

Tax year 2025 BOR no. 2025-067
County CLARK Date received 2/13/26

FEB 13 2026

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR

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	DEBRA GUYTON	650 W. SECOND ST., SPFLD, OH 45504	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-450-2502 djcg51@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	
340-06-000016-410-007		450 W. SECOND ST., SPFLD. 45504	
7. Principal use of property - HOME / 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
340-06-000016-410-007	\$ 145,000	185,320	40,320
9. The requested change in value is justified for the following reasons:			

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 2-14-24 and total cost \$ 25,000.

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 2-9-2026 Complainant or agent (printed) DEBRA GUYTON Title (if agent) _____

Complainant or agent (signature) *Debra Guyton*

Sworn to and signed in my presence, this 02/09/2026 day of February 2026
(Date) (Month) (Year)

Notary JAVAN N SMITH



Clark Co. Auditor
PO Box 1325
Springfield, Oh 45501

Debra Guyton, Owner/Complainant
650 W. Second St.
Springfield, Oh 45504

February 4, 2026

Greetings Office of the Auditor,

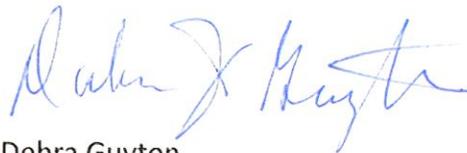
I am writing this letter to accompany my request for a revaluation for my residence of 650 W. Second St., Springfield, Oh 45504 (parcel ID # 340-06-00006-410-007). This has been my home since 1986. I have entered my opinion of the market value with a number of reasons that I would like to explain. First of all, I am retired, I love my home and hope to live here for the rest of my life. I have been able to afford it while working, but I am now on retirement income. As I tell my children, the difference in those two incomes is that when one retires the potential to increase income is lower than when we are young and vital and can go out and seek ways to boost our income. I realize (as I have seen over the years) that taxes do increase. I have to say that I live on a very strict budget and when my costs of living increase I evaluate my income and expenses to see where I can make changes to balance my budget, which is becoming more challenging with the recent exorbitant cost of living.

My evaluation of market value for my home is \$145,000. This home was built 99 years ago and according to records was one of the first houses in the area. This is a good house with 1,088 sq. ft of living space, (the room above the garage does not qualify as living space because it does not have 7 ft ceiling), It is not up to modern standards, such as limited storage space, two small bedrooms, small kitchen, small garage that is too small to house a car and structural issues that are still on my list, which could cost between 30 and 50 thousand dollars. In my

opinion, these things would lower the market value of this house. As noted in the document, I had an update which cost \$25,000. There was a back porch that was literally falling down; could not be repaired. Therefore, I had it replaced with a more solid structure. The result is a fully enclosed porch with a solid foundation. The market return on investment for this type of porch is 60 to 70 percent. Therefore, making the value \$15,000. To me, the value was maintaining a standard of living and maintaining the structure of my home.

These statements have been made with honesty and sincerity.

Thank You,

A handwritten signature in blue ink, appearing to read "Debra Guyton". The signature is fluid and cursive, with the first name "Debra" and last name "Guyton" clearly distinguishable.

Debra Guyton

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 650 W SECOND ST

Map ID: 340-06-00006-410-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

GUYTON DEBRA J

GENERAL INFORMATION

Routing No. 0006-01 003-00
 Class Residential
 Living Units 1
 Neighborhood 340R0012
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sosed

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600006410007 12/14/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	60 150		24,130

Total Acres: .2066

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,450	24,130	24,130	0	24,130
Building	56,420	161,190	161,190	0	141,250
Total	64,870	185,320	185,320	0	165,380

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
04/04/24	NV	10-Adv	3-Other
06/19/18	CPS	R-Review	3-Other
09/19/17	AGS	10-Adv	3-Other
09/15/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
09/09/11	ABC	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/11/14	39,400			QC-Quit Claim Deed		GUYTON D CHRISTOPHER & DEBRA J
11/12/86	29,900					TEHAN JOHN N JR
09/01/84						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 HILLS & DALES ALL
 100

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 650 W SECOND ST Parcel Id: 340-06-00006-410-007

LUC: 510-SINGLE FAMILY, PLATTED L1 Card: 1 of 1 Tax Year: 2025 Printed: 02/18/26

Dwelling Information

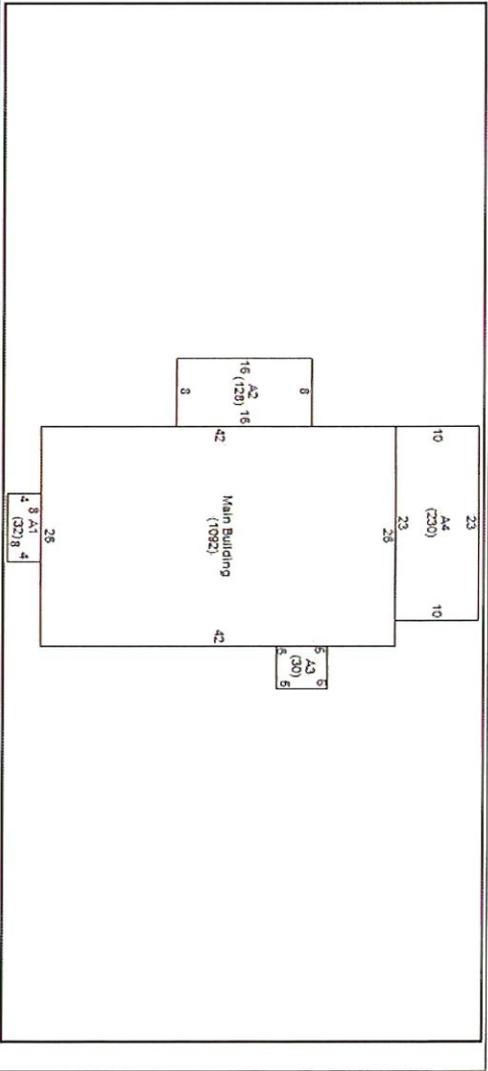
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1927	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	152,920	% Good	76
Plumbing	4,300	Market Adj	
Basement	0	Functional	
Heating	5,440	Economic	
Attic	11,810	% Complete	
Other Features	6,960	C&D Factor	1
Subtotal	181,430	Adj Factor	1
		Additions	23,300
Ground Floor Area	1,092		
Total Living Area	1,322	Dwelling Value	161,190
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,092						
1		28			32						900
2		1			128						5,700
3		1			30						1,300
4	93	35			230						22,700

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