

FEB 19 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-082
County Clark Date received 2/19/2026

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		Julie A. Blankenship 6475 MECHANISBURG RD 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-605-9255		juliashill722@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	
220-03-00005-000-008		6475 Mechanicsburg Rd 45502	
7. Principal use of property Home			
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
220-03-00005- 000-008	300,000	364,340	64,340
9. The requested change in value is justified for the following reasons: See ATTACHED			

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 2-19-26 Complainant or agent (printed) Julia A. Blankenship Title (if agent) _____

Complainant or agent (signature) Julia A. Blankenship

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

Notary _____

Jan 31st 2020

9:17

4G LTE 83%

G

X

immediate value.

* Limited access
and can reduce value
by 15-30%

• **Limited Access (Crucial Factor):**

- **Reduced Buyer Pool:** Many buyers fear difficult access, especially for emergency services or daily commutes, which lowers competition.
- **Value Impact:** Land that is hard to reach (unmaintained, or only via easement) is much harder to sell and often appraised lower, despite having acreage.

gravel drive
house built on ridge
only approx 4 acres
cleared + ~~road~~
flat, very rocky because
gravel ridge.

- **The 23 Acres:** The value depends on whether the 23 acres are usable (pasture, flat) or unusable (dense forest, marshland). Fenced or cleared land increases value, while landlocked, steep, or rocky terrain decreases it.

100 BC to 900 AD
Adeana Indian
mound. have documents

- **Location:** An 1817 home in a high-

Brick on house was
made on site 1816-18.
rest of property very
dense

Ask anything

lots of Brick work needs
done on 5 chimneys

google.com

HVAC 30yrs old

9:17

📶 🔋



the "limited access" (e.g., long, unmaintained driveway, easement, or landlocked status) acts as a significant discount factor, potentially reducing the value by 15-30% or more due to buyer pool restrictions. ↻

Key Factors Impacting Value

- **Historic Integrity & Condition:** A 200+ year-old brick home that has been lovingly preserved (original floors, hardware, mantels) is highly desirable and valuable, whereas a home needing structural repair, modern wiring, or new HVAC may be viewed as a project requiring substantial capital, lowering its immediate value.

- **Limited Access (Crucial Factor):**

- Reduced Buyer Pool / Marketability

Ask anything

google.com

9:17

📶 🔋



modern landscaping or regenerative materials, the "limited access" (e.g., long, unmaintained driveway, easement, or landlocked status) acts as a significant discount factor, potentially reducing the value by 15-30% or more due to buyer pool restrictions. ↗

Key Factors Impacting Value

- **Historic Integrity & Condition:** A 200+ year-old brick home that has been lovingly preserved (original floors, hardware, mantels) is highly desirable and valuable, whereas a home needing structural repair, modern wiring, or new HVAC may be viewed as a project requiring substantial capital, lowering its immediate value.

- **Limited Access (Crucial Factor):**

- Reduced Buyer Pool / Market Access

Ask anything

google.com

ICE SiteX Value

OrderID: 94855559

SiteX Value Property Value Estimate Report

6476 MECHANICSBURG RD, SPRINGFIELD, OH 45502-0211
CLARK COUNTY

Assd Land Value	\$40,030
Assd Improvement	\$48,340
Total Taxable Value	\$88,370
Assessment Year	2024
APN	220-03-00005-000-000
Property Use	Rural/Agricultural Residence

Lot 5 Map Ref FNE7-0-83-0 660/Township/Range BEC 6 TWN 5N RNG 10W
PT S E & N E Q R

BLANKENSHIP JULIA A

Date	Price	Type
09/26/1994	\$70,000	Deed

Ownership	31 years
Notice of Default	N/A
Price Trend	▲
REO Trend	—
Estimated LTV	<70%
Multiple sales	NO
Flood: 'N/A' - Zone: 'N/A'	
Conforming	N/A
Silent Second	NO
Estimated Value Range	\$98,880 - \$313,120
Estimated Current Value As Of 06/30/2025	\$206,000

