

FEB 13 2026

HILLARY HAMILTON
AUDITOR

Tax year 2005 BOR no. 2005-065
County Clark Date received 2/13/2026

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.

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	FAZAL NAILA	962 Selma Rd Springfield OH 45505
2. Complainant if not owner	RASHID MAHMUD	6831 Brodie Blvd Dublin OH 43017
3. Complainant's agent		

4. Telephone number and email address of contact person
614-3295374 - Rashidmahmud@hotmail.com

5. Complainant's relationship to property, if not owner
Brother

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
340-07-00028-309-048	962 Selma Rd Springfield OH 45505

7. Principal use of property
Residence

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
340-07-00028- 309-048	35,000 \$	99,640.	64,640 \$

9. The requested change in value is justified for the following reasons:

- ① The houses besides my home, 957 Selma Rd and 968 Selma Rd, both were sold recently at 37501 \$ and 34960 \$ respectively.
- ② Property is very old and needs lot of upgrading and repairs (including roof & ceiling & floor)

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 2-13-26 Complainant or agent (printed) RASHID MAHMUD Title (if agent) Brother

Complainant or agent (signature) *Rashid Mahmud*

Sworn to and signed in my presence, this 13th day of February 2026
(Date) (Month) (Year)

Notary *Jeremy R Sigler*



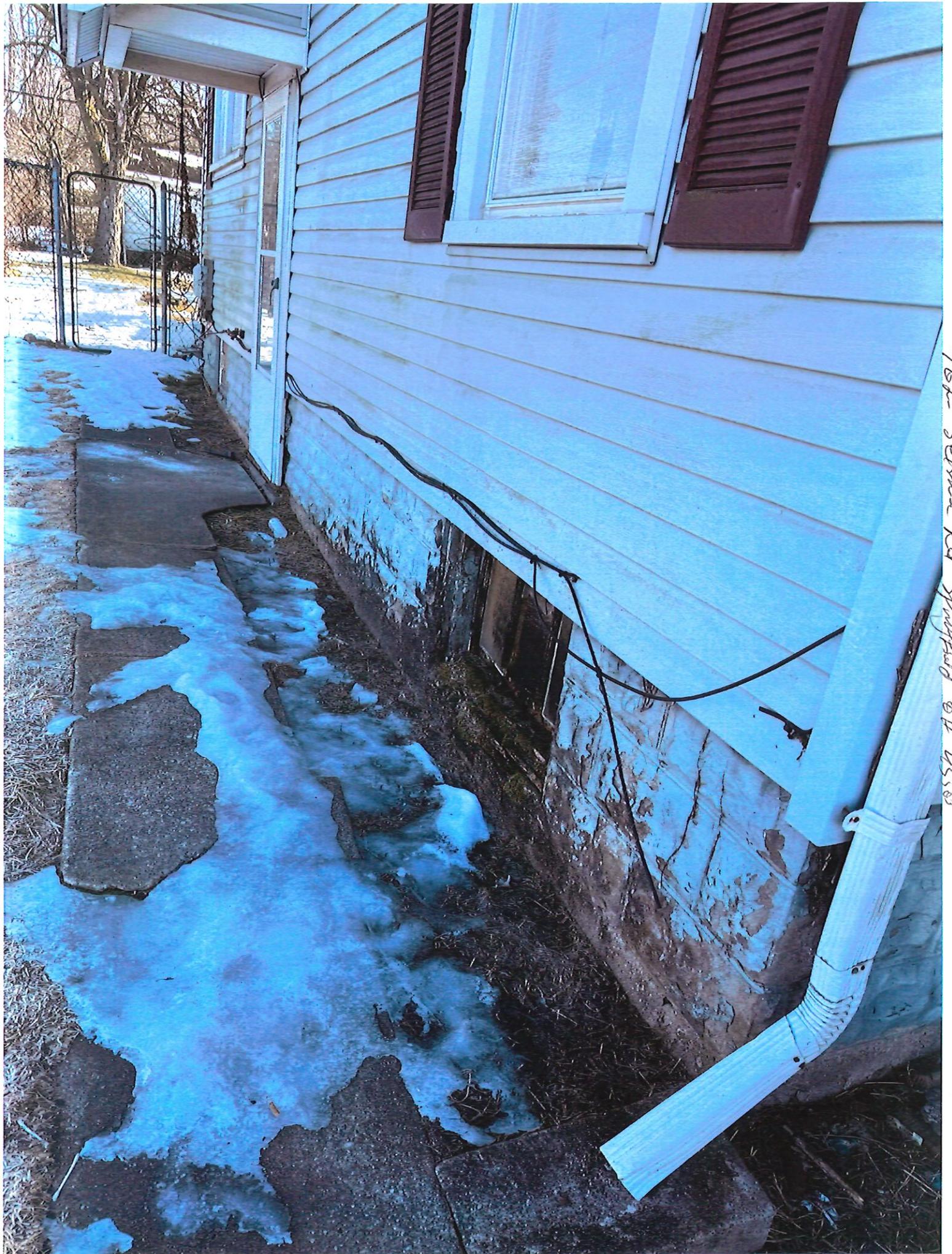
Jeremy R Sigler
Notary Public - State of Ohio
My Commission Expires 2-21-2026



