

FEB - 4 2026

Tax year 2025 BOR no. 2025-050
County Clark Date received 2/4/26

DTE 1
Rev. 12/22

HILLARY HAMILTON **Complaint Against the Valuation of Real Property**
AUDITOR

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	
030-05-00035-114-032		934 Firwood Dr.	
030-05-00035-406-010		405 Kennison Ave.	
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
030-05-00035-114-032	120,000	135,270	(15,270)
030-05-00035-406-010	130,000	140,150	(10,150)
9. The requested change in value is justified for the following reasons: -932 Firwood (house next door) valued at \$121,050. Exact same size and bed/bath. -302 Flora Ave (house directly behind) valued at \$126,100 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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 934 FIRWOOD DR

Map ID: 030-05-00035-114-032

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

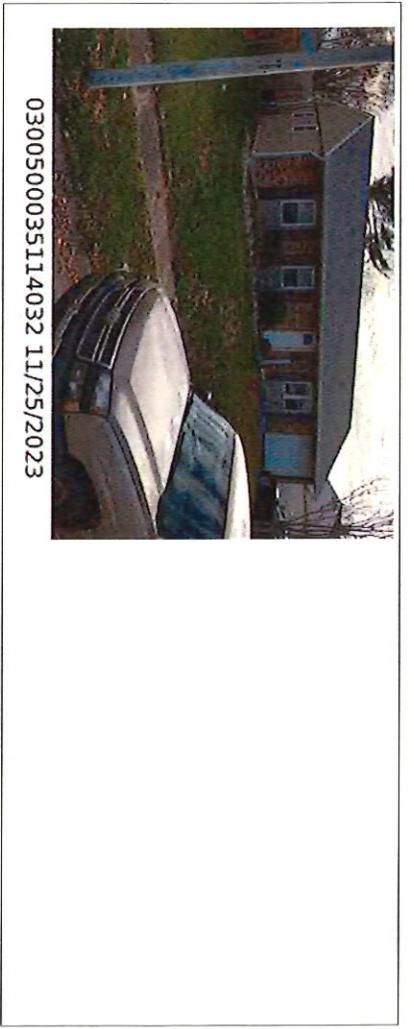
Printed: 02/05/26

CURRENT OWNER	
ARCH CITY REALTY GROUP LLC	-0986
CAUV	Field Review Flag:

GENERAL INFORMATION	
Routing No.	BNW5-A1 35A-10
Class	Residential
Living Units	1
Neighborhood	030R0003
District	
Zoning	
Alternate Id	
Tax District	New Carlisle Corp Tisd

Property Notes

Note Codes:



Land Information				
Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	70 125		26,920
Total Acres: .2009		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	9,420	26,920	26,920	0	26,920
Building	37,920	108,350	108,350	0	92,970
Total	47,340	135,270	135,270	0	119,890
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
08/28/24	KQ	10-Adv	3-Other
06/22/18	CPS	R-Review	3-Other
12/07/17	ANM	10-Adv	3-Other
01/23/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
12/07/11	MAG	5-Occupant Not Home	3-Other

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History			
Transfer Date	Price	Type	Validity
06/23/22	101,000	2-Land & Building	2-Not Open Market
09/27/13	84,000	2-Land & Building	0-Valid Sale
05/29/07	87,900		0-Valid Sale
05/10/05	81,000		0-Valid Sale

Deed Reference			
Deed Reference	Deed Type	Grantor	Addl. Tieback:
SV-Survivorship Deed		WOELFER TIMOTHY S WOELFER JASON M & THERESA M LAMOTHE BRANDON A FOURMAN GARY L & DONNA R	

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Legal Description

Parcel Tieback: - -
 Range - Township - Section: - -
 Legal Descriptions: SILVERLAKE ESTATES SEC 4
 299

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 934 FIRWOOD DR

Parcel Id: 030-05-00035-114-032

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

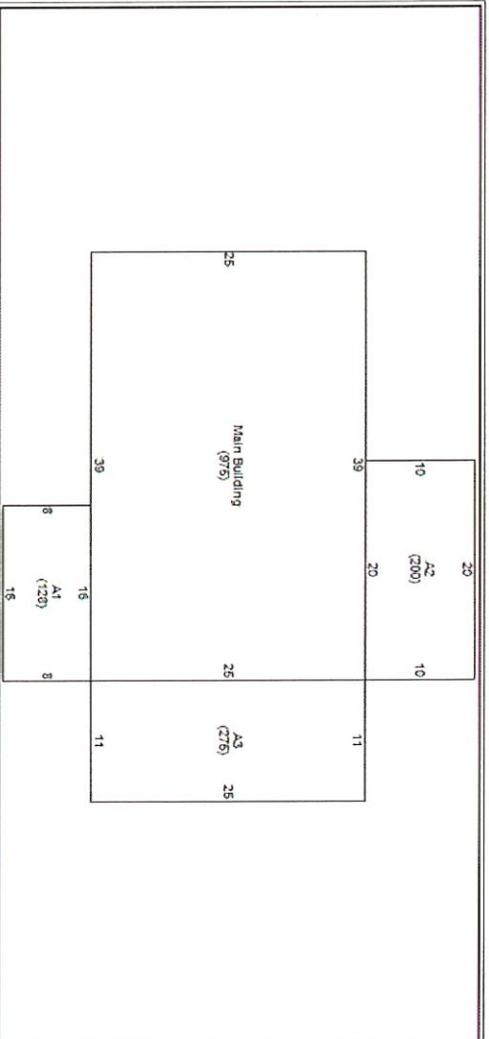
Story height	1	Total Rooms	5
Exterior Walls	6-Al/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1971	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	190
Fuel 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		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	134,730	% Good	74
Plumbing		Market Adj	
Basement	-8,760	Functional	
Heating	4,790	Economic	
Attic	0	% Complete	
Other Features	3,770	C&D Factor	
Subtotal	134,530	Adj Factor	1
		Additions	8,800
Ground Floor Area	975		
Total Living Area	975	Dwelling Value	108,350
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					975						800
1		26			128						1,200
2		26			200						9,900
3		59			275						

