

FEB 17 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-071  
County CLARK Date received 2-17-2026

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	GARY WILLIAMS	1327 Pythian Ave. Spdl, OH 45504
2. Complainant if not owner	Purchase Price	
3. Complainant's agent		

4. Telephone number and email address of contact person  
937-215-4960

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>340-07-00036-310-017</u>	<u>1327 Pythian Ave Spdl, OH 45504</u>

7. Principal use of property I live there

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>340-07-00036-310-017</u>	<u>41000</u>	<u>82780</u>	<u>41780</u>

9. The requested change in value is justified for the following reasons:  
NOT MY PURCHASE PRICE  
THE VALUE IS WHAT I PAID FOR IT

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 ND and total cost \$ ND

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) GARRETT WILLIAMS Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(Date) (Month) (Year)

Notary \_\_\_\_\_



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

11:11 AM

Situs : 1327 PYTHIAN AVE

Map ID: 340-07-00036-310-017

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 09/25/25

CURRENT OWNER

WILLIAMS GARY T

GENERAL INFORMATION

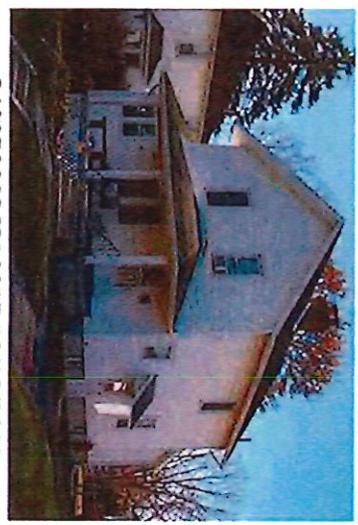
Routing No. 0036-02 016-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0025  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700036310017 12/13/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 150		24,480

Total Acres: .1722      Legal Acres: 0.0000      NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,570	24,480	24,480	0	24,480
Building	37,370	106,760	106,760	0	30,660
Total	45,940	131,240	131,240	0	61,140

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
04/16/24	NV	10-Adv	3-Other
05/31/18	GBL	R-Review	3-Other
10/02/17	AGS	10-Adv	3-Other
09/01/11	ABC	2-Information At Door	1-Owner
02/16/06	BR		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Grantor
10/28/15	41,000	2-Land & Building	BENNETT JEAN ANN
01/01/83			BENNETT E MAUDE

Properly Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 36  
 Legal Descriptions:  
 MC CREIGHTS UNREC PLAT (6716)  
 Addl. Tieback:



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 1327 PYTHIAN AVE

Map ID: 340-07-00036-310-017

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

**CURRENT OWNER**

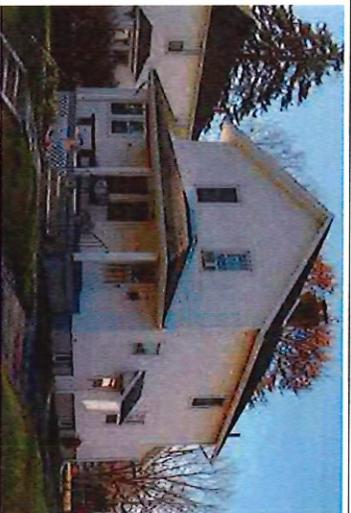
WILLIAMS GARY T

**GENERAL INFORMATION**

Routing No. 0036-02 016-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0025  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

**Property Notes**

Note Codes:



3400700036310017 12/13/2023

**Land Information**

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Total Acres: .1722

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	8,570	24,480	24,480	0	24,480
Building	20,410	58,300	58,300	0	48,890
<b>Total</b>	<b>28,980</b>	<b>82,780</b>	<b>82,780</b>	<b>0</b>	<b>73,370</b>

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
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05/31/18	GBL	R-Review	3-Other
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02/16/06	BR		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/28/15	41,000	2-Land & Building		340/4483		BENNETT JEAN ANN
01/01/83						BENNETT E MAUDE

**Property Factors**

Topo: 2-Above Street  
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**CLARK COUNTY**

Situs : 1327 PYTHIAN AVE

Parcel Id: 340-07-00036-310-017

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

**Dwelling Information**

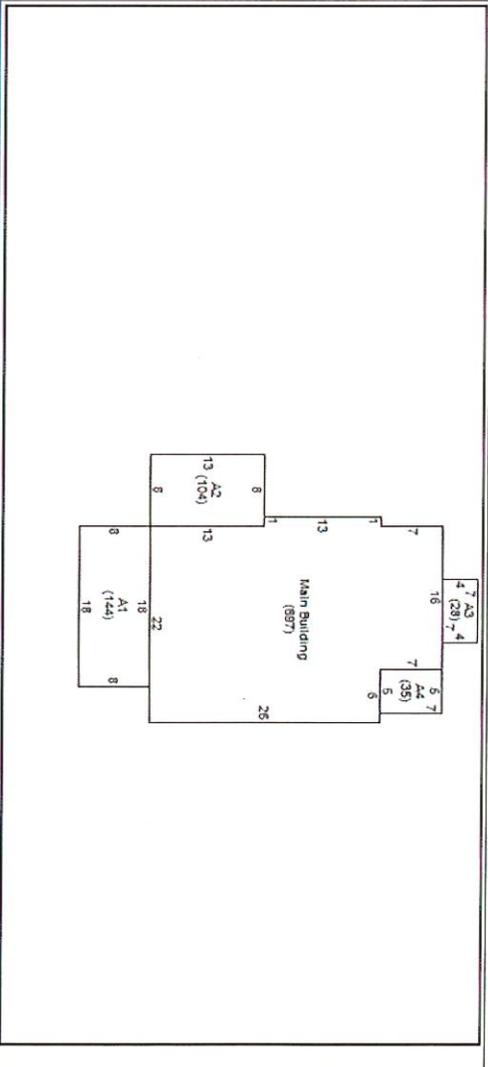
Story height	2	Total Rooms	6
Exterior Walls	6-AllVrnyl	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1920	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	1-None	Unfinished Area	
System Type		Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C	Functional	60
CDU	AV-AVERAGE	Economic	60
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	172,830	% Good	49
Plumbing		Market Adj	
Basement	0	Functional	
Heating	-7,800	Economic	60
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	165,030	Adj Factor	
		Additions	6,200
Ground Floor Area	697		
Total Living Area	1,533	Dwelling Value	54,720
Building Notes			

**Misc & Gross Buiding Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					697						
1		1			144	1920	1				6,400
2		35			104	1928	54				10,000
3		28			28	1928	54				1,200
4		55			35	1935	35				3,400

**Outbuilding Data**

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1920		40X12	480	D	1		F	F			3,580

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

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