

FEB 17 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-079
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	WILLIAM S & KATHERINE H	4605 E NATIONAL RD
2. Complainant if not owner	ODEL	SPRINGFIELD, OH 45505
3. Complainant's agent		

4. Telephone number and email address of contact person
937-605-0624

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>130-02-00035-301-013</u>	<u>4605 E NATIONAL RD</u>

7. Principal use of property PRIMARY RESIDENCE

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>013</u>	<u>483910</u>	<u>724,290</u>	<u>240,380</u>

9. The requested change in value is justified for the following reasons:
NO CHANGE IN USE, RETIRED, FIXED INCOME

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 2/17/26 Complainant or agent (printed) Wm S ODER Title (if agent) _____

Complainant or agent (signature) Wm S ODER

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4605 E NATIONAL RD

Map ID : 130-08-00035-301-013

LUC: 111-CASH GRAIN/GENERAL-C/

Card: 1 of 2

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

ODER WILLIAM S & KATHERINE H

GENERAL INFORMATION

Routing No. HNW1-E1 001-00
 Class A
 Living Units 2
 Neighborhood 130A0000
 District
 Zoning
 Alternate Id
 Tax District Harmony Township Nelsd

CAUV Y

Field Review Flag:

Property Notes

Note Codes:



1308060035301113

09/18/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Tillable	AC 10.4100			117,110
A-Pasture	AC 9.8500			73,880
A-Woodland	AC .5200			3,640
A-Wasteland	AC .1000			40
A-Homesite	AC 2.0000			90,000
Total Acres: 22.88		Legal Acres: 22.8800	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	44,800	284,670	284,670	0	284,670
Building	153,870	439,620	439,620	0	875,370
Total	198,670	724,290	724,290	0	1,160,040

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
11/13/24	KQ	10-Adv	3-Other
08/02/18	GSK	R-Review	3-Other
12/27/17	GSK	10-Adv	3-Other
05/22/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/19/12	JPH	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/25/18				130/1605	QC-Quit Claim Deed	ODER WILLIAM S & KATHERINE H LIVING
01/22/02						ODER WILLIAM S & KATHERINE H
08/01/82	170,000					

Property Factors

Topo: 2-Above Street
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 4-Rolling
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 06 - 35
 Legal Descriptions:
 PT W PT S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4605 E NATIONAL RD

Parcel Id: 130-08-00035-301-013

LUC: 111-CASH GRAIN/GENERAL-CAU

Card: 1 of 2

Tax Year: 2025

Printed: 02/18/26

Dwelling Information

Story height 2
Exterior Walls 5-Stucco
Style 04-Old Style
Year Built 1880
Eff Year Built
Year Remodeled
Kitchen Remod 2-No
Bath Remod 2-No
Basement 2-Crawl
Total Rooms 9
Bedrooms 3
Family Rooms 1
Full Baths 2
Half Baths 1
Addl. Fixtures 2
Total Fixtures 10

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
Openings 3
Car Bsmt Gar

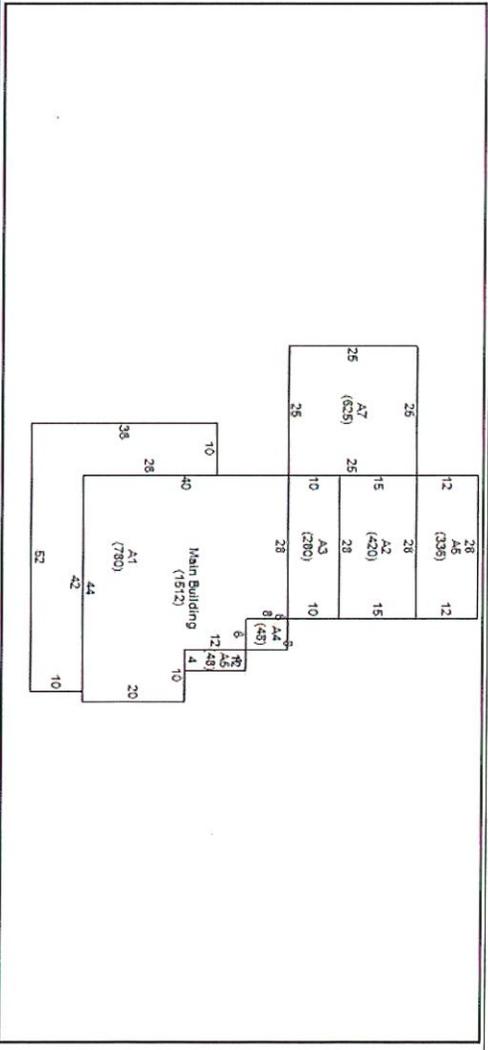
Stacks 3
Pre-Fab
Misc
Grade C+
CDU AV-AVERAGE
Market Adj
% Complete
Cost & Design 0
Functional Economic
% Good Ovr
NBHD Fact 1

