

FEB 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.
HILLARY HAMILTON
AUDITOR

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	William & Glenda Bailey		732 Mound St. Spfld, OH 45505
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		gsuebailey@yahoo.com	
937 322-3839 (home)		937-450-5078 (cell)	
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	
340-07-00028-106-059		732 Mound St., Spfld, OH 45505	
7. Principal use of property <u>residential</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
340-07-00028-106-059	35,860 ⁻	55,860 ⁻	-20,000 ⁻
9. The requested change in value is justified for the following reasons: There is no way the property increased in value by \$18,200 ⁻ in ONE YEAR			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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) William P Bailey
Glenda S Bailey Title (if agent) _____

Complainant or agent (signature) *Glenda S Bailey William P Bailey*

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

Notary *Datum*



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 732 MOUND ST

Map ID : 340-07-00028-106-059

LUC : 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

BAILEY WILLIAM P & GLENDA S

GENERAL INFORMATION

Routing No. 0028-04 027-00
 Class Residential
 Living Units 1
 Neighborhood 340R0098
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Ssd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700028106059 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	99 198		6,360

Total Acres: .45

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,230	6,360	6,360	0	6,360
Building	17,330	49,500	49,500	0	44,450
Total	19,560	55,860	55,860	0	50,810

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
06/11/24	LB	10-Adv	3-Other
12/19/18	LA	A-Estimated	3-Other
05/14/18	GSK	R-Review	3-Other
12/20/17	LA	5-Occupant Not Home	3-Other
11/20/17	KRT	10-Adv	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/28/07	24,900		B-Bank Sale
06/11/07	16,700		S-Sheriff
07/01/02			

Deed Reference

Deed Type: SD-Sheriff's Deed
 Grantor: FEDERAL NATIONAL MORTGAGE ASSOC
 PAULEY FRANKLIN D SR & VICKIE

Property Factors

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

1-Level

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 FOOS ALL
 631
 Addl. Tieback:

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Dwelling Information

Story height	1	Total Rooms	6
Exterior Walls	6-Al/Vinyl	Bedrooms	3
Style	05-Bungalow	Family Rooms	0
Year Built	1856	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	1-None	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

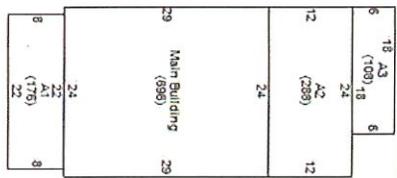
Base Price	86,420	% Good	35
Plumbing		Market Adj	
Basement	0	Economic	
Heating	0	% Complete	
Attic	13,850	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	100,270	Additions	11,400
Ground Floor Area	696		
Total Living Area	1,262	Dwelling Value	46,490
Building Notes			

Misc & Gross Bulding Values

Misc Building No
Gross Building:
Misc Adjusted Value

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					696						5,900
1		1			176						20,800
2	55	35			288						5,700
3		3			108						

Additions



Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS1-Frame Shed	2018		21x22	462	D	1		A	A			3,010

Condominium / Mobile Home Information

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