

FEB 10 2026

Tax year 2025 BOR no. 2025-068  
County Clark Date received 2/10/2026

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	JOHN R. FLEMING		4262 MOOREFIELD RD. SPRINGFIELD, OH <sup>45322</sup>	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
937-399-2372				
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		
220-03-00010 -401-016		4262 MOOREFIELD ROAD		
7. Principal use of property 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	
016	80,000	172,490	92,490	
9. The requested change in value is justified for the following reasons:				
WHO, HOW, WHY EVALUATION PROPERTY VALUE				

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 2-10-2026 Complainant or agent (printed) JOHN R. FLEMING Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *John R. Fleming*

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 4362 MOOREFIELD RD

Map ID: 220-03-00010-401-016

LUC: 511-SINGLE FAMILY, 0-9.999 AI

Card: 1 of 1

Tax Year: 2025

Printed: 02/10/26

**CURRENT OWNER**

FLEMING JOHN K

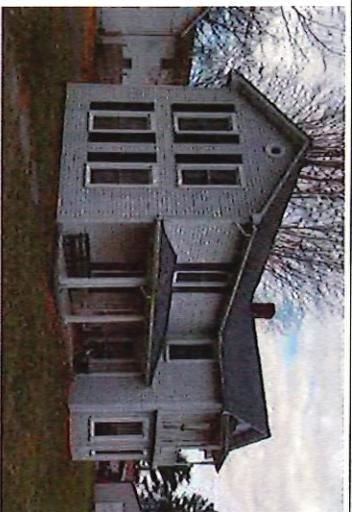
**GENERAL INFORMATION**

Routing No. FNE2-H2 117-00  
 Class Residential  
 Living Units 1  
 Neighborhood 220R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Nelsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



2200300010401016 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .4700			37,120

Total Acres: .47      Legal Acres: 0.4700      NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	12,990	37,120	37,120	0	37,120
Building	47,380	135,370	135,370	0	120,570
Total	60,370	172,490	172,490	0	157,690

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
10/25/24	JL	10-Adv	3-Other
08/13/18	JHR	R-Review	3-Other
12/15/17	DXS	10-Adv	3-Other
09/18/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
11/15/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/14/03				220/2593		FLEMING JOHN K & LINDA S
11/01/79	13,000					

**Property Factors**

Topo: 1-Level  
 Utilities: 4-Gas  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Well  
 5-Sidewalk  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 05 - 10  
 Legal Descriptions:  
 P T S E Q R  
 Addl. Tieback:

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**Dwelling Information**

Story height	2	Total Rooms	8
Exterior Walls	6-Alt/Invl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1891	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
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 Bsmt Gar	
Stacks			
Pre-Fab			

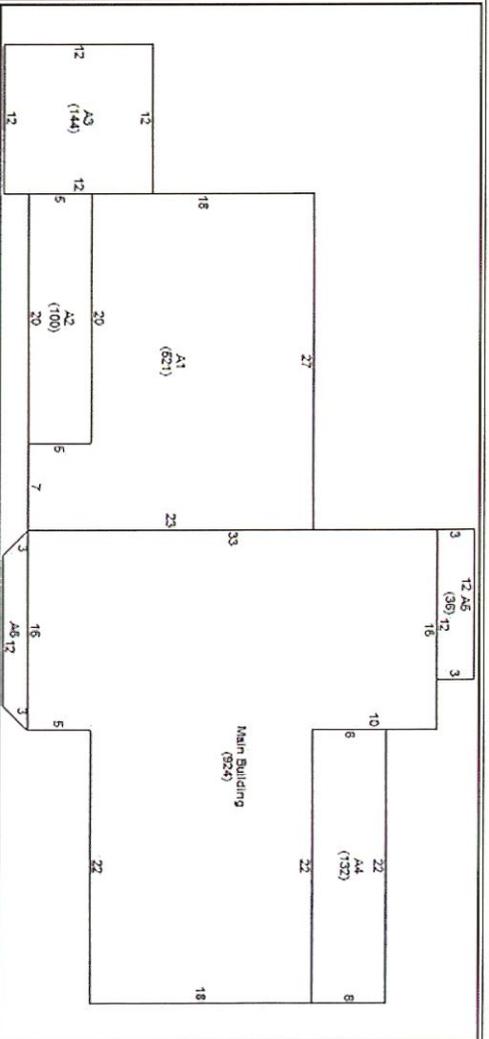
Grade	D+	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	184,840	% Good	54
Plumbing		Market Adj	
Basement	-4,310	Functional	
Heating	6,580	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	187,110	Adj Factor	
		Additions	27,900
Ground Floor Area	924		
Total Living Area	2,433	Dwelling Value	128,940

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					924						
1	58	35			521						34,200
2		1			100						4,000
3		26			144						800
4		1			132						5,300
5	55	35	1		36						4,100
6	55	35	1		28						3,200

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1964		20X24	480	D	1		F	F			3,580
AP1-4s Cl Mtl	1995		32X24	768	D	1		A	A			2,850

**Condominium / Mobile Home Information**

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