

FEB 12 2026

Tax year 2025 BOR no. 2025-062  
County Clark Date received 2/12/2026

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	Greg McKeever	366 E Cecil St. Springfield OH, 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 614-900-5873 gregmckeever@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	
3400700035207014		366-366 E Cecil St. Springfield, OH 45503	
7. Principal use of property Two family residential (income producing duplex)			
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
3400700035207014	\$118,000	\$145,340	\$27,340
9. The requested change in value is justified for the following reasons:  See attached sheet.			

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 None 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 2-11-26 Complainant or agent (printed) Greg McKeever Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 11<sup>th</sup> day of February 2026  
(Date) (Month) (Year)

Notary 



ELIZABETH I. ANDERSON  
Notary Public, State of Ohio  
My Comm. Expires 05/17/2027

**Owner:** Greg McKeever

**Parcel Number:** 3400700035207014

**Property Address:** 364-366 E Cecil St Springfield, OH 45503

**Tax Year:** 2025

**Re:** DTE Form 1 – Line 9 Explanation (Requested Change in Market Value)

The county's comparable summary and valuation report indicate a weighted estimate and market value of approximately **\$118,000**. The assessed market value of **\$145,340** exceeds the model-indicated market value without parcel-specific justification.

The subject property is a two-family, income-producing residential property. No substantial improvements or changes in condition have occurred within the last three years that would support the assessed increase.

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 364 -366 E CECIL ST

Map ID: 340-07-00035-207-014

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

MC KEEVER GREG E

**GENERAL INFORMATION**

Routing No. 0035-01 014-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0030  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035207014 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 142			19,840

Total Acres: .163

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,940	19,840	19,840	0	19,840
Building	43,930	125,500	125,500	0	98,320
<b>Total</b>	<b>50,870</b>	<b>145,340</b>	<b>145,340</b>	<b>0</b>	<b>118,160</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
04/17/24	LB	10-Adv	3-Other
06/06/18	GSK	R-Review	3-Other
10/05/17	AGS	10-Adv	3-Other
07/28/11	JCW	5-Occupant Not Home	3-Other
02/02/06	AH		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
06/20/18	75,000	2-Land & Building	0-Valid Sale
06/20/18			
09/14/99			

Deed Reference	Deed Type	Grantor
340/6673	AF-Affidavit	TAYLOR REGINA A & JACK K TAYLOR REGINA A TAYLOR JACK K & REGINA

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section:  
 Legal Descriptions:  
 Addl. Tieback:  
 NORTHERN HEIGHTS  
 10339

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 364 -366 E CECIL ST

Parcel Id: 340-07-00035-207-014

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

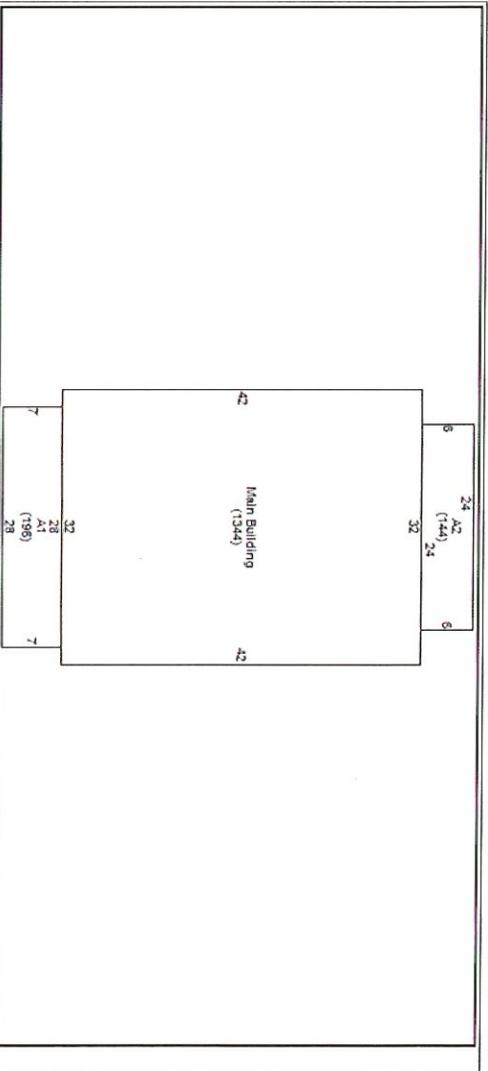
Story height	2	Total Rooms	12
Exterior Walls	6-AlV/vrnl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1916	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-U/fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	225,560	% Good	49
Plumbing	6,100	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	11,610	% Complete	
Other Features	0	C&D Factor	1
Subtotal	243,270	Adj Factor	
		Additions	6,300
Ground Floor Area	1,344		
Total Living Area	2,688	Dwelling Value	125,500
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,344						7,400
1		1			196						5,500
2		1			144						

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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