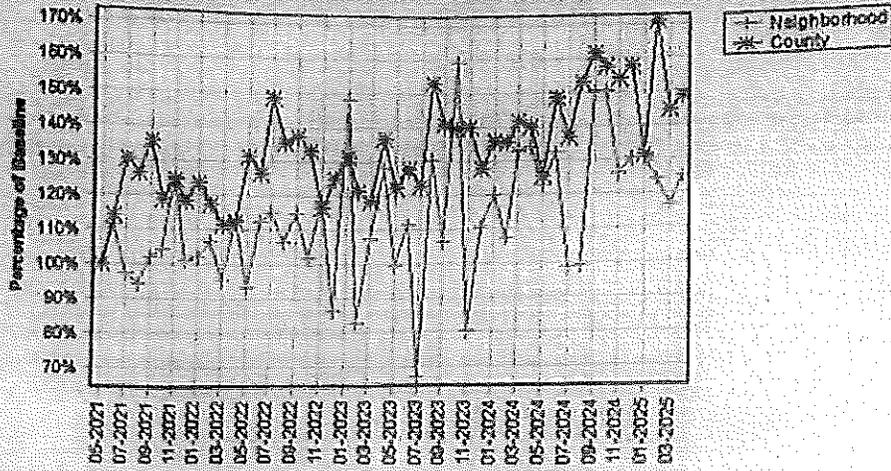
Property	BD	BA	Year Buil	Living Area (sqft)	Lot Size (sqft)	Distance (miles)	Sale Date	Sale Price
Subject Attributes	3	2	1817	2,576	1,014,077			
Neighborhood Attributes	3		1973	1,267				\$-1

Estimated Current Value As of 06/30/2025 \$206,000 Forecast Standard Deviation: 52 Confidence Score: 48 Confidence Level: Low	Neighborhood Range: \$-1 - \$-1 Neighborhood Average: \$-1 Estimated \$ Per SQFT: \$80
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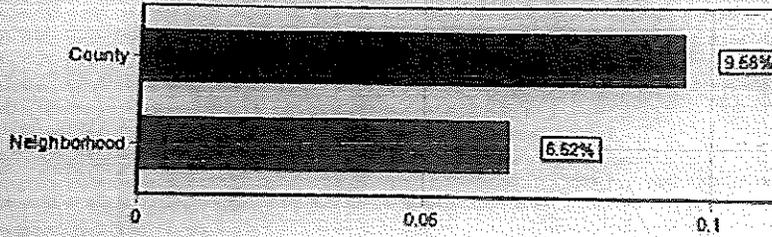
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Date	Company	Amount	Purchase Money
0024/2018	IN CU INC	\$142,000	NO
0331/2010	IN CU INC	\$48,874	NO
0604/2009	IN CU INC	\$120,000	NO
0820/2008	IN CU INC	\$125,000	NO
1231/2002	INTERNATIONAL HARVESTER EMPLOYEE C U INC	\$50,000	NO
0523/2002	INTERNATIONAL HARVESTER EMPLOYEE C U INC	\$50,000	NO
0510/2002	INTERNATIONAL HARVESTER EMPLOYEE C U INC	\$110,000	NO
	INTERNATIONAL HARVESTER EMPLOYEE C U INC	\$108,000	NO
	INTERNATIONAL HARVESTER EMPLOYEE C U INC	\$70,000	YES

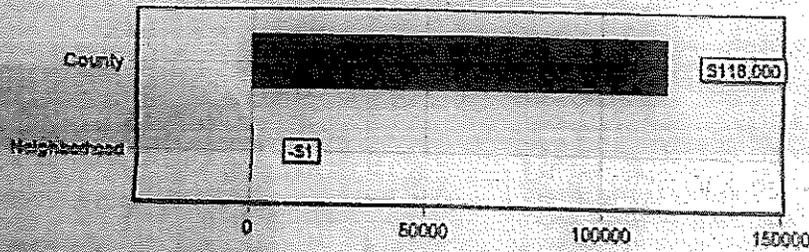
Neighborhood House Price Trends



Percent of the housing stock that has sold in the last two years



Recent (median) transaction prices



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6475 MECHANICSBURG RD

Map ID: 220-03-00005-000-008

LUC: 101-CASH GRAIN OR GENERAL

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

CURRENT OWNER

BLANKENSHIP JULIA A

GENERAL INFORMATION

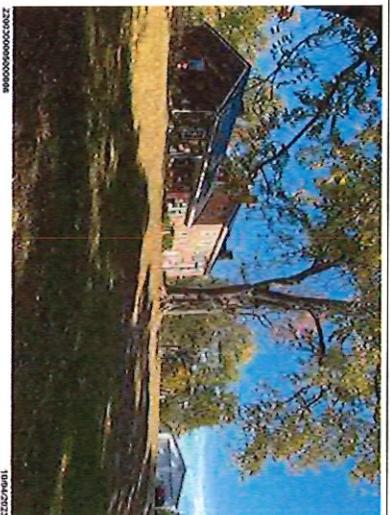
Routing No. FNE7-00 053-00
 Class A
 Living Units 1
 Neighborhood 220A00000
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F0-Fema Flood Zone 0%-25%



