

FEB 19 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-086
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 | Darla M. Bunker | 2507 Hilldale Rd |
| 2. Complainant if not owner | | |
| 3. Complainant's agent | | |

4. Telephone number and email address of contact person
937-405-7046 darlabs@aol.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>300-07-00021-402-025</u> | <u>2507 Hilldale Rd</u> |
| | |
| | |

7. Principal use of property Primary

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>300-07-00021-402-025</u> | <u>250,000</u> | <u>323,390</u> | <u>73,390</u> |
| | | | |
| | | | |

9. The requested change in value is justified for the following reasons:
I Paid 250,000 for home. CAN Provide Paperwork

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.

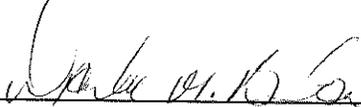
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2/19/24 Complainant or agent (printed) Darla M. Banker 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

Status : 2507 HILLDALE RD

Map ID : 300-07-40021-402-025

LUC : 510-SINGLE FAMILY, PLATTED

Card : 1 of 2

Tax Year: 2025

Printed: 02/19/26

CURRENT OWNER

BUNKER DARLA M

GENERAL INFORMATION

Routing No. SSE5-G1 075-00
 Class Residential
 Living Units 1
 Neighborhood 300R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

TY24 PP SHED-1, HOUSE 50% REMAINING

Note Codes:



Assessment Information

| Type | Size | Influence Factors | Influence % | Value |
|----------------|------|-------------------|-------------|--------|
| A-Homesite | AC | 1,0000 | | 49,000 |
| A-Undeveloped | AC | .0300 | | 370 |
| A-Right Of Way | AC | .1400 | | |

Total Acres: 1.17

Legal Acres: 1.1700

NBHD Fact: 1,0000

| Assessed | Appraised | Cost | Income | Market |
|-----------------|-----------|---------|--------|---------|
| Land 17,280 | 49,370 | 49,370 | 0 | 49,370 |
| Building 95,910 | 274,020 | 274,020 | 0 | 211,220 |
| Total 113,190 | 323,390 | 323,390 | 0 | 260,590 |

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 |
|----------|-----|---------------------|------------|
| 01/14/25 | ZF | 5-Occupant Not Home | 5-Estimate |
| 10/29/24 | JAL | 10-Adv | 3-Other |
| 10/01/24 | ZF | A-Estimated | 3-Other |
| 05/20/24 | ZF | A-Estimated | 3-Other |
| 05/01/18 | CPS | R-Review | 3-Other |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|-----------|---------|-----------|------|---------------|
| 01/22/25 | PB25-0002 | 38,000 | DET GARAG | | Open Permit |
| 07/09/24 | PB24-0335 | 10,000 | DEMO | | Closed Permit |
| 05/15/24 | 24- BN | 325,000 | NEW HOME | | Closed Permit |
| 05/15/24 | 24- COUNT | | DPF | | Closed Permit |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|---------|------|--------------|
| 11/16/05 | 122,800 | | 0-Valid Sale |
| 04/05/05 | 20,000 | | |
| 10/02/03 | | | |

Deed Reference

WD-General Warranty Deec

Grantor
 FRAWLEY MATTHEW R
 HART BARBARA G

Property Factors

Topo: 2-Above Street
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 21
 Legal Descriptions:
 N W P T S E Q R

Addl. Tieback:

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CLARK COUNTY

Situs : 2507 HILLDALE RD

Parcel Id: 300-07-00021-402-025

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Card: 1 of 2

Tax Year: 2025

Printed: 02/19/26

Dwelling Information

| | |
|----------------|----------------|
| Story height | Total Rooms |
| Exterior Walls | Bedrooms |
| Style | Family Rooms |
| Year Built | Full Baths |
| Eff Year Built | Half Baths |
| Year Remodeled | Addl. Fixtures |
| Kitchen Remod | Total Fixtures |
| Bath Remod | |
| Basement | |

| | |
|----------------|-----------------|
| Heat Type | Masonry Trim |
| Fuel Type | Unfinished Area |
| System Type | Rec Rm Size |
| Attic | FBLA Size |
| Phy. Condition | Openings |
| Int vs Ext | # Car Bsmt Gar |

Stacks
Pre-Fab

Misc Qty

Grade C
CDU AV-AVERAGE

Market Adj
% Complete 0

Cost & Design 0

Functional Economic
% Good Ovr
NBHD Fact

Dwelling Computations

| | |
|-------------------|----------------|
| Base Price | % Good |
| Plumbing | Market Adj |
| Basement | Functional |
| Heating | Economic |
| Attic | % Complete |
| Other Features 0 | C&D Factor |
| Subtotal | Adj Factor |
| | Additions |
| Ground Floor Area | Dwelling Value |
| Total Living Area | |
| Building Notes | |

