

FEB 17 2026

Tax year 2025 BOR no. 2025-080
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.

	Name	Street address, City, State, ZIP code
1. Owner of property	Rita Lauren Boyd	1625 N. Murray St Springfield
2. Complainant if not owner		Field Office 45503
3. Complainant's agent		

4. Telephone number and email address of contact person 937-215-6410
r.laurenboyd@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
<u>340-07-00035-204-015</u>	<u>1125 N. Murray St</u>

7. Principal use of property Primary Res.

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>-015</u>	<u>90,000</u>	<u>152,570</u>	<u>62,570</u>

9. The requested change in value is justified for the following reasons:
Nothing has been updated for 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 2-17-26 Complainant or agent (printed) Rita Lauren Boyd Title (if agent) _____

Complainant or agent (signature) Rita Lauren Boyd

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 364 -366 E CECIL ST

Map ID: 340-07-00035-207-014

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/17/26

CURRENT OWNER

MC KEEVER GREG E

GENERAL INFORMATION

Routing No. 0035-01 014-00
 Class Residential
 Living Units 2
 Neighborhood 340R0030
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035207014 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50	142		19,840

Total Acres: .163

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,940	19,840	19,840	0	19,840
Building	43,930	125,500	125,500	0	98,320
Total	50,870	145,340	145,340	0	118,160

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
04/17/24	LB	10-Adv	3-Other
06/06/18	GSK	R-Review	3-Other
10/05/17	AGS	10-Adv	3-Other
07/28/11	JCW	5-Occupant Not Home	3-Other
02/02/06	AH		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/20/18	75,000	2-Land & Building	0-Valid Sale
06/20/18			
09/14/99			

Deed Reference	Deed Type	Grantor
340/6673	AF-Affidavit	TAYLOR REGINA A & JACK K TAYLOR REGINA A TAYLOR JACK K & REGINA

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 NORTHERN HEIGHTS
 10339
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 366 E CECIL ST

Parcel Id: 340-07-00035-207-014

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

Story height	2	Total Rooms	12
Exterior Walls	6-Al/Vinyl	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1916	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
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-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks
Pre-Fab

Misc

Qty

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

Functional
Economic
% Good Ovr
NBHD Fact 1

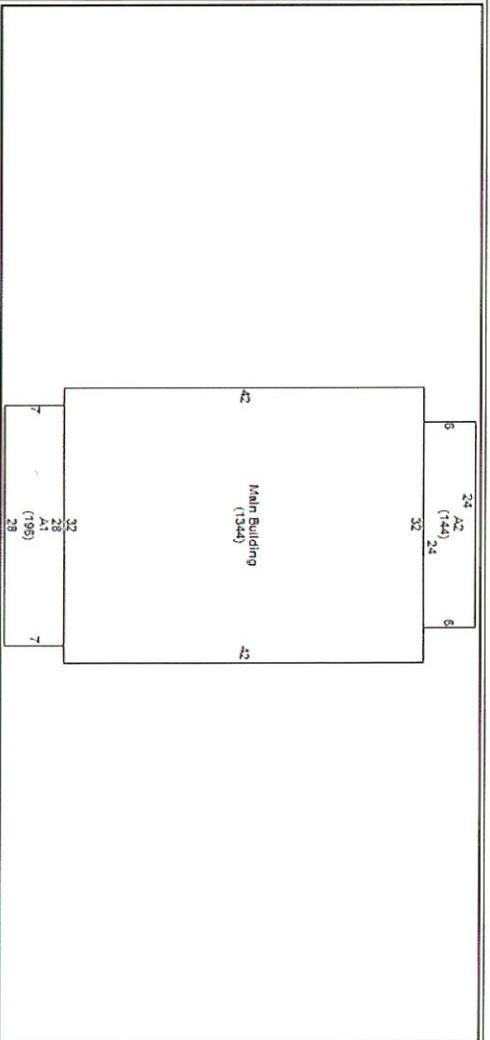
Dwelling Computations

Base Price	225,560	% Good	49
Plumbing	6,100	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	11,610	% Complete	
Other Features	0	C&D Factor	
Subtotal	243,270	Adj Factor	1
		Additions	6,300
Ground Floor Area	1,344		
Total Living Area	2,688	Dwelling Value	125,500

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					1,344						7,400
1		1			196						5,500
2		1			144						

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)