

FEB 10 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-059  
County Clark Date received 2/10/26

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	Sharabou Murod	754 Bighorn Dr
2. Complainant if not owner	Ali Abbas	Twin Falls ID 83301
3. Complainant's agent		661 Bowen St Dayton, OH 45410
4. Telephone number and email address of contact person	937-510 6255 Brother - POA	
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
0100500031300011	Dayton - Lakeview Rd

7. Principal use of property vacant land

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
01005000313 00011	\$ 180,000.00	\$ 342,900	\$ 162,900

9. The requested change in value is justified for the following reasons:  
The last year I was pay around \$1700 now HS do things so try to change because is to high for me

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) Ali Abbas Title (if agent) Brother - POA

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

# OHIO REAL ESTATE POWER OF ATTORNEY

PURSUANT TO SECTION 1337.01

I, MUROD SHARAFOV [Full Name], of 754 BIGHORN DR

[Street Address] in the City of TWIN FALLS, State of ID

(the "Principal") hereby appoint ALI ALISULTAN ABBAS [Full Name], of

2669 BLUEFLAG ST [Street Address] in the City of

TIPP CITY, State of OHIO (the "Agent") to act on my

behalf for the purpose set forth in Article I below (Initial and Check the Applicable Types):

## Article I. Assignment of Authority

- **Sale of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

- **Purchase of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

M.S.  - **Management of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at DAYTON LAKEVIEW RD, (ST RT 235) NEW CARLISLE, OH 45344 and with a legal description of PARCEL ID# 0100500031300011. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed

for day-to-day management.

\_\_\_\_\_  - **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

## Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

## Article III. Term

(Initial and Check the Applicable Term):

- a. M.S.  - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 7 day of SEPTEMBER, 2023.
- b. \_\_\_\_\_  - **(Non-Durable Option)** This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. \_\_\_\_\_  - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

## Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

## Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State

of Ohio.

### Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 7 day of SEPTEMBER, 2022.

Principal's Signature Murod Print Name MUROD SHARAFOV

Agent's Signature ALI Print Name ALI ALISULTAN ABBAS

### NOTARY ACKNOWLEDGMENT

STATE OF OHIO  
MONTGOMERY County, ss.

On this 7 day of September, 2022, before me appeared

Murod Sharafov, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Mokhira Makhsudova  
Notary Public

Print Name: Mokhira Makhsudova My commission expires: October 31, 2022



**MOKHIRA MAKHSUDOVA**  
Notary Public, State of Ohio  
My Commission Expires  
October 31, 2022

## Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature  Print Name ALI ALISULTAN ABBAS



CLARK COUNTY OHIO

COMMUNITY & ECONOMIC DEVELOPMENT

3130 East Main St., Springfield, OH 45503, Suite 1A | Phone: 937.621.2160 | Email: communitydevelopment@clarkcountyohio.gov

PROPERTY OWNER AFFIDAVIT

Address: DAYTON LAKEVIW RD, (ST, RT 235) NEW CARLISLE, OH 45344

Parcel No.: 0100500031300011

Acreage:

Agent Name:

Agent Tax Mailing Address:

Agent Phone Number:

Owner Name: MUROD SHARAFOV

Owner Tax Mailing Address: 754 BIGHORN DR TWIN FALLS, IDAHO

Owner Phone Number:

Requested Action: ALI ALISULTAN ABBAS

(to be conducted by

Agent, authorized by owner):

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: X [Signature]

Printed name: MUROD SHARAFOV Date: 01/09/2026

State of Ohio County of MONTHOMERY

The foregoing instrument was acknowledged before me this 9\* day of JANUARY, 2026 by.

MUROD SHARAFOV (name of person acknowledged).

(seal)



DILBAR SHAKHPAZOVA Notary Public State of Ohio My Comm. Expires March 23, 2026

Dilbar Shakhpazova

Notary Public Signature

My commission expires: 03/23/2026

# OHIO REAL ESTATE POWER OF ATTORNEY

I, MUROD SHARAFOV, of 754 BIGHORN DR  
(Street) in the City of TWIN FALLS IDAHO, State of Ohio ("Principal") hereby  
appoint ALI ALISULTAN ABBAS, of 661BOWEN ST  
(Street) in the City of DAYTON, State of OHIO  
("Agent") to act on my behalf for the purpose(s) set forth in Article 1 below.

