

FEB -5 2026

Tax year 2025 BOR no. 2025-052  
County Clark Date received 2/5/2026

**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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		KEVIN MARTIN FAMILY TRUST		1688 BENDING TREE NC. 45344	
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-272-9025 IFLYAPL@GMAIL.COM					
5. Complainant's relationship to property, if not owner					
OWNER - TRUSTEE					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
2500100001000030			7051 DETRICK JORDAN		
7. Principal use of property					
TO BE 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	170,000. <sup>00</sup>	200,680	30,680. <sup>-</sup>		
9. The requested change in value is justified for the following reasons:					
SEE COUNTY'S WEB-SITE					
PURCHASED 9-30-25 FOR 170,000					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 9-30-25  
and sale price \$ 170,000.- ; 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 1-18-2026 Complainant or agent (printed) KEVIN MARTIN Title (if agent) TRUSTEE

Complainant or agent (signature) *Kevin L. Martin*

Sworn to and signed in my presence, this 1-18-2026 day of January 2026  
(Date) (Month) (Year)

Notary *Kurt Brewer*



KURT A BREWER  
Notary Public  
State of Ohio  
My Comm. Expires  
May 8, 2026

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 7051 DETRICK-JORDAN PIKE

Map ID: 250-01-00001-000-030

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

**CURRENT OWNER**

MOORE BRANDIE L TRUSTEE

**GENERAL INFORMATION**

Routing No. KSE6-00 054-00  
 Class Residential  
 Living Units 1  
 Neighborhood 250R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Pike Township Nwisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



2500100001000030 11/23/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .6700			41,170
A-Right Of Way	AC .0900			

Total Acres: .76

Legal Acres: 0.7600

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,410	41,170	41,170	0	41,170
Building	55,830	159,510	159,510	0	155,680
Total	70,240	200,680	200,680	0	196,850

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
10/24/24	KQ	10-Adv	3-Other
08/23/18	CPS	R-Review	3-Other
12/13/17	AGS	10-Adv	3-Other
09/11/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
02/22/16	LA	5-Occupant Not Home	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
09/30/25	170,000	2-Land & Building	8-Not Validated
08/27/21			
07/17/18			
07/21/97	60,000		

Deed Reference	Deed Type	Grantor
250/3115	TD-Trustee's Deed FD-Fiduciary Deed QC-Quit Claim Deed	MOORE BRANDIE L TRUSTEE ROWE THOMAS H & LAURA P TRUSTEES ROWE THOMAS H & LAURA P O KEEFFE BELL THOMAS H & LAURIE S

**Property Factors**

Topo: 1-Level  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 03 - 01  
 Legal Descriptions:  
 SEPT SW QR

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 7051 DETRICK-JORDAN PIKE Parcel Id: 250-01-00001-000-030

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

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**CLARK COUNTY**

**Dwelling Information**

Story height	2	Total Rooms	6
Exterior Walls	6-Alt/Vm/yl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1900	Full Baths	2
Eff Year Built	1980	Half Baths	0
Year Remodeled	1980	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		

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 Brnt Gar	

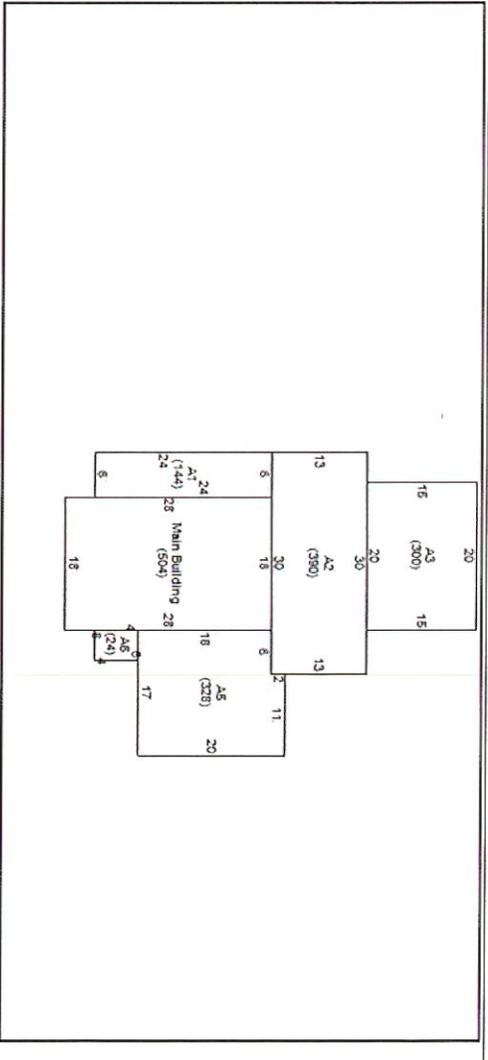
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	130,870	% Good	69
Plumbing	3,900	Market Adj	
Basement	-3,050	Functional	
Heating	4,660	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	136,380	Adj Factor	
		Additions	57,500
Ground Floor Area	504		
Total Living Area	1,726	Dwelling Value	151,600

**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					504						9,100
1		3			144						25,600
2		58	35		390						18,900
4			3		300						21,500
5		58	35		328	2015					1,000
6			1		24						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1978		22X16	352	C	1		A	A			4,250
AP1-4s CI Mt	2000		32X24	768	C	1		A	A			3,660

**Condominium / Mobile Home Information**

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