Misc & Gross Building Values

Misc Building No
Gross Building:

Misc Adjusted Value

Additions

| Line | Low | 1st | 2nd | 3rd | Area | Yr Bld | Eff Yr | Grade | CDU | %Comp | Value |
|------|-----|-----|-----|-----|------|--------|--------|-------|-----|-------|-------|
|------|-----|-----|-----|-----|------|--------|--------|-------|-----|-------|-------|

Outbuilding Data

| Type | Yr Bld | Eff Yr | Size | Area | Gr | Qty | ModCd | PH | FV | MA | %Comp | Value |
|------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

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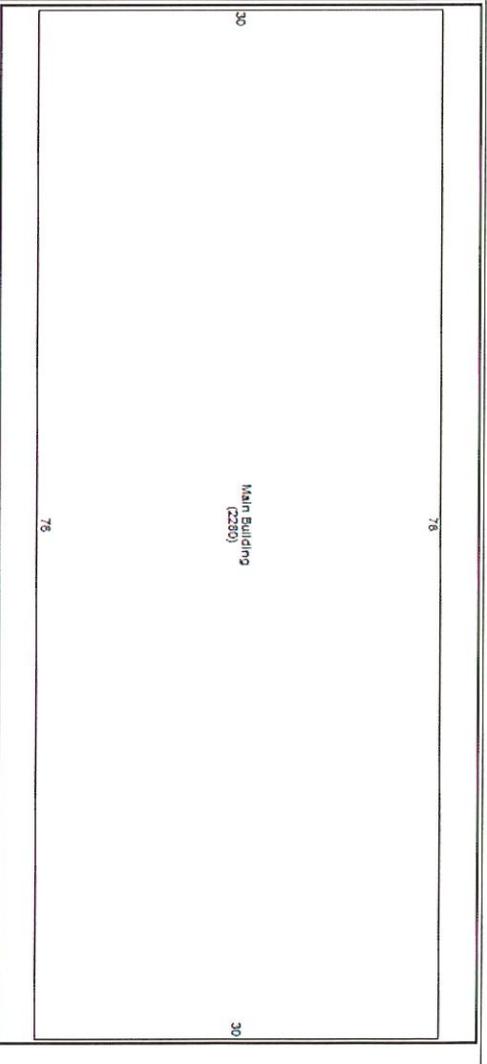
| | | | |
|----------------|----------------------|---------------------|----|
| Story height | 1 | Total Rooms | 8 |
| Exterior Walls | 6-AllVrnyl | Bedrooms | 4 |
| Style | 12-Modular Home | Family Rooms | 1 |
| Year Built | 2024 | Full Baths | 2 |
| Eff Year Built | | Half Baths | |
| Year Remodeled | | Addl. Fixtures | 5 |
| Kitchen Remod | | Total Fixtures | 11 |
| Bath Remod | | | |
| Basement | 2-Crawl | | |
| 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 | |
| Phy. Condition | A-Average Condition | Openings | |
| Int vs Ext | 2-Same | # Car Bsmt Gar | |
| Stacks | | | |
| Pre-Fab | 1 | | |
| Misc | | Qty | |
| Grade | C | | |
| CDU | AV-AVERAGE | Functional Economic | |
| Market Adj | | % Good Ovr | |
| % Complete | | NBHD Fact | 1 |
| Cost & Design | 0 | | |

Dwelling Computations

| | | | |
|-------------------|---------|---------------------|---------|
| Base Price | 266,180 | % Good | 98 |
| Plumbing | 8,600 | Market Adj | |
| Basement | -9,320 | Functional Economic | |
| Heating | 9,470 | % Complete | |
| Attic | 0 | C&D Factor | 1 |
| Other Features | 4,680 | Adj Factor | |
| Subtotal | 279,610 | Additions | |
| Ground Floor Area | 2,280 | | |
| Total Living Area | 2,280 | Dwelling Value | 274,020 |
| Building Notes | | | |

Misc & Gross Blding Values

Misc Building No
Gross Building: Misc Adjusted Value



| Line | Low | 1st | 2nd | 3rd | Area | Yr Bld | Eff Yr | Grade | CDU | %Comp | Value |
|------|-----|-----|-----|-----|-------|--------|--------|-------|-----|-------|-------|
| 0 | | | | | 2,280 | | | | | | |

Outbuilding Data

| Type | Yr Bld | Eff Yr | Size | Area | Gr | Qty | ModCd | PH | FV | MA | %Comp | Value |
|------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

Condominium / Mobile Home Information

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