

FEB -5 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-051
County CLARK Date received 2/5/2026

DTE 1
Rev. 12/22

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	William Timothy Kula		6100 Fletcher Chapel Rd.
2. Complainant if not owner			So Charleston, OH 45368
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-207-5158 No EMAIL			
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	
130-08-00033-000-063		6100 Fletcher Chapel Rd	
		So. Charleston, OH 45368	
7. Principal use of property <u>Personal</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
130-08-000	\$340,000	407,660	67,660
33-000-063			
9. The requested change in value is justified for the following reasons: <u>Property value Rose over \$4,000. In factoring in 2025 Rose 2.7% - Property Value Rose over 33%</u>			

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 2-5-25 Complainant or agent (printed) WILLIAM SISTER Title (if agent) _____

Complainant or agent (signature) WR Sister

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

Situs : 6100 FLETCHER CHAPEL RD

Map ID: 130-08-00033-000-063

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

SISLER WILLIAM R & JUDITH A

GENERAL INFORMATION

Routing No. HSWS-00 028-00
 Class Residential
 Living Units 1
 Neighborhood 130R00000
 District
 Zoning
 Alternate Id
 Tax District Harmony Township Neisd

Property Notes

Note Codes:



1300800033000063 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			48,050
A-Undeveloped	AC .2300			2,760
A-Right Of Way	AC .1200			
Total Acres: 1.35		Legal Acres: 1.3500	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,780	50,810	50,810	0	50,810
Building	124,900	356,850	356,850	0	359,340
Total	142,680	407,660	407,660	0	410,150

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

Entrance Information

Date	ID	Entry Code	Source
08/06/24	KQ	9-Info Fr E-Mail, Data Mailer, Etc	3-Other
07/30/18	TAS	R-Review	3-Other
12/22/17	AGS	10-Adv	3-Other
01/30/12	DLY	2-Information At Door	1-Owner
09/06/06	JB		

Permit Information

Date Issued	Number	Price Purpose	Note	Status
10/10/25	PB25-0568	1,800 EFP		Open Permit

Sales/Ownership History

Transfer Date	Price Type	Validity
04/29/97		

Deed Reference	Deed Type	Grantor
130/1628		

Property Factors

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

6-Low
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 06 - 33
 Legal Descriptions:
 N W P T S E Q R

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6100 FLETCHER CHAPEL RD

Parcel Id: 130-08-00033-000-063

LUC: 511-SINGLE FAMILY, 0-9,999 AC L

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

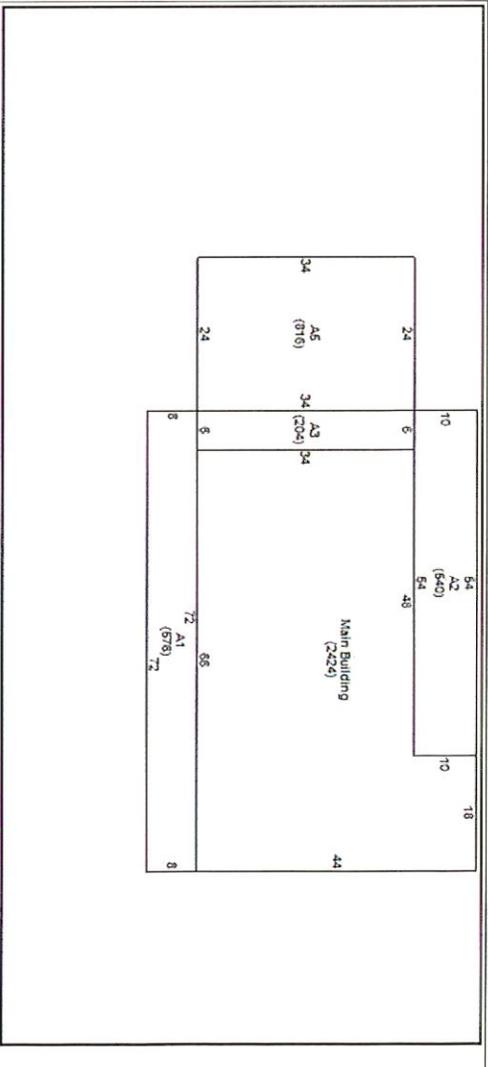
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1998	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	4-Electric	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
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	320,420	% Good	80
Plumbing	4,700	Market Adj	
Basement	0	Economic	
Heating	10,760	% Complete	
Attic	0	C&D Factor	
Other Features	7,517	Adj Factor	1
Subtotal	343,400	Additions	78,200
Ground Floor Area	2,424		
Total Living Area	2,424	Dwelling Value	352,920
Building Notes			

Misc & Gross Building Values

Misc Building No BOR 01-131 Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,424						
1		1			576						27,800
2		1			540						26,000
3		21			204						10,800
4		59M			816						33,300

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP2-4s Cl Wood	2001		32x20	640	C	1	2	A	A			3,930

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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