962 - Selma Rd Springfield OH

962- Selma Rd Springfield & H-45505





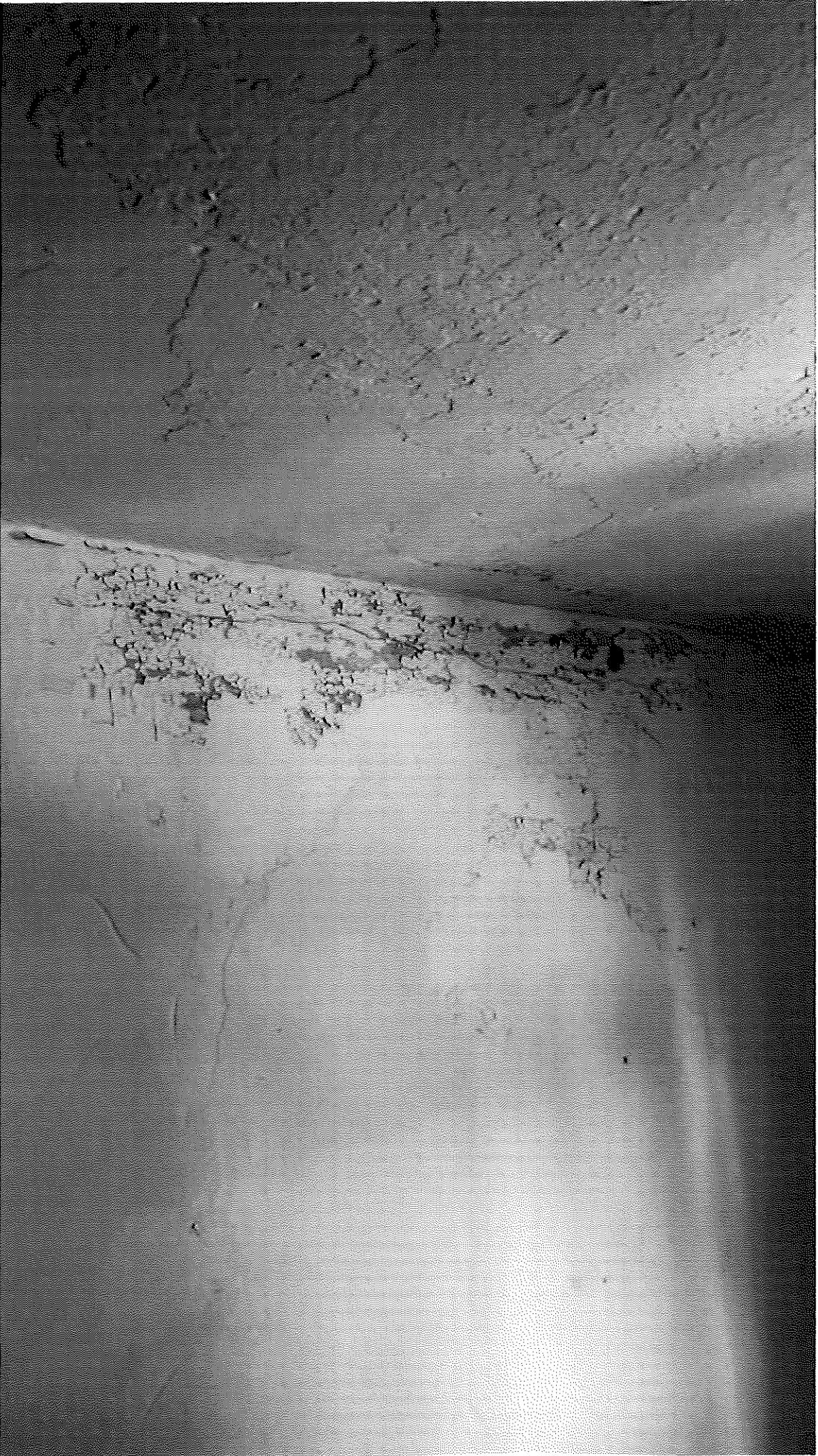
962 Selma Rd Springfield OH 45503



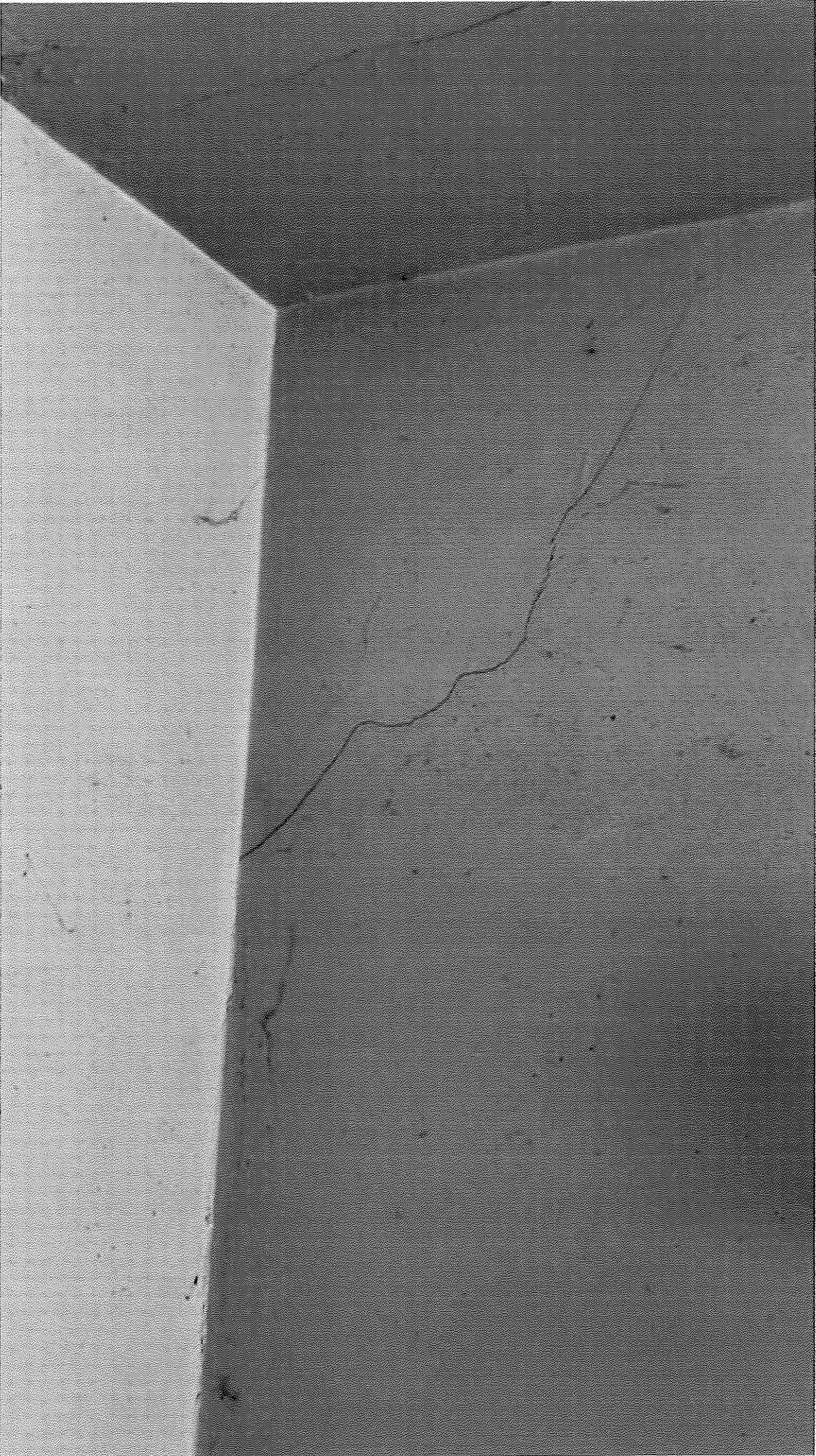