Dwelling Computations

Base Price	312,500	% Good	60
Plumbing	7,800	Market Adj	
Basement	-7,290	Functional	
Heating	11,120	Economic	
Attic	0	% Complete	
Other Features	22,550	C&D Factor	
Subtotal	346,680	Adj Factor	1
		Additions	88,000
Ground Floor Area	1,512		
Total Living Area	3,820	Dwelling Value	296,010
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					1,512						
1		1			780						37,600
2		35			420						39,000
3		55			280						31,400
4					48						4,700
5					48						4,700
6		25			336						7,100
7		59			625						22,100

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1929		36x18	648	D	1	P	P			3,790
AL1-1s Lean To	1900		66x30	1,980	D	1	P	P			3,210
AB2-Flat Barn	1900		52x40	2,080	D	1	P	P	2		5,430
AL1-1s Lean To	1900		52x14	728	C	1	P	P			1,180

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 4605 E NATIONAL RD

Map ID: 130-08-00035-301-013

LUC: 111-CASH GRAIN/GENERAL-C/

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 Alternate Id
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1300800035301013 07/30/2017

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Addl. Tieback:

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CLARK COUNTY

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LUC: 111-CASH GRAIN/GENERAL-CAU

Card: 2 of 2

Tax Year: 2025

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Dwelling Information

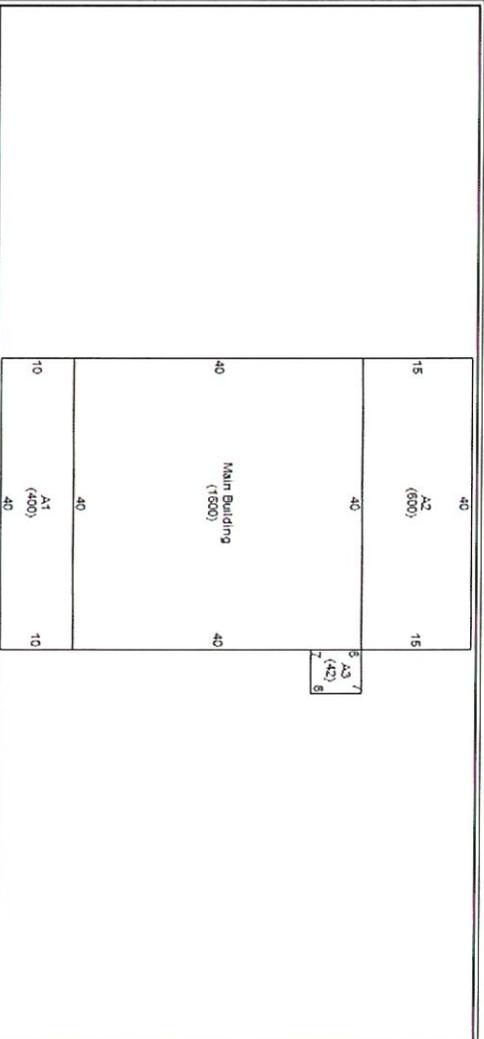
Story height	1	Total Rooms	5
Exterior Walls	6-Alu/vnvl	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1922	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	8
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry 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	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D-		
CDU	FR-FAIR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	151,040	% Good	54
Plumbing	3,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	11,660	% Complete	
Other Features	5,220	C&D Factor	
Subtotal	171,120	Adj Factor	1
		Additions	37,600
Ground Floor Area	1,600		
Total Living Area	2,200	Dwelling Value	130,000
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					1,600								
1	55	3			400								24,800
2	55	35			600								43,300
3		1			42								1,400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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