

FEB 13 2026

Tax year 2025 BOR no. 2025-064
County Clark Date received 2/13/2026

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.

1. Owner of property		Name <u>CURTIS L. TROSS JR</u>		Street address, City, State, ZIP code <u>501 HAZEL BROOK AVENUE SPRINGFIELD OH 45506</u>	
2. Complainant if not owner		Name		Street address, City, State, ZIP code	
3. Complainant's agent		Name		Street address, City, State, ZIP code	
4. Telephone number and email address of contact person <u>(937) 215-6554 TRUSS554C@MAIL.COM</u>					
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>340-06-00004-410-019</u>			<u>824 S. YELLOW SPRING STREET</u>		
7. Principal use of property <u>VACANT</u>					
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>340-06-00004 410-019</u>	<u>41,490</u>	<u>48,230</u>	<u>433,240</u>		
	<u>8,230_{BD}</u>	<u>49,720_{BD}</u>	<u>41,490_{BD}</u>		
9. The requested change in value is justified for the following reasons: <u>THE PROPERTY HAS BEEN VACANT SINCE THE 1970s. ON CITY OF SPRINGFIELD DEMOLITION LIST SINCE 2021. REQUESTING DECREASE TO <u>LAND</u> VALUE.</u>					

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
IF AUDITOR REQUEST

MOTHER DIED IN MAY 2025 AND LEFT LAND TO OLDEST SON.

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.

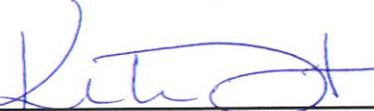
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/13/2024 Complainant or agent (printed) DUSTIN L. TRUSS Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 13th day of Feb 2024

Notary 



Krista Fout
Notary Public, State of Ohio
Commission #: 2023-RE-869450
My Commission Expires 10/12/2028

**PAMELA LITTLEJOHN
CLARK COUNTY TREASURER**

P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

**DUE BY
02/27/2026**

Card Payments
www.clarkcountyohio.gov
or
1-844-729-2974

Scan to Pa



REAL ESTATE TAX: TAX YEAR 2025		PARCEL ID: 340-06-00004-410-019	
<p>22220 2 AV 0.593 CURTIS L TRUSS JR 68 113 501 HAZELBROOK AVE SPRINGFIELD OH 45506-3009</p>		PROPERTY ADDRESS: 824 S YELLOW SPRINGS ST	
		TAX DISTRICT: SPRINGFIELD CORP. SCSD	
		OWNER NAME: (January 1) TRUSS MILDRED E	
		LEGAL DESCRIPTION: N E COR YELLOW SPGS & LIBERTY	
TAX RATES		MARKET VALUE	
EFFECTIVE TAX RATE 62.415427	GROSS TAX RATE 87.840000	Land 8,230	Building 41,490 Total 49,720
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.088107	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.022026	TAXABLE VALUE	
HMSTD RED VALUE 0	CLASSIFICATION C 401	Land 2,880	Building 14,520 Total 17,400
ACRES 0.0000		HOMESTEAD	CAUV Value TIF
DISTRIBUTION		SPECIAL ASSESSMENT	
Clark County 212.09	Springfield Csd 714.67	PROJ # AND DESCRIPTION	DELINQUENT CURRENT
Springfield Clark County Jvsd 59.17	Springfield City 68.03		
Clark County Health & Library Levy 32.06		TOTAL	0.00 0.00
		LAST DAY TO PAY WITHOUT PENALTY 02/27/2026	
		PAYMENTS/CREDITS 0.00	
		TOTAL REAL ESTATE TAX DUE \$543.01	
		FULL YEAR AMOUNT \$1,086.02	

5

27917

**Return this portion with payment
REAL PROPERTY 1st HALF 2025
DUE 02/27/2026**

PROPERTY ADDRESS: 824 S YELLOW SPRINGS ST	PARCEL NUMBER 340-06-00004-410-019
OWNER NAME: TRUSS MILDRED E	
Make Checks Payable to: CLARK COUNTY TREASURER	HALF YEAR \$543.01 FULL YEAR \$1,086.02
	TREASURER'S COPY

000034006000044100190000000000000000543010000108602

**PAMELA LITTLEJOHN
CLARK COUNTY TREASURER**

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SPRINGFIELD, OHIO 45501-1305
937-521-1832

