

FEB - 9 2026

Tax year 2025 BOR no. 2025-057
County Clark Date received 2/9/2026

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	Douglas T. and Tamara S. Billows	860 South Houston Pike, London, OH 43140	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 740-852-6084 tsbillows@yahoo.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		
7. Principal use of property Primary Residence			
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
1301504214000003	\$273,570	\$283,200	\$9,630
9. The requested change in value is justified for the following reasons: The property description included a full, finished basement. We have a partial unfinished basement. I spoke with Shayne Gray at your office and the changes have been made to the property description.			

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 2/03/2026 Complainant or agent (printed) Tamara S. Rillows Title (if agent) _____

Complainant or agent (signature) *Tamara S. Rillows*

Sworn to and signed in my presence, this 3rd day of February 2026
(Date) (Month) (Year)

Notary *Lisa Connor*



LISA CONNOR
Notary Public
State of Ohio
My Comm. Expires
September 18, 2028

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 860 S HOUSTON PIKE

Map ID: 130-15-04214-000-003

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

Card: 1 of 1

Tax Year: 2025

Printed: 02/10/26

CURRENT OWNER

BILLOWS DOUGLAS T & TAMARA S

GENERAL INFORMATION

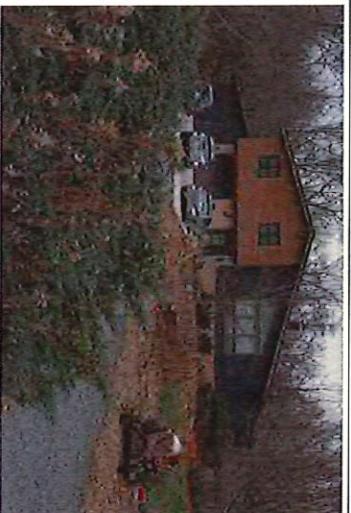
Routing No. HNE6-00 007-00
 Class Residential
 Living Units 1
 Neighborhood 130R0000
 District
 Zoning
 Alternate Id
 Tax District Harmony Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1301504214000003 12/3/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			48,050
A-Undeveloped	AC 8.6100			103,420
A-Right Of Way	AC .2800			
Total Acres: 9.89		Legal Acres: 9.8900	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	53,010	151,470	151,470	0	151,470
Building	46,110	131,730	131,730	0	123,130
Total	99,120	283,200	283,200	0	274,600

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
08/07/24	KQ	10-Adv	3-Other
08/01/18	TAS	R-Review	3-Other
12/22/17	EFH	10-Adv	3-Other
01/18/12	DLY	2-Information At Door	1-Owner
09/12/06	RG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/16/89	60,000			130/1522		CRABTREE CHARLES E & BARBARA L
11/01/83	34,800					

Property Factors

Topo: 4-Rolling
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 JOEL STOKES
 4214

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Siteus : 860 S HOUSTON PIKE

Parcel Id: 130-15-04214-000-003

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

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

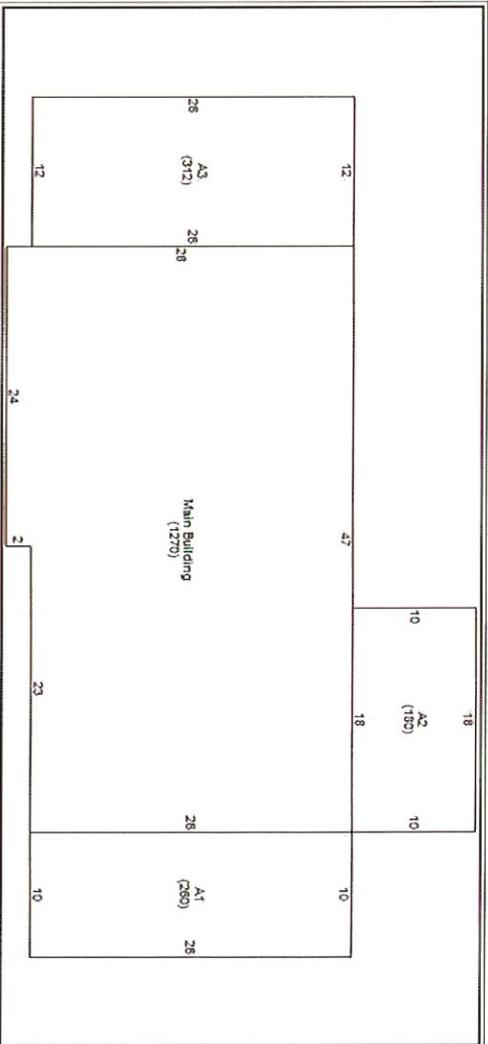
Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	02-SplitTr/Quad-Level	Family Rooms	1
Year Built	1975	Full Baths	1
Eff Year Built	1976	Half Baths	1
Year Remodeled	1976	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	260
Phy. Condition	F-Fair Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	1
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	1
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	169,890	% Good	60
Plumbing	2,900	Market Adj	
Basement	0	Economic	
Heating	6,050	% Complete	
Attic	0	C&D Factor	
Other Features	21,040	Adj Factor	1
Subtotal	199,880	Additions	11,800
Ground Floor Area	1,270		
Total Living Area	1,270	Dwelling Value	131,730
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,270						
1		63			260						7,400
2		25			180						3,500
3		63			312						8,900

Outbuilding Data

Type	Yr Bit	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)