

FEB 17 2026

Tax year 2025 BOR no. 2025-076  
County Clark Date received 2/17/26

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		Street address, City, State, ZIP code	
2. Complainant if not owner		Karen Brownfield		3518 St. Parris Pk SprgFld. OH 45504	
3. Complainant's agent					
4. Telephone number and email address of contact person (614) 804-6546					
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		
0500200008201005			3518 St. Parris Pk SprgFld. OH. 45504		
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		
0500200008201005	\$196,380.00	\$248,590.00	<del>26,990</del> 52,210.00		
9. The requested change in value is justified for the following reasons: Being taxed on a 10x28 temporary shed. No sufficient upgrades have been made to home.					

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 2/17/2026 Complainant or agent (printed) Karen Brownfield Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Karen Brownfield

Sworn to and signed in my presence, this 17<sup>th</sup> day of February 2026  
(Date) (Month) (Year)

Notary Marcus Hall



**MARCUS HALL**  
Notary Public, State of Ohio  
My Commission Expires  
September 18, 2027  
COMMISSION: 2022-RE-853921

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3518 SAINT PARIS PIKE

Map ID: 050-02-00008-201-005

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

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**CURRENT OWNER**

BROWNFIELD KAREN

**GENERAL INFORMATION**

Routing No. GSE4-00 108-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nw1sd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:  
 C4-Change Finder 24  
 F3-Fema Flood Zone 76%-100%



0500200008201005 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	41,310
A-Undeveloped	AC .7500			6,690
A-Right Of Way	AC .0500			
Total Acres: 1.8		Legal Acres: 1.8000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	16,800	48,000	48,000	0	48,000
Building	70,210	200,590	200,590	0	198,840
<b>Total</b>	<b>87,010</b>	<b>248,590</b>	<b>248,590</b>	<b>0</b>	<b>246,840</b>

Value Flag 1-COST APPROACH  
 Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied N

**Entrance Information**

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
03/01/24	RR	12-Change Finder	3-Other
10/28/20	LA	7-Quality Check	3-Other
06/27/18	GBL	R-Review	3-Other
01/30/18	GSK	5-Occupant Not Home	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/10/20	COUNTY-21		FD CK		Closed Permit
10/30/15	COUNTY		FD CK	Nvc	Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
02/10/20	55,600	2-Land & Building	0-Valid Sale
11/15/16	57,000	2-Land & Building	5-Liquidation/Foreclosure
08/20/15	46,700	2-Land & Building	S-Sheriff
09/01/98	123,000		

Deed Reference	Deed Type	Grantor
50/1166	SD-Sheriff's Deed	BERNER REAL ESTATE INVESTMENTS LI CITMORTGAGE INC WILSON EDDIE & MELISSA J CONNELL RICKY L & ANGELA K

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 08  
 Legal Descriptions:  
 PT N E QR  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

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Parcel Id: 050-02-00008-201-005

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

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**Dwelling Information**

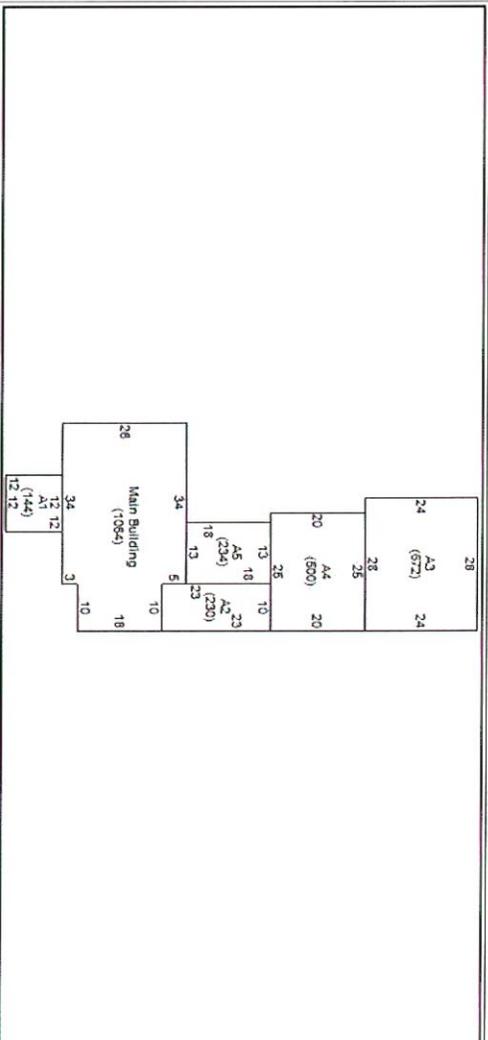
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1900	Full Baths	2
Eff Year Built	1992	Half Baths	0
Year Remodeled		Add. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int Vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	150,310	% Good	70
Plumbing	4,300	Market Adj	
Basement	0	Functional	
Heating	5,350	Economic	
Attic	11,600	% Complete	
Other Features	0	C&D Factor	
Subtotal	171,560	Adj Factor	1
		Additions	61,300
Ground Floor Area	1,064		
Total Living Area	1,798	Dwelling Value	181,390
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,064						2,800
1		25			144						17,400
2		4			230						4,200
3		26			672						16,520
4		35			500						2,680
5		35			234						2,100

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1985		42X40	1,680	C	1		A	A			16,520
RS1-Frame Shed	2023		10X28	280	C	1		A	A			2,680

**Condominium / Mobile Home Information**

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