

FEB 17 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-069
County Clark Date received 2/17/2026

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	RONNIE BENTON	2608 LEON LN. SPRINGFIELD OH 45502
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937-964-8775 NO EMAIL

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
050-02-00019-12-001	2608 LEON LN,

7. Principal use of property PRIMARY RES.

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
-001	250,000	258,670	8,670

9. The requested change in value is justified for the following reasons:
OTHER HOUSE NOT THAT HIGH

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 2-17-26 Complainant or agent (printed) RONNIE BENTON Title (if agent) _____

Complainant or agent (signature) Ronnie Benton

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2608 LEON LN

Map ID: 050-02-00019-112-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

CURRENT OWNER

BENTON DIANA L & RONNIE E

GENERAL INFORMATION

Routing No. GSW6-B1 004-00
 Class Residential
 Living Units 1
 Neighborhood 050R0002
 District
 Zoning
 Alternate Id
 Tax District German Township Nwlsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



0500200019112001 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			67,200

Total Acres: 1 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,520	67,200	67,200	0	67,200
Building	67,010	191,470	191,470	0	175,200
Total	90,530	258,670	258,670	0	242,400

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
09/25/24	KQ	10-Adv	3-Other
07/03/18	TAS	R-Review	3-Other
12/11/17	ANM	10-Adv	3-Other
11/18/11	AUS	5-Occupant Not Home	3-Other
08/03/06	N1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/01/85	10,000			50/920		YOUNG T L INC

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 BALLENTINE ACRES
 28 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2608 LEON LN

Parcel Id: 050-02-00019-112-001

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

Dwelling Information

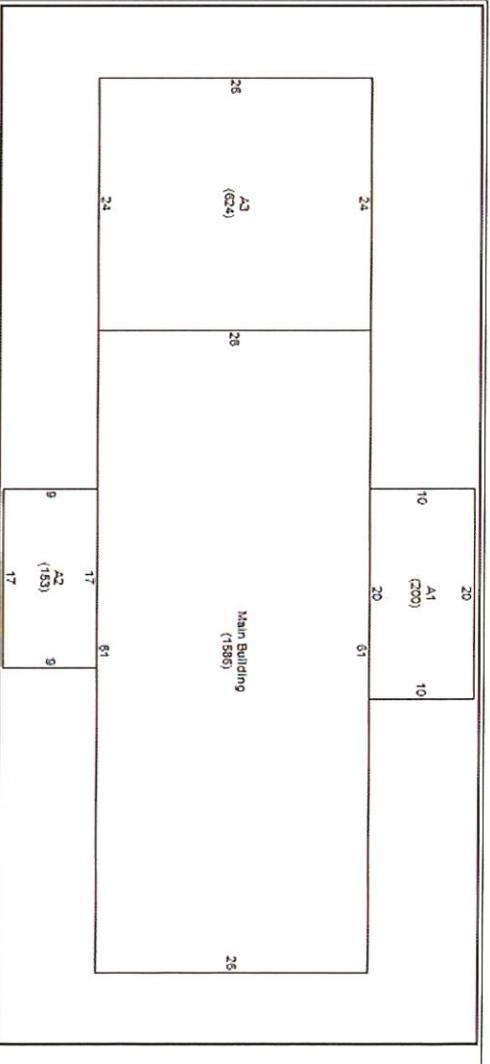
Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1985	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	211,920	% Good	77
Plumbing	4,300	Market Adj	
Basement	-7,000	Functional	
Heating	7,110	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	216,330	Adj Factor	1
		Additions	24,900
Ground Floor Area	1,586		
Total Living Area	1,586	Dwelling Value	191,470
Building Notes			

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					1,586						
1		26			200						1,200
2		1			153						6,800
3		59M			624						24,400

Outbuilding Data

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

Condominium / Mobile Home Information

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