**DUE BY
02/27/2026**

Card Payments
www.clarkcountyohio.gov
or
1-844-729-2974

Scan to Pay



REAL ESTATE TAX: TAX YEAR 2025				PARCEL ID: 340-06-00004-410-018		
<p>22220 2 AV 0.593 CURTIS L TRUSS JR 68 113 501 HAZELBROOK AVE SPRINGFIELD OH 45506-3009</p>				PROPERTY ADDRESS: 820 S YELLOW SPRINGS ST		
				TAX DISTRICT: SPRINGFIELD CORP. SCSD		
				OWNER NAME: (January 1) TRUSS MILDRED E		
				LEGAL DESCRIPTION: E SI YELLOW SPGS 49.16 N OF LIBERTY		
TAX RATES		MARKET VALUE			CURRENT TAXES	
EFFECTIVE TAX RATE 48.815881		Land	Building	Total	Gross Real Estate Taxes 65.00	
GROSS TAX RATE 87.840000		2,110	0	2,110	Tax Reduction -28.88	
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.088293	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.022073	TAXABLE VALUE			Subtotal 36.12	
HMSTD RED VALUE 0	CLASSIFICATION R 500	Land	Building	Total	Non Business Credit -3.20	
ACRES 0.0000		740	0	740	Current Net Real Estate Taxes 32.92	
DISTRIBUTION		HOMESTEAD	CAUV Value	TIF	Current Net Taxes & Asmts (Year) 32.92	
Clark County 5.84					Current Net Taxes & Asmts (Half) 16.46	
Springfield Csd 21.57		SPECIAL ASSESSMENT			PAYMENTS/CREDITS 0.00	
Springfield Clark County Jvsd 1.98		PROJ # AND DESCRIPTION	DELINQUENT	CURRENT	TOTAL REAL ESTATE TAX DUE \$16.46	
Springfield City 2.60					FULL YEAR AMOUNT \$32.92	
Clark County Health & Library Levy 0.93		TOTAL	0.00	0.00		
				LAST DAY TO PAY WITHOUT PENALTY 02/27/2026		

**Return this portion with payment
REAL PROPERTY 1st HALF 2025
DUE 02/27/2026**

PROPERTY ADDRESS: 820 S YELLOW SPRINGS ST	PARCEL NUMBER 340-06-00004-410-018
OWNER NAME: TRUSS MILDRED E	
Make Checks Payable to: CLARK COUNTY TREASURER	HALF YEAR \$16.46 FULL YEAR \$32.92

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 824 S YELLOW SPRINGS ST

Map ID: 340-06-00004-410-019

LUC: 401-APARTMENTS 4-19 RENTA

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER	GENERAL INFORMATION
TRUSS MILDRED E	Routing No. 0004-05 303-00 Class Commercial
CAUV	Living Units 4 Neighborhood 340C2000 District
Field Review Flag:	Zoning Alternate Id Tax District Springfield Corp. Scsd

Property Notes
Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF 4,896			8,230
Total Acres: .1124 Legal Acres: 0.0000 NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,880	8,230	8,230	0	0
Building	14,520	41,490	41,490	0	0
Total	17,400	49,720	49,720	0	0

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
06/12/24	STP	10-Adv	3-Other
03/31/15	MDT	6-Prop Unoccupied At Listing	3-Other
04/24/12	MJR	6-Prop Unoccupied At Listing	3-Other
02/01/06	GS		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
01/31/12	COUNTY-D	DPF			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/18/25						TRUSS MILDRED E
05/03/10					EX-Executor'S/Executrix De	TRUSS CURTIS & MILDRED

Property Factors

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

Legal Description

Parcel Tieback:
Range - Township - Section: 09 - 04 - 04
Legal Descriptions:
N E COR YELLOW SPGS & LIBERTY

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 824 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-410-019

LUC: 401-APARTMENTS 4-19 RENTAL I

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

Dwelling Information

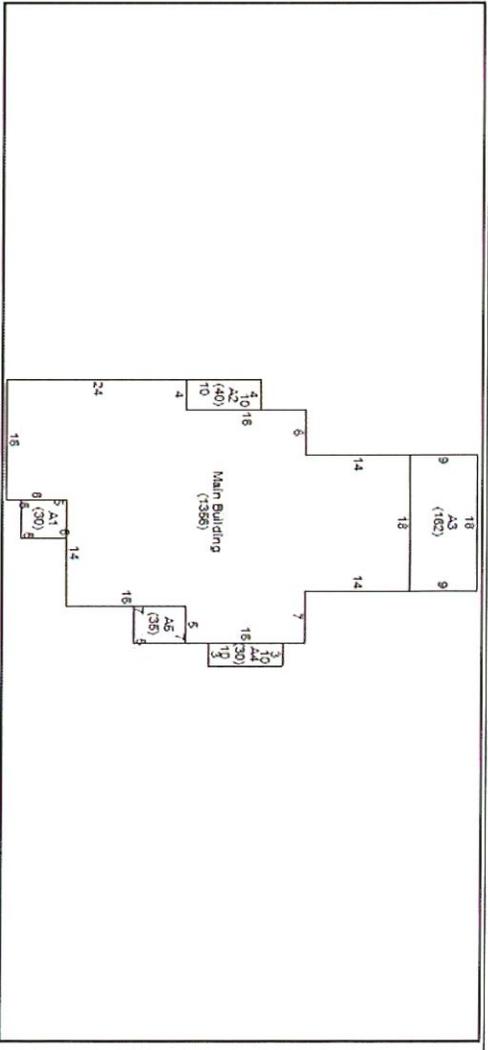
Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	04-Old Style	Family Rooms	1
Year Built	1881	Full Baths	4
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	8
Kitchen Remod		Total Fixtures	22
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	1-None	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		
CDU	V-EXTREMELY POOR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	227,020	% Good	17
Plumbing	20,800	Market Adj	
Basement	0	Functional Economic	
Heating	-10,250	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	237,570	Additions	1,100
Ground Floor Area	1,356		
Total Living Area	2,742	Dwelling Value	41,490
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,356						
1		28			30						700
2		28			40						1,000
3		26			162						900
4		35			30						2,100
5		28			35						900

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
Condo Model
Unit Number
Unit Level

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