

FILED
CLARK COUNTY AUDITOR

FEB 17 2026

Tax year 2025 BOR no. 2025-074
County Clark Date received 2/17/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

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.

1. Owner of property		Name <u>JAMES M. MACDONALD</u>		Street address, City, State, ZIP code <u>275 Brookside Dr, New Castle OH</u>	
2. Complainant if not owner				<u>45344</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-251-7244</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		
<u>010-05-00004-400-014</u>			<u>6802 W. NATIONAL RD.</u>		
7. Principal use of property <u>RESIDENTIAL HOUSE</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		
<u>010-05-00004-400-014</u>	<u>35,000_{BD}</u>	<u>128,370_{BD}</u>	<u>93,370_{BD}</u>	* Per Phone call 2/16/26	
9. The requested change in value is justified for the following reasons: <u>HOUSE + DETACH GARAGE ARE IN NEED OF REPAIR. PROPERTY HAS BEEN VACANT FOR OVER 12 YEARS.</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

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 2/11/2026 Complainant or agent (printed) JAMES M. MacDONALD Title (if agent) N/A

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 11th day of February 2026

Notary Carol Ruschau



CAROL RUSCHAU
Notary Public, State of Ohio
My Commission Expires:
09/14/28

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6802 W NATIONAL RD

Map ID: 010-05-00004-400-014

LUC: 511-SINGLE FAMILY, 0-9-999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

MACDONALD JAMES M

GENERAL INFORMATION

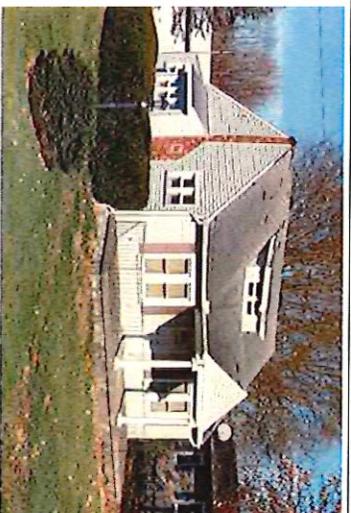
Routing No. BNE2-G2 006-00
 Class Residential
 Living Units 1
 Neighborhood 010R0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500004400014 11/24/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC .1000			
A-Homesite	AC .7000			45,480
Total Acres: .8		Legal Acres: 0.8000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,920	45,480	45,480	0	45,480
Building	29,010	82,890	82,890	0	63,950
Total	44,930	128,370	128,370	0	109,430

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
09/04/24	JL	10-Adv	3-Other
07/10/18	RVT	R-Review	3-Other
11/17/17	ANM	10-Adv	3-Other
12/01/11	MAG	5-Occupant Not Home	3-Other
09/20/05	JB		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/08/13	COUNTY	FD CK			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/28/14	25,000	2-Land & Building	S-Sheriff
02/12/14		2-Land & Building	S-Sheriff
07/15/13	36,700	2-Land & Building	S-Sheriff
07/21/97	75,000		

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 2-Medium
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 04
 Legal Descriptions:
 W MID PT S E QR
 Addl. Tieback:
 Grantor
 PMC REO FINANCING TRUST
 PENNY MAC CORP
 DOYEN DALE E & TERESA A
 JENNINGS MELISSA A & CRAIG D

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6802 W NATIONAL RD

Parcel Id: 010-05-00004-400-014

LUC: 511-SINGLE FAMILY, 0-9.999 AC L

Card: 1 of 1

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Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	6-Al/Inyl	Bedrooms	3
Style	07-Cape Cod	Family Rooms	0
Year Built	1903	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	6
Bath Remod			
Basement	1-None		
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	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	106,340	% Good	54
Plumbing	1,300	Market Adj	
Basement	-6,910	Functional	
Heating	3,780	Economic	
Attic	8,210	% Complete	
Other Features	0	C&D Factor	
Subtotal	112,720	Adj Factor	1
		Additions	12,000
Ground Floor Area	728		
Total Living Area	748	Dwelling Value	72,870
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					728						
1		28			80						2,100
2		1			64						2,600
3		28			80						2,100
4		3			224						14,100
6		35			20						1,500

Additions

28	AC	8	10
(224)			
28			
10	AC	8	10
(80)			
10			
28	Maur Building	8	10
(728)			

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1910		32x46	1,472	C	1		P	P			10,020

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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