

FEB 17 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-072  
County Clark Date received 2/17/26

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	Yeni Sanchez	400 Roscommon Dr, Springfield, OH 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 702-324-2923 Yenisanchezc@gmail.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	
320-02-00001-200-002		Roscommon Dr	
7. Principal use of property <u>owner occupancy</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
320-02-00001-200-002	30,000	84,940	54,940
9. The requested change in value is justified for the following reasons: There has been no upgrades to the empty lot as there is an easement that goes through the middle of the property and we are not able to build on the lot.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale June 2024  
and sale price \$ 30,000 ; 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.

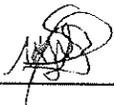
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

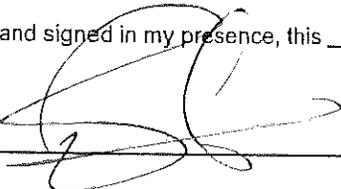
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/9/26 Complainant or agent (printed) Yerli Sanchez Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 9<sup>th</sup> day of FEBRUARY 2026

Notary 



ERIC E THOMAS SR  
Notary Public  
State of Ohio  
My Comm. Expires  
October 30, 2030

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : ROSCOMMON DR

Map ID : 320-02-00001-200-002

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

SANCHEZ YENI

**GENERAL INFORMATION**

Routing No. 0031-02 003-01  
 Class Residential  
 Living Units  
 Neighborhood 320R0011  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Nelsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Undev Homesite	AC 1.0000			84,700
A-Undeveloped	AC .0100			240
Total Acres: 1.01		Legal Acres: 1.0100	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	29,730	84,940	84,940	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>29,730</b>	<b>84,940</b>	<b>84,940</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
07/16/24	LB	10-Adv	3-Other
05/21/18	GSK	R-Review	3-Other
06/11/12	ABC	0-Vac Or Oby Only	3-Other
01/19/06	RG		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/13/24	25,000	1-Land	8-Not Validated		FD-Fiduciary Deed	BURTON ROBERT L JR
08/31/15					WD-General Warranty Deec	PROFESSIONAL INVESTMENT CORPORA
05/14/10					WD-General Warranty Deec	NIFORD LLC
09/23/03						

**Property Factors**

**Legal Description**

Topo:  
 Utilities:  
 Street/Road:  
 Traffic:

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 NIFORD SUBD  
 18955  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : ROSCOMMON DR

Parcel Id: 320-02-00001-200-002

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

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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	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade A	
CDU GD-GOOD	
Market Adj	Functional Economic
% Complete	% Good Ovr
Cost & Design 0	NBHD Fact

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional Economic
Heating	% Complete
Attic	C&D Factor
Other Features 0	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

**Misc & Gross Building Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Additions**

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