

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-060
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.

HILLARY HAMILTON
AUDITOR

Attach additional pages if necessary.
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	MICHAEL WAGNER	868 E. McCREIGHT AVE	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-399-3733			
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 RENTAL			
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
340-07-00030-302-018	130,000	143,530	13,530 _{BD}
9. The requested change in value is justified for the following reasons: SQUARE FOOTAGE WAS ESTIMATED OVER ACTUAL NO HEAT OR AIR IN ATTIC DORMER			

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 2-10-26 Complainant or agent (printed) MICHAEL WAGNER Title (if agent) _____

Complainant or agent (signature) Michael Wagner

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 868 E MC CREIGHT AVE

Map ID: 340-07-00030-302-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/11/26

CURRENT OWNER

WAGNER MICHAEL & DEBORAH L

GENERAL INFORMATION

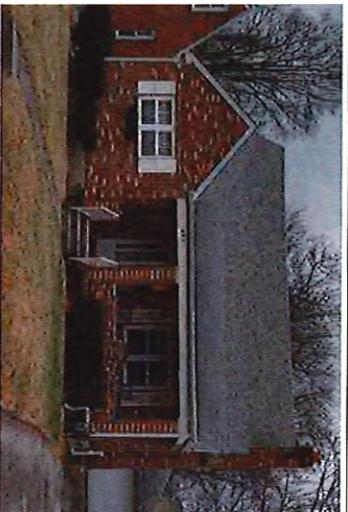
Routing No. 0036-01 004-00
 Class Residential
 Living Units 1
 Neighborhood 340R0031
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sssd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700030302018 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 53 125			16,390

Total Acres: .1521

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,740	16,390	16,390	0	16,390
Building	44,500	127,140	127,140	0	102,920
Total	50,240	143,530	143,530	0	119,310

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
04/15/24	NV	10-Adv	3-Other
06/06/18	GBL	R-Review	3-Other
10/10/17	AGS	10-Adv	3-Other
01/08/13	TT		3-Other
11/07/12		9-Info Fr E-Mail, Data Mailer, Etc	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/03/12	COUNTY	FD CK			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/19/12	36,000	2-Land & Building	2-Not Open Market

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		KRIEG DOROTHY L

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 THE CEDARS
 12498
 Addl. Tieback:

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Parcel Id: 340-07-00030-302-018

LUC: 510-SINGLE FAMILY, PLATTED L

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Dwelling Information

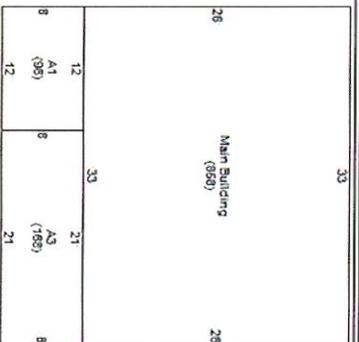
Story height	1.5	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	07-Cape Cod	Family Rooms	0
Year Built	1947	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	181,610	% Good	60
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	6,960	C&D Factor	1
Subtotal	188,570	Adj Factor	10,200
Ground Floor Area	858		
Total Living Area	1,598	Dwelling Value	123,340
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
0					858						
1		35M			96						8,500
3		2			168						8,500

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1955		24X20	480	C	1		P	P			3,800

Condominium / Mobile Home Information

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