962 Selma Rd Springfield OH 45505



962. Selma Rd Springfield OH 45505



962. Selma Rd Springfield OH 45502



962 - Selma Rd Springfield OH 45565



962. Selma Rd Springfield OH 45505

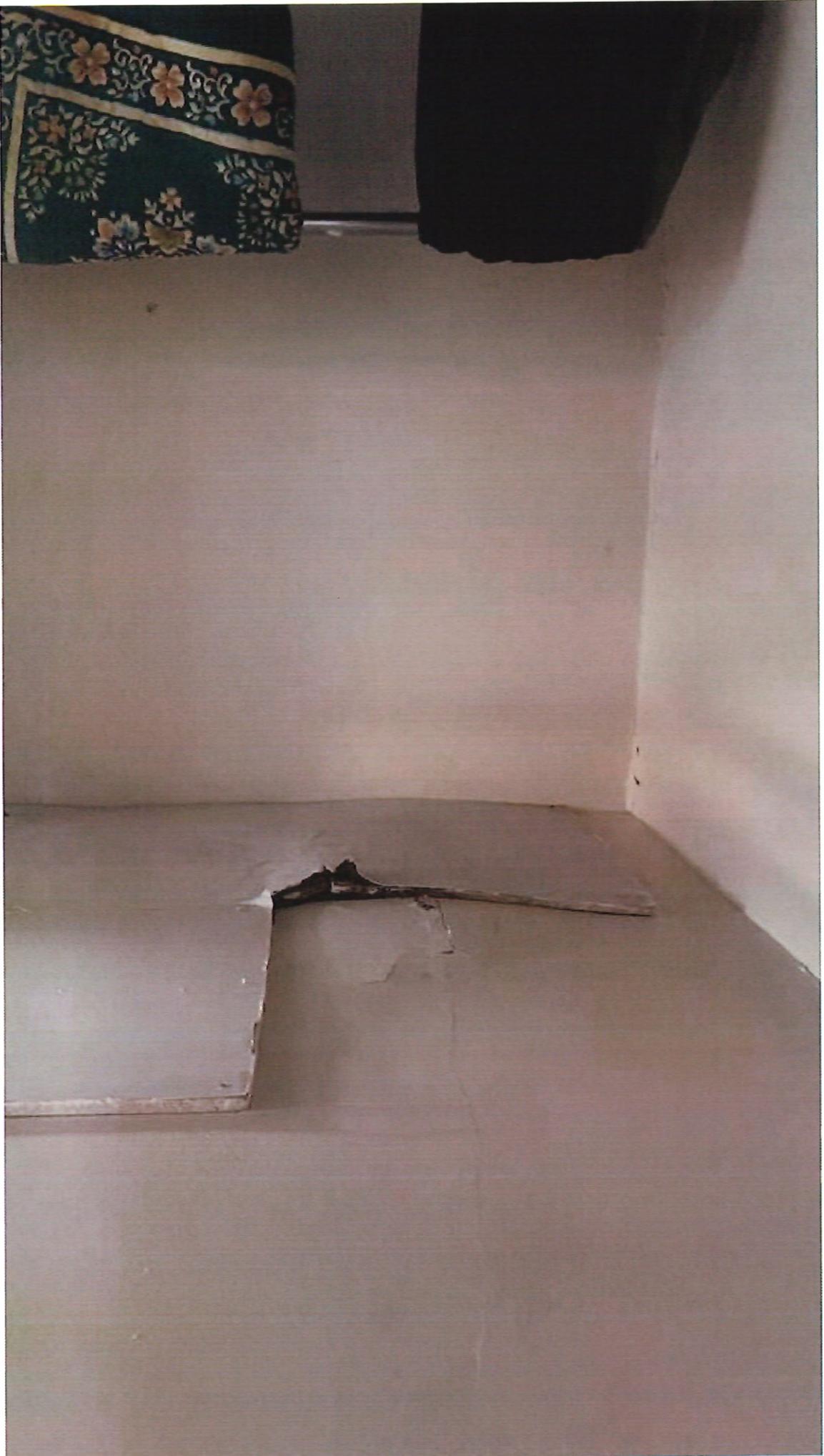
962

Selmer

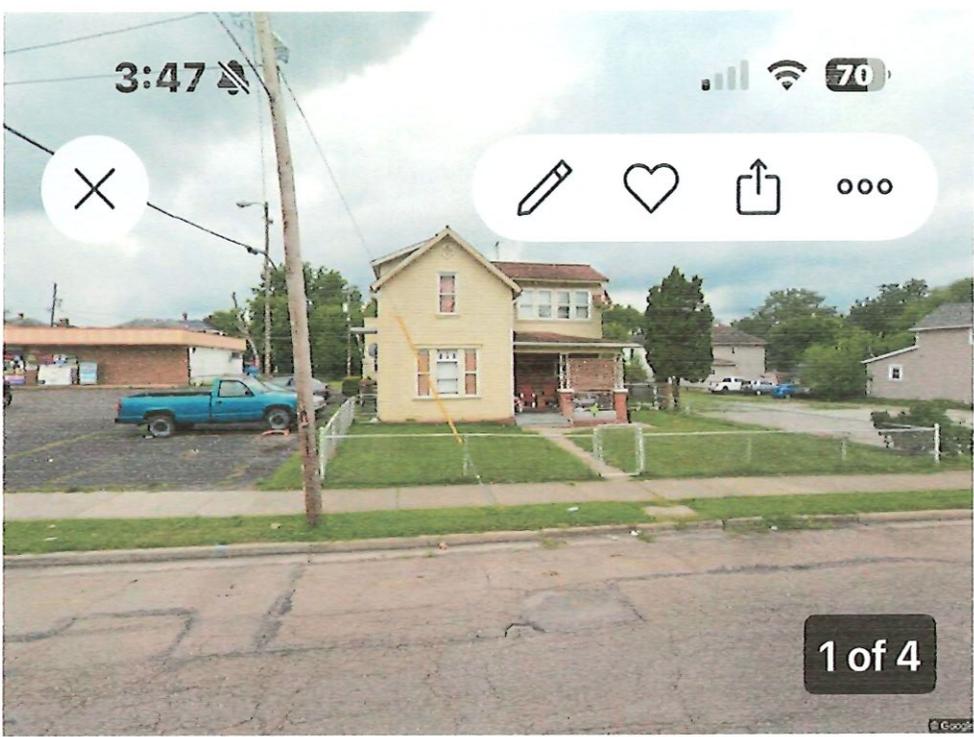
Rd

Springfield OH

415565-



962 - Seher Rd
Springfield OH



● Sold on 07/23/24

Sold: \$37,501

🏠 3 beds 🚿 2 baths 📏 1,828 sqft

957 Selma Rd, Springfield, OH 45505

Est. refi payment: \$263/mo [Refi your loan](#)

