

FEB 17 2026

County Clark Date received 2/17/2026

### 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	<u>Richard E + Nancy J. Woods</u>		<u>4210 Neil Lane Bradenton, FL 34208</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>937-215-3812 or (DIL) at 937-200-4461</u>		<u>NancyJaneWoods@gmail.com or Judy Woods (DIL) at senwoody5@aol.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	
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>170-13-00017- 201-012</u>	<u>\$ 5,370.00</u>	<u>- 0 -</u>	<u>\$ 5,370.00</u>
9. The requested change in value is justified for the following reasons:			
<u>Property in road rightaway should have not been changed.</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

212 Old Springfield Road  
South Charleston Oh  
45368

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 <sup>X</sup> 2/7/26 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) <sup>X</sup> Richard Wood - Nancy Woods

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : S CHARLESTON PIKE

Map ID: 170-13-00017-201-012

LUC: 501-RESIDEN VAC, 0-9.99 AC, 1

Card: 1 of

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

WOODS RICHARD E & NANCY J

**GENERAL INFORMATION**

Routing No. MNW4-D1 020-00  
 Class Residential  
 Living Units  
 Neighborhood 160R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District South Charleston Corp Selsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC 1.0000			
A-Undeveloped	AC .5900			5,370
Total Acres: 1.59		Legal Acres: 1.5900	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,880	5,370	5,370	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>1,880</b>	<b>5,370</b>	<b>5,370</b>	<b>0</b>	<b>0</b>

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
10/18/24	JL	10-Adv	3-Other
07/31/18	RVT	R-Review	3-Other
12/27/17	DXS	10-Adv	3-Other
03/16/12	GMC	0-Vac Or Oby Only	3-Other
11/22/05	RN		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 2-Medium

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 08 - 06 - 17  
 Legal Descriptions:  
 ESI CHILLICOTHE ST (4) ALL IN ROW PER BOR-R DEW  
 Addl. Tieback:

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**Dwelling Information**

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks  
Pre-Fab

Misc Qty

Grade C  
CDU AV-AVERAGE

Market Adj  
% Complete

Cost & Design 0

Functional  
Economic  
% Good Ovr  
NBHD Fact

**Dwelling Computations**

Base Price  
Plumbing  
Basement  
Heating  
Attic  
Other Features  
Subtotal

0

Ground Floor Area  
Total Living Area  
Building Notes

% Good  
Market Adj  
Functional  
Economic  
% Complete  
C&D Factor  
Adj Factor  
Additions

Dwelling Value

**Misc & Gross Bulding Values**

Misc Building No  
Gross Building:

Misc Adjusted Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value

**Outbuilding Data**

Type	Yr Bld	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)