

FEB 20 2026

Tax year 2025 BOR no. 2025-087  
County Clark Date received 2/20/2026

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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	DOUG HANAWAY		6011 E. EVA CIR. SPFLD. OH 45504
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-206-4994 DHANAWAY@ATT.NET			
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	
3000600023204012		6011 E. EVA CIRCLE SPFLD. OH. 45504	
7. Principal use of property <u>PRIMARY HOME</u>			
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
3000600023204012	400,000	513,980	113,980
9. The requested change in value is justified for the following reasons: <u>COMPARE</u> 3000600023407002 3000600023202018			

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) Doug Hanaway Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Doug Hanaway*

Sworn to and signed in my presence, this 17th day of Feb. 2026

Notary *Cheri L. Hanson*



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Sttus : 611 E EVA CIR

Map ID: 300-06-00023-204-012

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

HANAWAY DOUGLAS B SR

**GENERAL INFORMATION**

Routing No. SNM/1-C1 032-00  
 Class Residential  
 Living Units 1  
 Neighborhood 300R0027  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3000600023204012 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 206 316			74,310
Total Acres: 1.4944		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	26,010	74,310	74,310	0	74,310
Building	153,880	439,670	439,670	0	410,080
<b>Total</b>	<b>179,890</b>	<b>513,980</b>	<b>513,980</b>	<b>0</b>	<b>484,390</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
07/22/24	KQ	10-Adv	3-Other
05/10/18	GBL	R-Review	3-Other
11/22/17	LRW	10-Adv	3-Other
02/21/12	JHC	5-Occupant Not Home	3-Other
05/02/06	J1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Property Factors**

Topo: 1-Level  
 Utilities: 4-Gas  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Well  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 DEBER ESTATES  
 27  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

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Parcel Id: 300-06-00023-204-012

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

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**Dwelling Information**

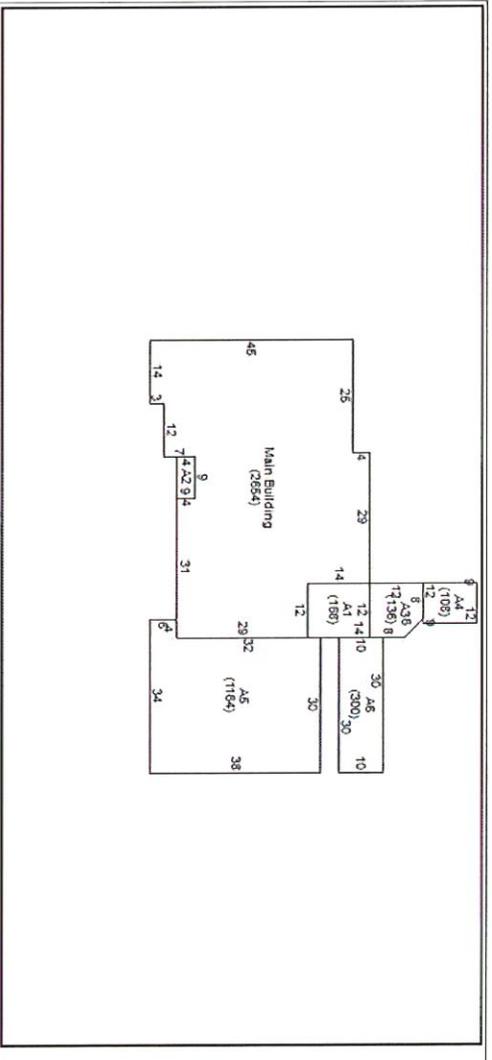
Story height	1	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	3
Style	08-Modern	Family Rooms	1
Year Built	1990	Full Baths	2
Eff Year Built		Half Baths	3
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	15
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	B		
CDU	VG-VERY GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	403,030	% Good	86
Plumbing	18,100	Market Adj	
Basement	-13,310	Functional	
Heating	13,530	Economic	
Attic	0	% Complete	
Other Features	8,770	C&D Factor	1
Subtotal	430,120	Adj Factor	
		Additions	62,600
Ground Floor Area	2,654		
Total Living Area	2,654	Dwelling Value	432,500
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
0					2,654						
1		1			168						9,400
2		1			36						2,000
3		25			136						3,300
4		48			108						2,300
5		59M			1,164						53,400
6		26			300						2,400

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RP2-Pool	2002		40x20	800	C	1		G	G			5,550
RS1-Frame Shed	2017		10x20	200	C	1		A	A			1,620

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

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