

FEB - 4 2026

Tax year 2025 BOR no. 7075-049
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		
340-07-00033-301-010			128 Sturgeon St.		
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		
340-07-00033-301-010	80,000	107,540	(27,540)		
9. The requested change in value is justified for the following reasons: 235 Basset Dr. (home in neighborhood) sold for \$57,500 on 10/3/2024, same condition and it had additional half bathroom.					

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) *James Boyd*

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

Notary *Andrea Sanchez*



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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 128 STURGEON ST

Map ID: 340-07-00033-301-019

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

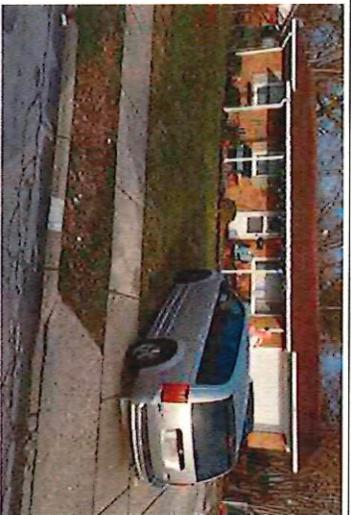
Routing No. 0033-01 152-00
 Class Residential
 Living Units 1
 Neighborhood 340R0073
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033301019 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	72 120		14,910

Total Acres: .1983

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,220	14,910	14,910	0	14,910
Building	32,420	92,630	92,630	0	65,870
Total	37,640	107,540	107,540	0	80,780

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
05/14/24	LB	10-Adv	3-Other
04/12/18	GBL	R-Review	3-Other
11/22/17	GSK	10-Adv	3-Other
08/15/11	DLY	5-Occupant Not Home	3-Other
03/24/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/27/21	72,000	2-Land & Building	0-Valid Sale
12/13/06	60,000		0-Valid Sale
05/01/98	49,900		
05/25/90	41,000		

Deed Reference	Deed Type	Grantor
		BLAKE MANDALYNN R
		MULLEN FLORA M
		ROBINSON ANITTA

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:
 SOUTHGATE ADD 3 SEC 1
 15776
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 128 STURGEON ST

Parcel Id: 340-07-00033-301-019

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 02/05/26

Dwelling Information

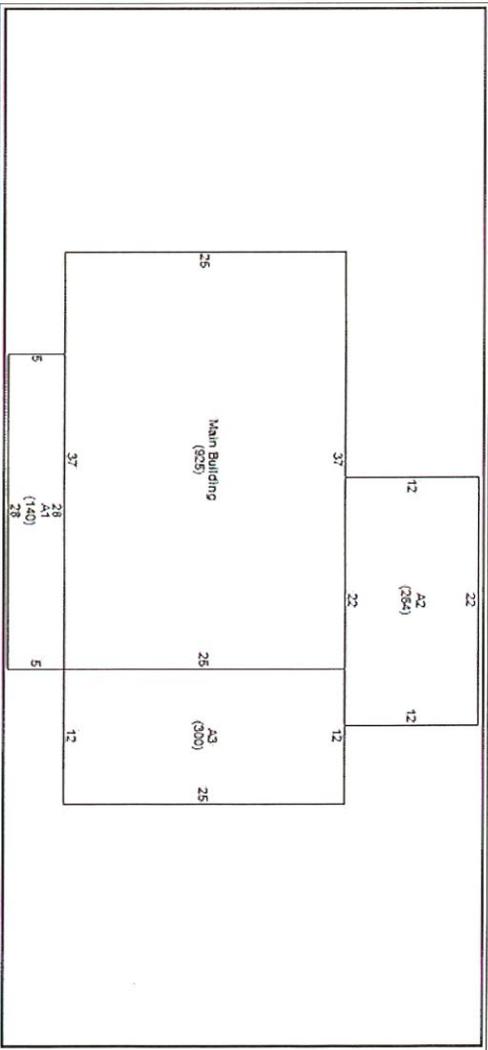
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1959	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	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	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	137,880	% Good	60
Plumbing		Market Adj	
Basement	-8,460	Functional Economic	
Heating	4,630	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	134,050	Additions	12,200
Ground Floor Area	925		
Total Living Area	925	Dwelling Value	92,630
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					925						5,900
1		1			140						1,600
2		26			264						12,900
3		59M			300						

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)