Market value

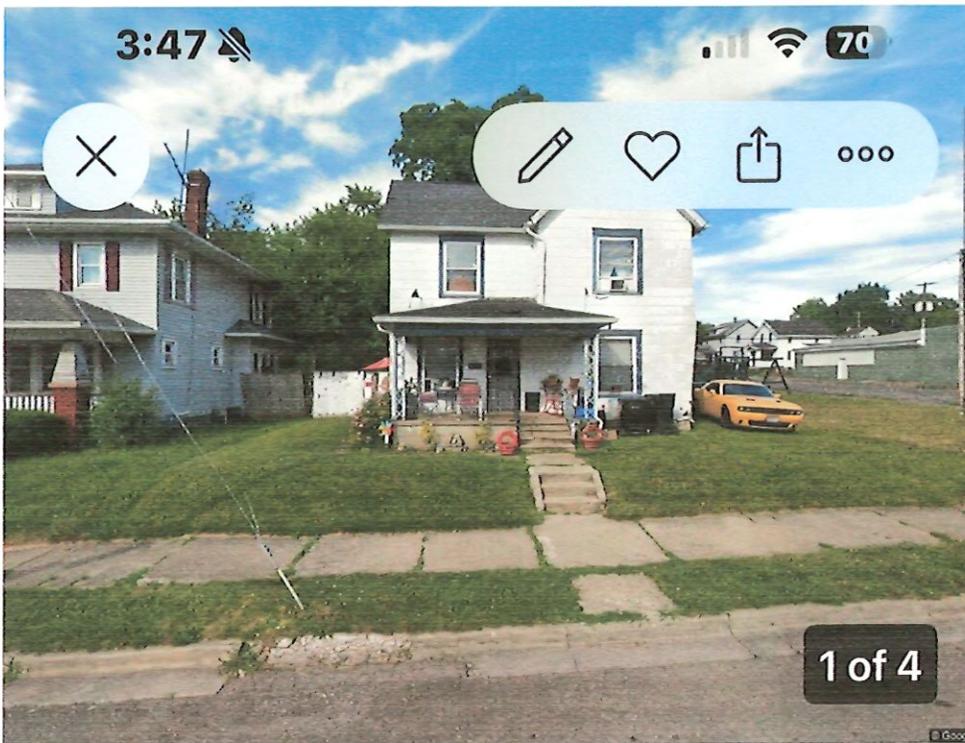
Zestimate® **\$38,700**

-49% in last 2 years

\$39K



Claim this home



● **Off market**

2024 assessed: \$34,960

🏠 3 beds 🚿 1 bath 📏 1,334 sqft

968 Selma Rd, Springfield, OH 45505

Est. refi payment: \$250/mo [Refi your loan](#)

Comparable homes



[Claim this home](#)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 962 SELMA RD

Map ID: 340-07-00028-309-048

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

FAZAL NAILA

GENERAL INFORMATION

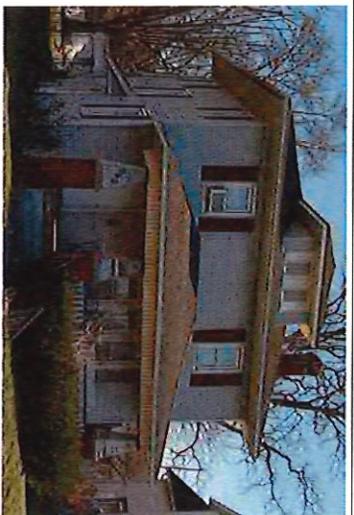
Routing No. 0028-03 156-00
 Class Residential
 Living Units 1
 Neighborhood 340R0093
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700028309048 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	45 150		8,860

Total Acres: .155

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,100	8,860	8,860	0	8,860
Building	31,770	90,780	90,780	0	68,710
Total	34,870	99,640	99,640	0	77,570

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
06/20/24	KQ	10-Adv	3-Other
05/16/18	JHR	R-Review	3-Other
11/28/17	KRT	10-Adv	3-Other
08/05/11	JCW	5-Occupant Not Home	3-Other
03/30/06	AC		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/11/11	18,000	2-Land & Building	2-Not Open Market
02/03/10	14,000	2-Land & Building	2-Not Open Market
12/29/09	10,600		
07/27/09	76,200		S-Sheriff

Deed Reference

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		BAJWA MUHAMMAD & RASHID MAHMUD
SD-Sheriff's Deed		STONECREST INCOME AND OPPORTUNIT
		NATIONSTAR MORTGAGE LLC
		DAGMAN CHARLES D

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 JOHNSON & SCOTT ALL
 3290

Addl. Tieback:

