

FEB 17 2026

Tax year ~~2024~~ 2025 BOR no. 2025-078

DTE 1  
Rev. 12/22

HILLARY HAMILTON  
AUDITOR

County Clark Date received 2/17/2026

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.

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	Thomas P & Andrea J Rak	4315 Pine Tree Pl, Springfield OH 45504-5124	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-206-0813. Tprakmd@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	
0500200015301032		4315 Pine Tree Pl, Springfield OH 45504-5124	
7. Principal use of property			
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
0500200015301032	\$850,000.00	1,107,870.00	257,870.00
9. The requested change in value is justified for the following reasons: We believe that a more realistic value would be reflected by sale of newer and larger home next door (0500200015301016) on 8/3/2023 for only \$740,000 after being on market for 2 years.			

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.

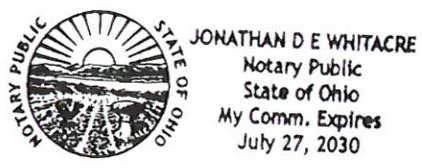
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/17/2026 Complainant or agent (printed) THOMAS RAY / Andrea Ray Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Thomas Ray / Andrea Ray

Sworn to and signed in my presence, this 2/17/2026 day of \_\_\_\_\_ (Date) \_\_\_\_\_ (Month) \_\_\_\_\_ (Year)

Notary [Signature]



INFORMAL HEARING REVIEW

Clark County Auditor's Office 2025 reappraisal Review

Property Owner

Auditor's Office Representative

Please complete the following:

Today's Date: 9-24-25

Phone# 937-206-0813

Email Address: tpnkmw@gmail.com

Name that appears on the Value Change Notice:

Thomas P. Rak

Property Address: 4315 PineTree Place 45504

Parcel Number(s) as it appears on the Value Change Notice:

0506200015301032

Briefly explain your reason for this visit:

Change in appraisal value

\*\* We will NOT know the 'Real Estate Tax' amounts until we receive the rates from the Dept. of Taxation later in December.

Any new levies that are voted on can also effect the tax rates in each Taxing District.

Reviewer: USL

Discussion Topic(s)

- Land
- Buildings
- Total Value
- General Discussion Only

Important details of this meeting (use back if needed):

Next door comp for 740K - included in air system  
~~440K~~  
 \$800-850K - 5/2018 sale = 4195 GreyStone

ACTION:

- None Required
- Data Entry Change (detail) 10-Functional = Overbuilt
- Field Check For (detail)
- Review (detail) FV = 1,107,870

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

As this is an "informal" process we can NOT guarantee any changes will be made. We CAN guarantee, however, that we will hear and take into full consideration any and all issues you present. If a change in your favor is warranted it will reflect on our website by the end of November and reflect on your next tax bill in January 2025. Due to time constraints we will NOT be contacting you individually. Thank you in advance for your understanding of this tedious process.

9/24/25

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 4315 PINE TREE PL

Map ID: 050-02-00015-301-032

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 09/24/25

**CURRENT OWNER**

RAK THOMAS P & ANDREA J

**GENERAL INFORMATION**

Routing No. GNE1-F1 15F  
 Class Residential  
 Living Units 1  
 Neighborhood 050R0005  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0500200015301032 12/29/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			107,100
A-Undeveloped	AC 3.0300			81,130

Total Acres: 4.03

Legal Acres: 4.0300

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	65,880	188,230	188,230	0	188,230
Building	383,380	1,095,380	1,095,380	0	904,290
<b>Total</b>	<b>449,260</b>	<b>1,283,610</b>	<b>1,283,610</b>	<b>0</b>	<b>1,092,520</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
09/24/24	KQ	10-Adv	3-Other
08/29/18	TAS	R-Review	3-Other
12/14/17	ANM	10-Adv	3-Other
11/28/11	JPH	5-Occupant Not Home	3-Other
08/01/06	RG		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
01/14/10	700,000	2-Land & Building	3-Property Changed After Sale
12/14/09	608,000		S-Sheriff
11/05/03			

**Deed Reference**

Deed Type  
 SW-Special Warranty Deed  
 SD-Sheriff's Deed  
 GRANTOR  
 CITIMORTGAGE INC  
 TRINIDAD SALVADOR & JULIET

**Property Factors**

Topo: 3-Below Street  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 RESERVE AT BEECHWOOD HILLS  
 2 & 3  
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4315 PINE TREE PL

Parcel Id: 050-02-00015-301-032

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 09/24/25

Dwelling Information

Story height 2  
 Exterior Walls 2-Brick  
 Style 09-Unique  
 Year Built 2004  
 Eff Year Built  
 Year Remodeled  
 Kitchen Remod  
 Bath Remod  
 Basement

Total Rooms 10  
 Bedrooms 5  
 Family Rooms 0  
 Full Baths 4  
 Half Baths 3  
 Addl. Fixtures 6  
 Total Fixtures 24

Heat Type 3-Central Heat W/ Ac  
 Fuel Type 2-Gas  
 System Type 1-Hot Air  
 Attic 1-None  
 Phy. Condition A-Average Condition  
 Int vs Ext 2-Same

Masonry Trim  
 Unfinished Area  
 Rec Rm Size  
 FBLA Size 2400  
 Openings 3  
 # Car Bsmt Gar

Stacks 3  
 Pre-Fab

Misc Qty

Grade S-  
 CDU AV-AVERAGE  
 Market Adj  
 % Complete  
 Cost & Design 0

Functional  
 Economic  
 % Good Ovr  
 NBHD Fact 1

Dwelling Computations

Base Price 663,240  
 Plumbing 50,600  
 Basement 0  
 Heating 21,850  
 Attic 0  
 Other Features 230,428  
 Subtotal 966,120

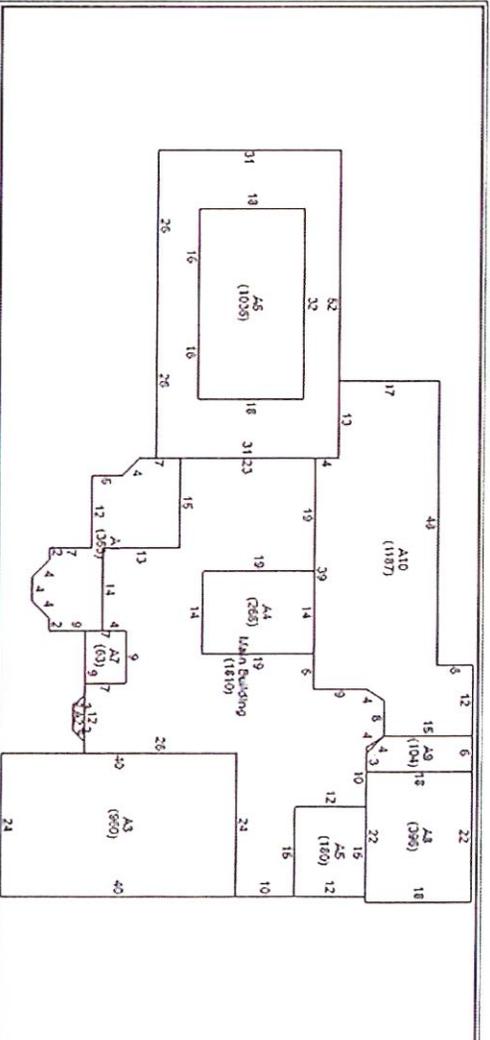
% Good 73  
 Market Adj  
 Functional  
 Economic  
 % Complete  
 C&D Factor 1  
 Adj Factor 1  
 Additions 369,500

Ground Floor Area 1,810  
 Total Living Area 6,187  
 Building Notes

Dwelling Value 1,074,770

Misc & Gross Building 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					1,810						
1	55	35M			353						67,900
2	55	35M			12						2,300
3	55	59M	40		960						136,600
4	55	35M			266						51,100
5	55	35M			180						34,600
6	35M				1,036						174,800
7		2			63						5,900
8		25			396						14,200

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RP2-Pool	2004		18x32	576	C	1		G	G			4,610
RG2-D Gar B/S	2004		20x20	400	B	1		A	A			16,000

Condominium / Mobile Home Information

Complex Name  
 Condo Model  
 Unit Number  
 Unit Level

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



Hillary Hamilton

County Auditor | Clark County, Ohio

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Search by Parcel, Owner or Address



[Photos](#)

[Sketches](#)



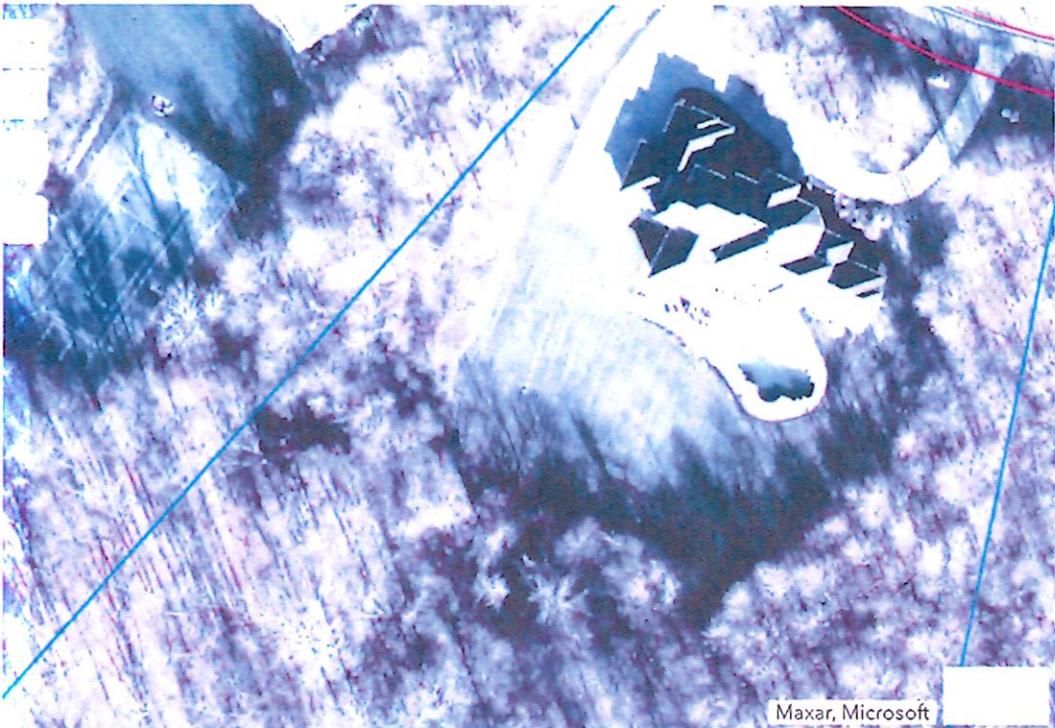
0500200015301016 12/29/2023

[EagleView](#)

[Mini Map](#)

[MAP](#)





CLICK TO INTERACT

**Location**

Parcel 0500200015301016  
 Owner AMEUR MOHAMED  
 Address 4333 PINE TREE PL SPRINGFIELD 45504  
 City / Township GERMAN TOWNSHIP  
 School District NORTHWESTERN LSD

**Tax Payer Address**

Full Name MOHAMED AMEUR

<b>Parcel</b> 0500200015301016 (510) SINGLE FAMILY, PLATT...	<b>Address</b> 4333 PINE TREE PL SPRINGFIELD 45504 NORTHWESTERN LSD
<b>Owner</b> AMEUR MOHAMED SOLD: 8/3/2023 \$740,000.00	<b>Appraised</b> \$820,000.00 ACRES: 2.940

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025 *	\$159,040.00	\$719,800.00	\$878,840.00	\$55,660.00	\$251,930.00	\$307,590.00
2024	\$128,080.00	\$691,920.00	\$820,000.00	\$44,830.00	\$242,170.00	\$287,000.00
2023	\$128,080.00	\$691,920.00	\$820,000.00	\$44,830.00	\$242,170.00	\$287,000.00
2022	\$128,080.00	\$1,237,800.00	\$1,365,880.00	\$44,830.00	\$433,230.00	\$478,060.00
2021	\$111,380.00	\$1,077,370.00	\$1,188,750.00	\$38,980.00	\$377,080.00	\$416,060.00
2020	\$111,380.00	\$1,077,370.00	\$1,188,750.00	\$38,980.00	\$377,080.00	\$416,060.00

Preliminary Valuation

Historic Appraised (100%) Values



**Legal**

Legal Acres	2.940	Homestead Reduction	NO
Legal Description	RESERVE AT BEECHWOOD HILLS 4 <b>(Not to be used on legal documents)</b>	Owner Occupied Reduction	NO
Land Use	(510) SINGLE FAMILY, PLATTED LOT	Neighborhood	050R0005
Section		Town	
Range		Appraisal ID	
Card Count	1	Annual Tax	\$14,141.14

Jump To PRC

Name: AMEUR MOHAMED Ownership: 100%

**Residential**

Dwelling 1

Number Of Stories	2.0	Exterior Wall	BRICK
Style	UNIQUE	Heating	GAS
Year Built	2005	Cooling	CENTRAL HEAT WITH A/C
Year Remodeled	<del>2005</del>	Attic	NONE
Number of Rooms	10	Basement	FULL
Number of Bedrooms	4	Total Living Area	6,575 sqft
Number of Full Baths	6	Ground Floor Area	2,186 sqft
Number of Half Baths	2	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	2,840 sqft
Grade	S	Fireplace Openings / Stacks	0 / 0

### Permits

Date	Number	Purpose	Status	Amount
10/18/2005	609	NEW HOME	C	\$0.00

### Agricultural

No Agricultural Records Found.

### Commercial

No Commercial Records Found.

### Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RP3) - REINFORCED CONCRETE POOL	1	0x0	604	C	2006	\$7,810.00	\$2,730.00
<b>Totals</b>						\$7,810.00	\$2,730.00

### Sales

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 4315 PINE TREE PL

Map ID: 050-02-00015-301-032

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER	GENERAL INFORMATION
RAK THOMAS P & ANDREA J	Routing No. GNE1-F1 15F Class Residential Living Units 1 Neighborhood 050R0005 District Zoning Alternate Id Tax District German Township Nwisd
CAUV	
Field Review Flag:	

**Property Notes**  
Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			107,100
A-Undeveloped	AC 3.0300			81,130
Total Acres: 4.03		Legal Acres: 4.0300	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	65,880	188,230	188,230	0	188,230
Building	321,870	919,640	919,640	0	866,020
<b>Total</b>	<b>387,750</b>	<b>1,107,870</b>	<b>1,107,870</b>	<b>0</b>	<b>1,054,250</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
09/24/24	KQ	10-Adv	3-Other
08/29/18	TAS	R-Review	3-Other
12/14/17	ANM	10-Adv	3-Other
11/28/11	JPH	5-Occupant Not Home	3-Other
08/01/06	RG		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
01/14/10	700,000	2-Land & Building	3-Property Changed After Sale
12/14/09	608,000		S-Sheriff
11/05/03			

**Deed Reference**

Deed Reference	Deed Type	Grantor
SD-Sheriff's Deed		CITIMORTGAGE INC TRINIDAD SALVADOR & JULIET

**Property Factors**

Topo: 3-Below Street	6-Septic
Utilities: 5-Well	
Street/Road: 1-Paved	
Traffic: 1-Light	

**Legal Description**

Parcel Tieback:  
Range - Township - Section: - -  
Legal Descriptions:  
RESERVE AT BEECHWOOD HILLS  
2 & 3

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 4315 PINE TREE PL

Parcel Id: 050-02-00015-301-032

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

**Dwelling Information**

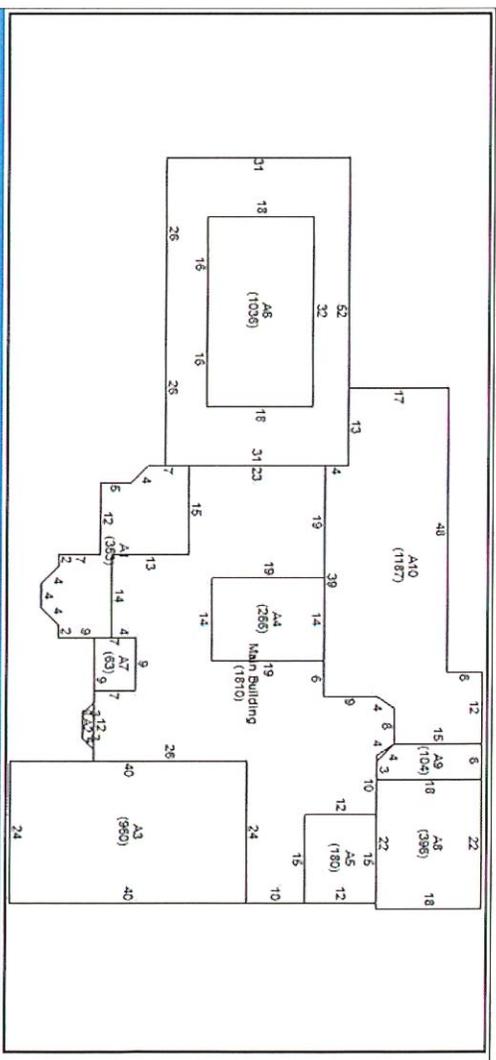
Story height	2	Total Rooms	10
Exterior Walls	2-Brick	Bedrooms	5
Style	09-Unique	Family Rooms	0
Year Built	2004	Full Baths	4
Eff Year Built		Half Baths	3
Year Remodeled		Addl. Fixtures	6
Kitchen Remod		Total Fixtures	24
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	2000
Phy. Condition	A-Average Condition	Openings	3
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	3		
Pre-Fab			
Misc		Qty	
Grade	S-		
CDU	AV-AVERAGE		
Market Adj		Functional	90
% Complete		Economic	95
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	663,240	% Good	73
Plumbing	50,600	Market Adj	
Basement	0	Functional	90
Heating	21,850	Economic	95
Attic	0	% Complete	
Other Features	198,428	C&D Factor	
Subtotal	934,120	Adj Factor	1
		Additions	316,000
Ground Floor Area	1,810		
Total Living Area	6,187	Dwelling Value	899,030
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,810						
1	55	35M			353						67,900
2	55	35M			12						2,300
3	55	59M	40		960						136,600
4	55	35M			266						51,100
5	55	35M			180						34,600
6	55	35M			1,036						174,800
7		2			63						5,900
8		25			396						14,200

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RP2-Pool	2004		18X32	576	C	1		G	G			4,610
RG2-D Gar B/S	2004		20X20	400	B	1		A	A			16,000

**Condominium / Mobile Home Information**

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