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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 405 KENNISON AVE

Map ID: 030-05-00035-406-010

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

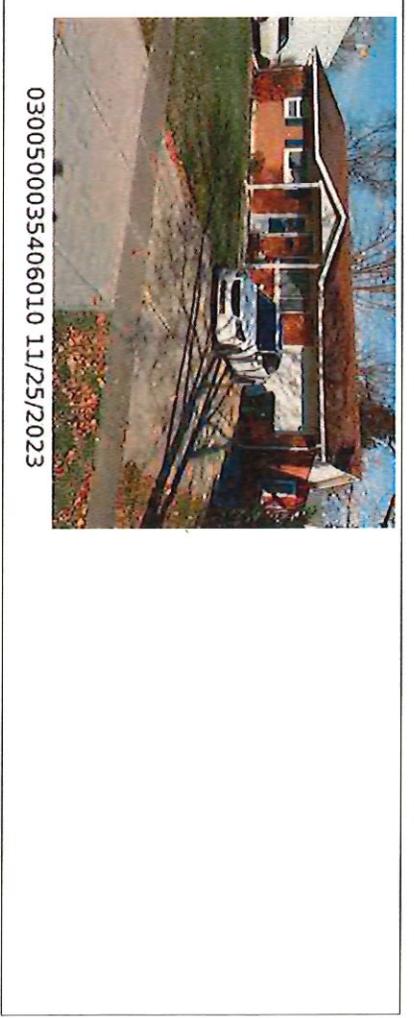
Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER	GENERAL INFORMATION
ARCH CITY REALTY GROUP LLC	Routing No. BNW5-G1 250-00 Class Residential Living Units 1 Neighborhood 030R0006 District Zoning Alternate Id Tax District New Carlisle Corp Tisd
CAUV	
Field Review Flag:	

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	65 125		26,390
Total Acres: .1865		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,240	26,390	26,390	0	26,390
Building	39,820	113,760	113,760	0	100,290
Total	49,060	140,150	140,150	0	126,680

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
09/06/24	KQ	10-Adv	3-Other
06/26/18	RVT	R-Review	3-Other
12/08/17	ASH	10-Adv	3-Other
09/06/17	CTM	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
10/10/05	J1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/27/23	134,000	2-Land & Building	0-Valid Sale
04/23/01			
12/20/95	54,900		

Deed Reference

Deed Reference	Deed Type	Grantor
		CRAWFORD KENNETH P TRUSTEE CRAWFORD KENNETH P

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:
WESTLAKE SUBD SEC 2
54

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 405 KENNISON AVE

Parcel Id: 030-05-00035-406-010

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

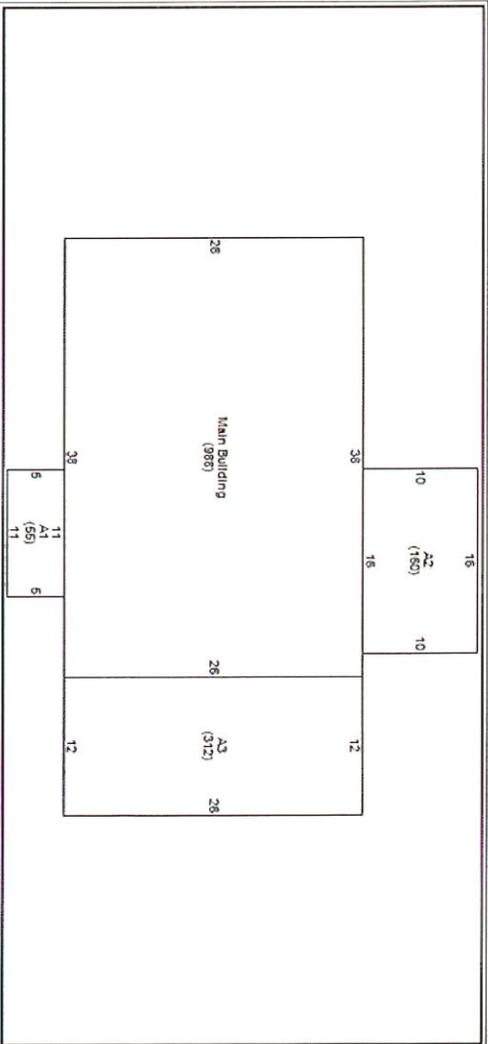
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1960	Full Baths	1
Eff Year Built	1980	Half Baths	0
Year Remodeled	1990	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
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	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	151,540	% Good	69
Plumbing		Market Adj	
Basement	-9,290	Functional	
Heating	5,090	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	147,340	Adj Factor	1
		Additions	12,100
Ground Floor Area	988		
Total Living Area	988	Dwelling Value	113,760
Building Notes			

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						
1		1			55						2,500
2		26			160						1,000
3		59M			312						14,000

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)