## ARTICLE 1. ASSIGNMENT OF AUTHORITY

(Initial and Check the Applicable Types):

- **SALE of Real Estate:** My agent is authorized to act on my behalf for the purpose of selling the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying, and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

- **PURCHASE of Real Estate:** My agent is authorized to act on my behalf for the purpose of purchasing the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

M.S  - **MANAGEMENT of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at DAYTON LAKEVIEW RD,(ST RT 235)NEW CARLISLE, OH 45344 and with a legal description of PARCEL ID# 0100500031300011. My agent is authorized to perform all acts related to maintaining the property, including, but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

\_\_\_\_\_  - **REFINANCING of Real Estate:** My agent is authorized to act on my behalf for the purpose of refinancing my debts, including, but not limited to, any debts secured by a mortgage on the lands and premises located at \_\_\_\_\_ and with a legal description of \_\_\_\_\_.  
My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

## ARTICLE 2. DURABLE POWER OF ATTORNEY

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article 3(b).

## ARTICLE 3. TERM

(Initial and Check the Applicable Term):

- a. M.S  - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on 01/09/2027 (mm/dd/yyyy).
- b. \_\_\_\_\_  - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.
- c. \_\_\_\_\_  - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.

## ARTICLE 4. RATIFICATION

I, the Principal, grant my Agent full power and authority to perform all acts on my behalf as I could do if personally present, now ratifying and confirming all that my Agent may do pursuant to this power.

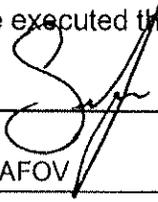
## ARTICLE 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Ohio.

**ARTICLE 6. REVOCATION**

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument on 01/09/2026 (mm/dd/yyyy).

Principal's Signature: X 

Print Name: MUROD SHARAFOV

**ACCEPTANCE BY AGENT**

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature: X 

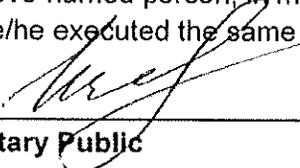
Print Name: ALI ALISULTAN ABBAS

**NOTARY ACKNOWLEDGMENT**

STATE OF OHIO

COUNTY OF MONTGOMERY, ss.

On 01/09/2026 (mm/dd/yyyy), before me appeared MUROD SHARAFOV, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that she/he executed the same as his/her free act and deed.

  
Notary Public

Print Name: Dilbar Shakhpafova My commission expires: March 23, 2026



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : DAYTON-LAKEVIEW RD

Map ID: 010-05-00031-300-011

LUC: 400-COMMERCIAL VACANT LA

Card: 1 of 1

Tax Year: 2025

Printed: 02/11/26

**CURRENT OWNER**

SHARAFOV MUROD

**GENERAL INFORMATION**

Routing No. BSW3-E1 019-00  
 Class Commercial  
 Living Units  
 Neighborhood 010C0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Bethel Township Tisd

**Property Notes**

TY25 CHANGED CLASS TO COMM ZONED B3

Note Codes:

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Primary Site	AC 4.6400			337,790
A-Woodland	AC .7300			5,110
A-Right Of Way	AC .2200			
Total Acres: 5.59		Legal Acres: 5.5900	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	120,020	342,900	342,900	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>120,020</b>	<b>342,900</b>	<b>342,900</b>	<b>0</b>	<b>0</b>

Value Flag 1-COST APPROACH

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



**Entrance Information**

Date	ID	Entry Code	Source
02/10/25	STP	10-Adv	3-Other
09/27/24	JL	10-Adv	3-Other
07/11/18	GSK	R-Review	3-Other
10/26/11	MJT	0-Vac Or Oby Only	3-Other
10/03/05	PJ		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/31/22	180,000	2-Land & Building	0-Valid Sale			MAUFRAN CONSTRUCTION LLC
12/23/20	122,000	2-Land & Building	0-Valid Sale			RODZ BROS CONSTRUCTION & REMODE
07/24/20	254,800	2-Land & Building	M0-Multiple Parcel Sale - Valid			TATONE ROBERT P
02/25/92	150,000			10/503		TATONE MARK S

**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 03 - 31  
 Legal Descriptions:  
 PT W 1/2 S W QR

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : DAYTON-LAKEVIEW RD

Parcel Id: 010-05-00031-300-011

LUC: 400-COMMERCIAL VACANT LANI

Card: 1 of 1

Tax Year: 2025

Printed: 02/11/26

**Dwelling Information**

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade	Functional
CDU	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design	0

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

**Misc & Gross Building Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
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**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)