-204-001	145,000	161,860	(16,860)	
010-05-00031-106-023	142,000	156,160	(14,160)	
9. The requested change in value is justified for the following reasons: -1118 Chalet (a few houses down street) similar home except 1118 has 2 car garage, we have 1 car. -1663 Lambers (house next door) valued at \$127,490 exact same size and bed/bath.				

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) James Boyd Title (if agent) Member

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3rd day of February 2026

Notary [Signature]



ANDREA SANCHEZ
Notary Public, State of Ohio
My Commission Expires
July 11, 2028
COMMISSION: 2023-RE-865963

FEB - 4 2026

Tax year 2025 BOR no. 2025-047
County Clark Date received 2/4/26

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2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 740-438-0887, JBOYD.432@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			Address of property		
101-05-00031-106-033 010			841 Edgewick Rd.		
7. Principal use of property Rental Home					
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
101-05-00031-106-033 010	130,000		168,180		(38,180)
9. The requested change in value is justified for the following reasons: 842 Edgewick Dr. (across street) valued at \$128,790 home has more square footage and same bed/bath.					

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.

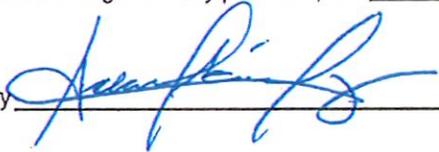
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) James Boyd Title (if agent) Member

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3rd day of February 2026

Notary 



ANDREA SANCHEZ
Notary Public, State of Ohio
My Commission Expires
July 11, 2028
COMMISSION: 2023-RE-865963

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1256 CHALET AVE

Map ID: 010-05-00031-204-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER		GENERAL INFORMATION	
ARCH CITY REALTY GROUP LLC		Routing No.	BSW3-C1 046-00
		Class	Residential
		Living Units	1
		Neighborhood	010R0004
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	
		Tax District	Bethel Township Tisd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	80 115		29,940
Total Acres: .2112		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,480	29,940	29,940	0	29,940
Building	46,170	131,920	131,920	0	111,960
Total	56,650	161,860	161,860	0	141,900

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

Entrance Information

Date	ID	Entry Code	Source
07/08/24	LB	10-Adv	3-Other
07/06/18	JHR	R-Review	3-Other
12/14/17	KRT	10-Adv	3-Other
11/02/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
11/01/11	ABC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/28/22	145,000	2-Land & Building	0-Valid Sale
06/21/16	87,500	2-Land & Building	0-Valid Sale
04/08/16	29,500	2-Land & Building	S-Sheriff
05/22/13	57,000	2-Land & Building	2-Not Open Market

Deed Reference

Deed Reference	Deed Type	Grantor
		BOPREY CHRISTOPHER & DESTINY
		MC HOME REMODELING LLC
		WAGNER CARLA A
		GRAY CHAD E & CARLA A WAGNER

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:
 PARK LAYNE MANOR SEC 2 PT 1
 257

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1256 CHALET AVE

Parcel Id: 010-05-00031-204-001

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	6-Al/Inyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1961	Full Baths	1
Eff Year Built	2000	Half Baths	0
Year Remodeled	2017	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		

Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Brmt Gar	

Stacks
Pre-Fab

Misc

Qty

Grade C-
CDU GD-GOOD
Market Adj
% Complete
Cost & Design 0

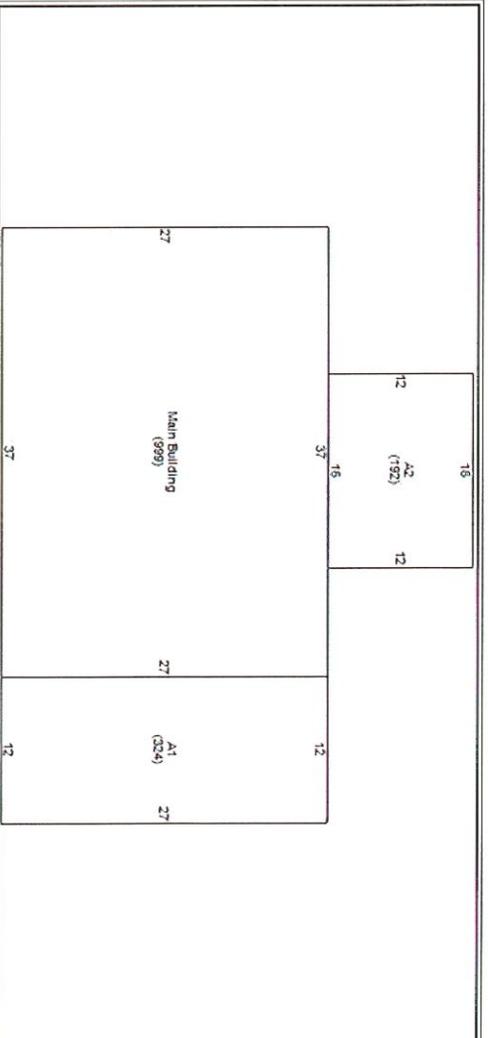
Functional
Economic
% Good Ovr
NBHD Fact 1

Dwelling Computations

Base Price	136,900	% Good	94
Plumbing		Market Adj	
Basement	-8,900	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	128,000	Adj Factor	11,600
Ground Floor Area	999		
Total Living Area	999	Dwelling Value	131,920

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					999						11,300
2		59			324						1,100
3		26			192						

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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1669 LAMBERS DR

Map ID: 010-05-00031-106-023

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

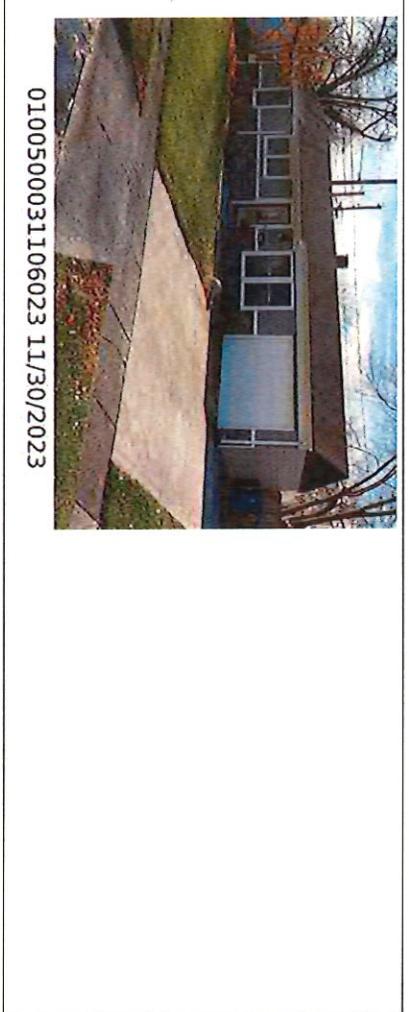
Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER	GENERAL INFORMATION
ARCH CITY REALTY GROUP LLC	Routing No. BSW3-B1 153-00 Class Residential Living Units 1 Neighborhood 010R0004 District Zoning Alternate Id Tax District Bethel Township Tisd
CAUV	
Field Review Flag:	

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 71	100		26,190
Total Acres: .163		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,170	26,190	26,190	0	26,190
Building	45,490	129,970	129,970	0	106,110
Total	54,660	156,160	156,160	0	132,300

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

Entrance Information

Date	ID	Entry Code	Source
07/05/24	LB	10-Adv	3-Other
07/06/18	JHR	R-Review	3-Other
02/20/18	LA	7-Quality Check	3-Other
12/12/17	KRT	10-Adv	3-Other
11/07/11	ABC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/07/18	COUNTY	FD CK	Nvc		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
11/08/22	142,000	2-Land & Building	0-Valid Sale
03/18/19	103,000	2-Land & Building	0-Valid Sale
10/02/18			
08/02/18			

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:
PARK LAYNE MANOR SEC 1 PT 2
93

