

FEB -5 2026

Tax year 2025 BOR no. 2025-053
County CLARK Date received 2/5/26

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		DAVID BROWN		7790 WINOHAM RD. TIPP CITY OH 45371	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 937-271-9163 HEADSHED81@AOL.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		
010-05-00009-261-006			7678 W. NATIONAL RD. NEW CARLISLE OH 45344		
7. Principal use of property RESIDENTIAL					
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		
010-05-00009-261-006	\$94,468	\$119,430	\$24,962.00		
9. The requested change in value is justified for the following reasons: I HAVE 3 OTHER PROPERTIES IN CLARK CO. AND THIS ONE IS IN THE WORST CONDITION BY FAR. OTHERS WENT UP 40-45%. THIS ONE WENT UP 80%. TO MUCH					

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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

Status : 7678 W NATIONAL RD

Map ID : 010-05-00009-201-006

LUC: 530-THREE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

BROWN DAVID A TRUSTEE

GENERAL INFORMATION

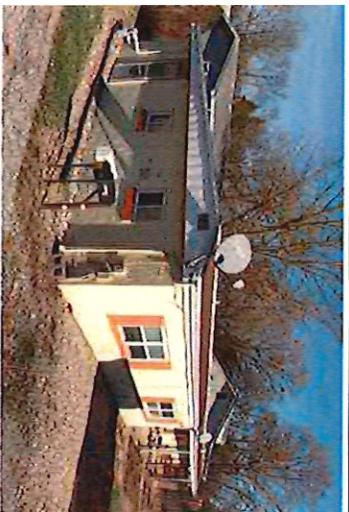
Routing No. BNE1-D1 006-00
 Class Residential
 Living Units 3
 Neighborhood 010R0021
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500009201006 11/24/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC .1000			
A-Homesite	AC .2500			22,950

Total Acres: .35

Legal Acres: 0.3500

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,030	22,950	22,950	0	22,950
Building	33,770	96,480	96,480	0	77,020
Total	41,800	119,430	119,430	0	99,970

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
09/16/24	KQ	10-Adv	3-Other
06/26/18	CPS	R-Review	3-Other
12/07/17	ASH	10-Adv	3-Other
11/22/11	DWP	2-Information At Door	2-Tenant
09/22/05	JB		

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/25/23	62,000	2-Land & Building	R-Related
11/18/03	30,000		
11/18/03	30,000		

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 2-Medium

5-Well

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 09
 Legal Descriptions:
 PT N E OR (LOT 2)
 Addl. Tieback:

Grantor
 BROWN DAVID A
 METZ KENNETH ALAN & MARY JOAN

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 010-05-00009-201-006

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Card: 1 of 1

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Dwelling Information

Story height	1	Total Rooms	12
Exterior Walls	4-Block	Bedrooms	4
Style	15-Triplex	Family Rooms	1
Year Built	1951	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	11
Bath Remod			
Basement	1-None		

Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

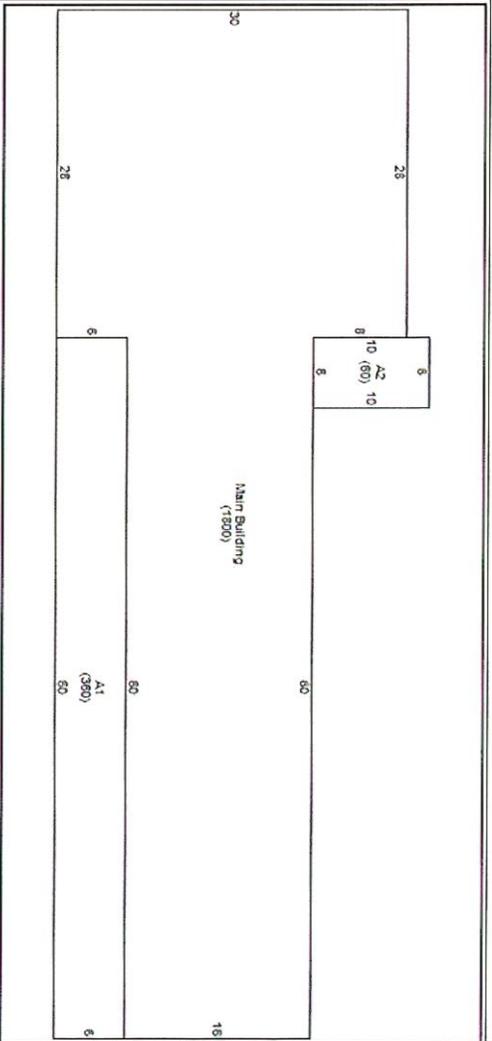
Misc	Qty	Functional Economic	
Grade	D	% Good Ovr	
CDU	AV-AVERAGE	NBHD Fact	1
Market Adj			
% Complete	0		
Cost & Design	0		

Dwelling Computations

Base Price	187,270	% Good	49
Plumbing	7,300	Market Adj	
Basement	-12,170	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	182,400	Additions	7,100
Ground Floor Area	1,800		
Total Living Area	1,800	Dwelling Value	96,480
Building Notes			

Misc & Gross Building Values

Misc Building No: _____ Misc Adjusted Value: _____
 Gross Building: _____



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,800						13,700
1		1			360						800
2		54			60						

Additions

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