Assessment Information

Type	Size	Influence Factors	Influence %	Value
A-Pasture	AC 2,1500			16,130
A-Woodland	AC 18,2900			128,030
A-Wasteland	AC 1,8400			640
A-Homesite	AC 1,0000	0-Flooding	-5	46,550
Total Acres: 23.28		Legal Acres: 23.2800	NBHD Fact: 1.0000	

	Assessed	Appraised	Cost	Income	Market
Land	66,970	191,350	191,350	0	191,350
Building	60,550	172,990	172,990	0	156,880
Total	127,520	364,340	364,340	0	348,230

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
11/18/24	EB	10-Adv	3-Other
08/27/18	GSK	R-Review	3-Other
12/15/17	AGS	10-Adv	3-Other
11/02/11	AJS	2-Information At Door	1-Owner
12/30/05	JB		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/22/25			
11/14/06			
03/20/97			
09/28/94	70,000		

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		BLANKENSHIP JULIA A
QC-Quit Claim Deed		BLANKENSHIP ROGER N & JULIA A
		BOWSHIER JULIA A

Property Factors

Topo: 4-Rolling
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 05 - 05
 Legal Descriptions:
 PT S E & N E QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6475 MECHANICSBURG RD

Parcel Id: 220-03-00005-000-008

LUC: 101-CASH GRAIN OR GENERAL F

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

Dwelling Information

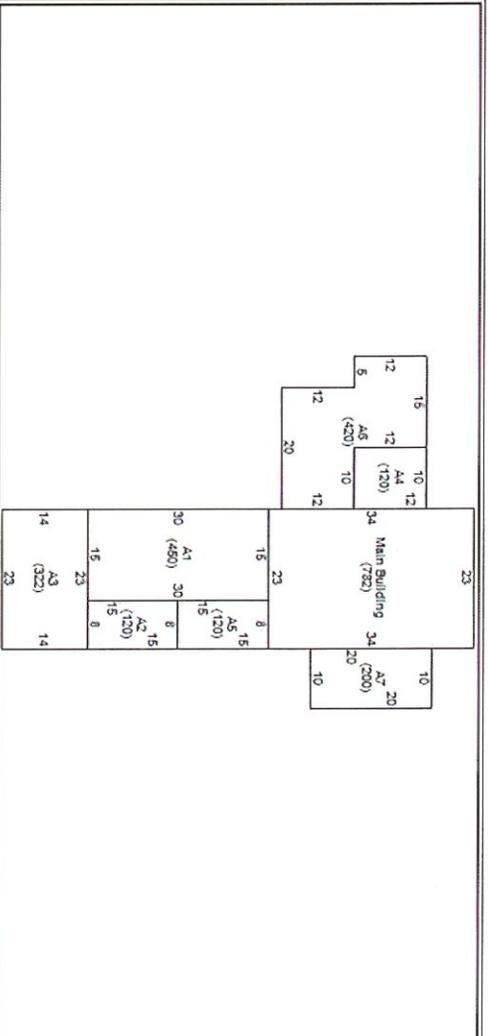
Story height	2	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	3
Style	06-Colonial	Family Rooms	1
Year Built	1817	Full Baths	2
Eff Year Built	1970	Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Brnt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	179,890	% Good	60
Plumbing	3,900	Market Adj	
Basement	-3,890	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	6,264	C&D Factor	1
Subtotal	186,160	Adj Factor	1
Ground Floor Area	782		
Total Living Area	2,576	Dwelling Value	168,700
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					782						
1					450						36,000
2					120						5,400
3		58			322						21,900
4					120						9,600
5					120						9,600
6					420						7,300
7					200						5,200

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI MH	1997		40x24	960	C	1		A	A			4,290

Condominium / Mobile Home Information

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