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 841 EDGEWICK RD

Map ID: 010-05-00031-106-033

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

ARCH CITY REALTY GROUP LLC

GENERAL INFORMATION

Routing No. BSW3-B1 143-00
 Class Residential
 Living Units 1
 Neighborhood 010R0004
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500031106033 11/30/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	84 120	.	31,340

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,970	31,340	31,340	0	31,340
Building	47,890	136,840	136,840	0	119,080
Total	58,860	168,180	168,180	0	150,420

Total Acres: .2314

Legal Acres: 0.0000

NBHD Fact: 1.0000

Value Flag 1-COST APPROACH

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied N

Entrance Information

Date	ID	Entry Code	Source
07/05/24	LB	10-Adv	3-Other
07/06/18	JHR	R-Review	3-Other
12/12/17	KRT	10-Adv	3-Other
11/07/11	ABC	2-Information At Door	3-Other
10/02/05	RS		1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/02/21	21-0661B		NEW HOME		Closed Permit
06/27/19	19-0217B		DEMO		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/29/20	12,000	2-Land & Building	0-Valid Sale
07/23/07	59,700		0-Valid Sale
07/01/05			
08/01/81	24,700		

Deed Reference

WD-General Warranty Deed
 Grantor MURPHY DONNA G ROCHE
 HARDEN OLETA ELIZABETH
 HARDEN D C & O ELIZABETH

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:
 PARK LAVYNE MANOR SEC 1 PT 2
 84
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 841 EDGEWICK RD

Parcel Id: 010-05-00031-106-033

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

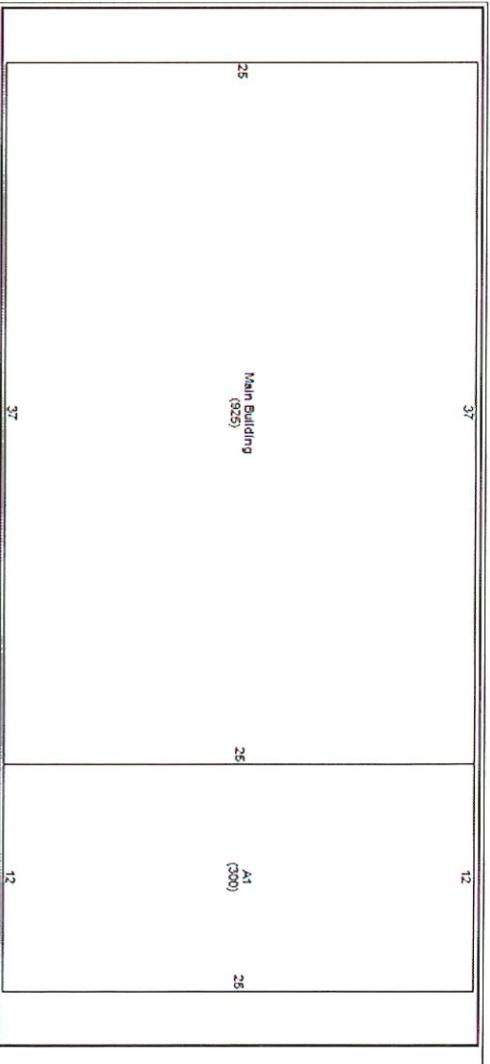
Story height	1	Total Rooms	5
Exterior Walls	6-Alu/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	2021	Full Baths	1
Eff Year Built		Half Baths	2
Year Remodeled		Addl. Fixtures	5
Kitchen Remod		Total Fixtures	5
Bath Remod	1-None		
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	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	GD-GOOD	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	130,070	% Good	100
Plumbing		Market Adj	
Basement	-8,460	Functional	
Heating	4,630	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	126,240	Adj Factor	1
		Additions	10,600
Ground Floor Area	925		
Total Living Area	925	Dwelling Value	136,840
Building Notes			

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					925						
1		59			300						10,600

Outbuilding Data

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

Condominium / Mobile Home Information

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