

FILED
CLARK COUNTY AUDITOR

FEB 13 2026

Tax year 2025 BOR no. 2025-063

DTE 1
Rev. 12/22

HILLARY HAMILTON County Clark Date received 2/13/2026
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	ALAN + SUSAN CAW ^{TRUSTEES}	4444 ST. PARIS PIKE SPENCER OH 45704
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937-926-0801 alancaiw@gmail.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
<u>050020014100001</u>	<u>4444 SAINT PARIS PIKE SPENCER OH 45704</u>

7. Principal use of property

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
<u>050020014100001</u>	<u>\$ 250,000</u>	<u>\$ 389,710</u>	<u>\$ 139,710</u>

9. The requested change in value is justified for the following reasons:
The main dwelling is 1865 building and its location does not support that price

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 2-13-26 Complainant or agent (printed) Alan Cain Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 4444 SAINT PARS PIKE

Map ID: 050-02-00014-100-001

LUC: 511-SINGLE FAMILY, 0-9-999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

CURRENT OWNER

CAIN ALAN & SUSAN

GENERAL INFORMATION

Routing No. GSE3-A2 001-00
 Class Residential
 Living Units
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0500200014I00001 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .8200			44,410
A-Right Of Way	AC .1800			
Total Acres: 1				
Legal Acres: 1.0000				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,540	44,410	44,410	0	44,410
Building	120,860	345,300	345,300	0	320,780
Total	136,400	389,710	389,710	0	365,190

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

Entrance Information

Date	ID	Entry Code	Source
10/03/24	KQ	10-Adv	3-Other
12/08/17	ASH	10-Adv	3-Other
07/27/12	JPH	5-Occupant Not Home	3-Other
11/20/06	JL		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/22/26					QC-Quit Claim Deed	CAIN ALAN & SUSAN
03/20/12	100,000	2-Land & Building			WD-General Warranty Deed	CHURCH OF GOD LAWRENCEVILLE
03/20/12					WD-General Warranty Deed	CHURCH OF GOD TRUSTEES

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 14
 Legal Descriptions:
 N W COR N W QR (11)
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4444 SAINT PARIS PIKE

Parcel Id: 050-02-00014-100-001

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

Dwelling Information

Story height	1	Total Rooms	10
Exterior Walls	2-Brick	Bedrooms	3
Style	13-Other	Family Rooms	2
Year Built	1900	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type		Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext		# Car Bsmt Gar	
Stacks			
Pre-Fab			

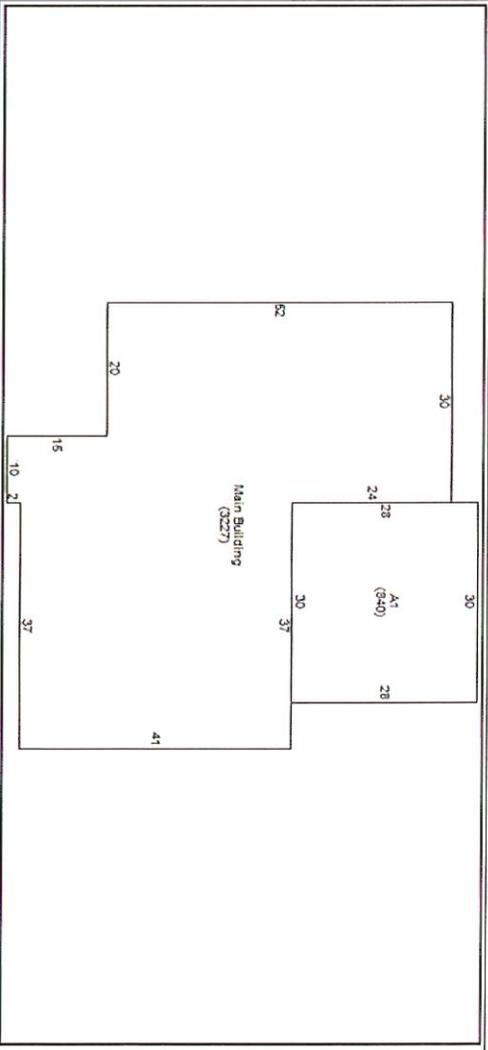
Misc	Qty	Functional Economic	% Good Ovr	NBHD Fact	1
Grade	C				
CDU	AV-AVERAGE				
Market Adj					
% Complete	0				
Cost & Design	0				

Dwelling Computations

Base Price	377,820	% Good	70
Plumbing	7,200	Market Adj	
Basement	0	Economic	
Heating	12,680	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	397,700	Additions	53,600
Ground Floor Area	3,227		
Total Living Area	4,067	Dwelling Value	331,990

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					3,227						
1		35M			840						76,600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI Mt	2018		24X40	960	C	1	2888	A	A			13,310

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)