

FEB 11 2026

Tax year 2025 BOR no. 2025-048
County Clark Date received 2/11/2026

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		Bruce & Ann Lemley	148 Lawnview Ave. North Hampton, Oh ⁴⁵³⁴⁹	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
937-206-2165				
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		
270010000 2102007		148 Lawnview Ave. North Hampton, Oh 45349		
7. Principal use of property <u>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	
270010000 2102007	\$ 98,210.00	162,120.00	65.07% 63.91052	
9. The requested change in value is justified for the following reasons:				
<p>We seniors living on a fixed income. There has been no significant changes on our street so why have values increased?</p>				

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 2/11/26 Complainant or agent (printed) Bruce C. Lemley Title (if agent) _____

Complainant or agent (signature) Bruce C. Lemley

Sworn to and signed in my presence, this February 11th day of February 2026
(Date) (Month) (Year)

Notary [Signature]



Michael S. Ray
Notary Public, State of Ohio
My Commission Expires:
December 29, 2029

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 148 LAWNVIEW AVE

Map ID : 270-01-00002-102-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/12/26

CURRENT OWNER

LEMLEY BRUCE C & LU ANN

GENERAL INFORMATION

Routing No. KSE6-B2 003-00
 Class Residential
 Living Units 1
 Neighborhood 270R0000
 District
 Zoning
 Alternate Id
 Tax District North Hampton Corp Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2700100002102007 11/24/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .3600			26,760
Total Acres: .36		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,370	26,760	26,760	0	26,760
Building	47,380	135,360	135,360	0	126,330
Total	56,750	162,120	162,120	0	153,090
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
10/28/24	EB	10-Adv	3-Other
08/03/18	TAS	R-Review	3-Other
12/11/17	ASH	10-Adv	3-Other
12/20/11	TAS	5-Occupant Not Home	3-Other
10/27/05	RS		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/89	74,200					LOTTON RAYNER B & JANE ANN
08/20/87	61,000					

Property Factors

Topo: 1-Level
 Utilities: 2-Public Water
 Street/Road: 1-Paved
 Traffic: 1-Light
 4-Gas
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SPENCE & DRESHER ADDITION
 2
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 148 LAWNVIEW AVE

Parcel Id: 270-01-00002-102-007

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/12/26

Dwelling Information

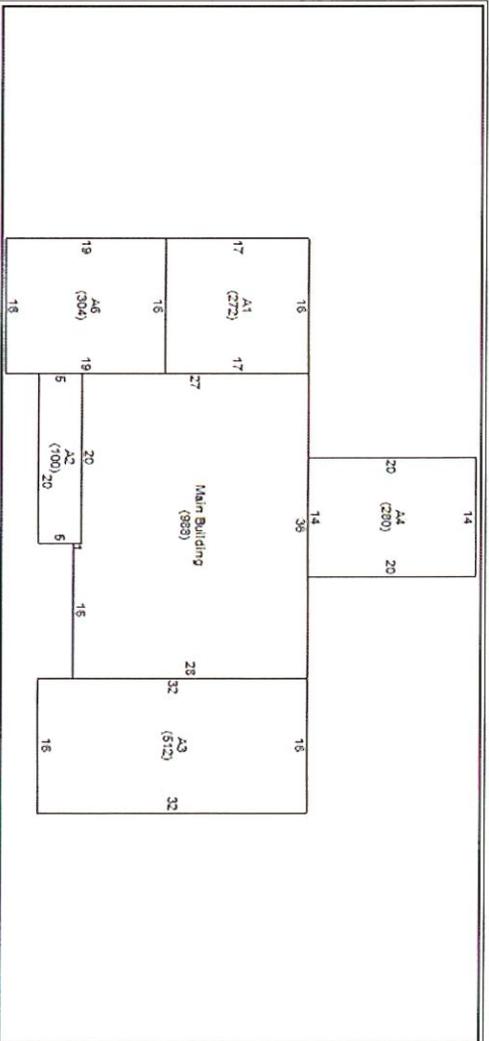
Story height	1	Total Rooms	8
Exterior Walls	6-ALV/myl	Bedrooms	4
Style	03-Ranch	Family Rooms	1
Year Built	1954	Full Baths	2
Eff Year Built	1981	Half Baths	0
Year Remodeled	1981	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type		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	142,960	% Good	60
Plumbing	4,300	Market Adj	
Basement	-4,080	Functional	
Heating	5,090	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	148,270	Adj Factor	1
Ground Floor Area	988	Additions	46,400
Total Living Area	1,772	Dwelling Value	135,360

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					988						19,800
1	58	35			272						3,500
2		25	54		100						37,400
3		58	35		512						5,400
4			25		280						11,300
6			59		304						

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)	