

FEB 10 2026

Tax year 2025 BOR no. 2025-061
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	MARY FENT	1063 Keaton St Spfld, Ohio	
2. Complainant if not owner	Peggy Wisch	732 Southfield Ave Spfld 45305	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-244-1190 Peggy.wisch@yahoo.com			
5. Complainant's relationship to property, if not owner			
Daughter			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
3400700028307004		1063 Keaton St.	
7. Principal use of property			
Primary Residents.			
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
3400700028307004	High bid → 54,990 not worth	84,480	29,490
9. The requested change in value is justified for the following reasons:			
OFF Foundationy cant sell in present condition,			

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 NA 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.

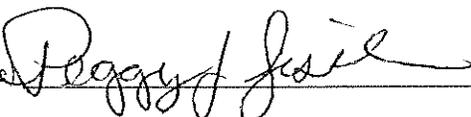
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Peggy Lisch Title (if agent) Daughter

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Nolary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1063 KENTON ST

Map ID : 340-07-00028-307-004

LUC: 510-SINGLE FAMILY, PLATTED

Card : 1 of 1

Tax Year: 2025

Printed: 02/11/26

CURRENT OWNER

FENT MARY V

GENERAL INFORMATION

Routing No. 0028-03 140-00
 Class Residential
 Living Units 1
 Neighborhood 340R0093
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700028307004 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 145			9,240

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,230	9,240	9,240	0	9,240
Building	26,330	75,240	75,240	0	60,650
Total	29,560	84,480	84,480	0	69,890

Total Acres: .1664

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
06/19/24	KQ	10-Adv	3-Other
05/16/18	JHR	R-Review	3-Other
11/28/17	KRT	10-Adv	3-Other
08/05/11	NAC	5-Occupant Not Home	3-Other
03/29/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/05/00						BURNS ESTELLA V
05/25/00						

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 28
 Legal Descriptions:
 S 1/4 KENTON 100 E OF CYPRESS
 Addl. Tieback:

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CLARK COUNTY

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Parcel Id: 340-07-00028-307-004

LUC: 510-SINGLE FAMILY, PLATTED L

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Dwelling Information

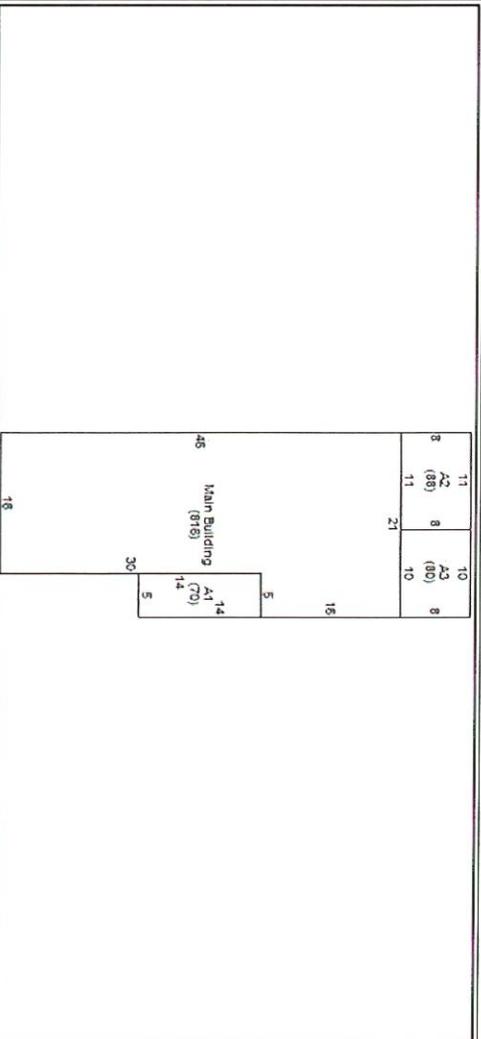
Story height	2	Total Rooms	6
Exterior Walls	6-Alu/Vinyl	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1887	Full Baths	1
Eff Year Built	1949	Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel 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	
Grade	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	161,470	% Good	44
Plumbing	2,400	Market Adj	
Basement	-3,770	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	160,100	Adj Factor	
		Additions	4,800
Ground Floor Area	816		
Total Living Area	1,632	Dwelling Value	75,240
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bld	Eff Yr	ModCd	PH	FV	MA	%Comp	Value
0					816										
1		1			70										2,700
2		3			88										5,200
3		1			80										3,000

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)	