

FEB 23 2026

Tax year 2025 BOR no. 2025-090  
County Clark Date received 2/23/2026

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.

1. Owner of property		Name <u>Charles Cox</u>		Street address, City, State, ZIP code <u>7043 Chama Trail Enon, Oh</u>	
2. Complainant if not owner				<u>45323</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>731 707 2828</u> <u>coxcmctc5@hotmail.com</u>					
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 <u>180-10-00006-108-007</u>			Address of property <u>7043 Chama Trail</u> <u>Enon, OH 45323</u>		
7. Principal use of property <u>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		
<u>1</u> <u>180-10-00006-108-007</u>	<u>200,000</u>	<u>227,510</u>	<u>27,510</u>		
9. The requested change in value is justified for the following reasons: <u>Last year to this year I have made no improvement and price went up \$60k, I had just recent sales of properties correlated with my assessment</u>					

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 23 Feb 2026 Complainant or agent (printed) Charles Cox 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**

Situs : 7043 CHAMA TRL

Map ID : 180-10-00006-108-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

**CURRENT OWNER**

COX CHARLES A & MICHELLE

**GENERAL INFORMATION**

Routing No. DSW5-B2 040-00  
 Class Residential  
 Living Units 1  
 Neighborhood 180R0007  
 District  
 Zoning  
 Alternate Id  
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1801000006108007 11/30/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 100 200			39,200

Total Acres: 4591

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	13,720	39,200	39,200	0	39,200
Building	65,910	188,310	188,310	0	175,080
<b>Total</b>	<b>79,630</b>	<b>227,510</b>	<b>227,510</b>	<b>0</b>	<b>214,280</b>

Value Flag 1-COST APPROACH  
 Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied N

**Entrance Information**

Date	ID	Entry Code	Source
07/25/24	KQ	10-Adv	3-Other
08/09/18	TAS	R-Review	3-Other
12/13/17	AKF	10-Adv	3-Other
09/15/17	DEW	9-Intro Fr E-Mail, Data Mailer, Etc	1-Owner
01/18/12	MAG	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/20/21	189,000	2-Land & Building	8-Not Validated	180/2187	TD-Trustee'S Deed	ROBINSON CHARLES E & SHIRLEY A TRL
12/29/99						ROBINSON CHARLES E & SHIRLEY ANN
09/17/93						

**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 4-Gas  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 WEST ENON ESTATES  
 94  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 7043 CHAMA TRL

Parcel Id: 180-10-00006-108-007

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

**Dwelling Information**

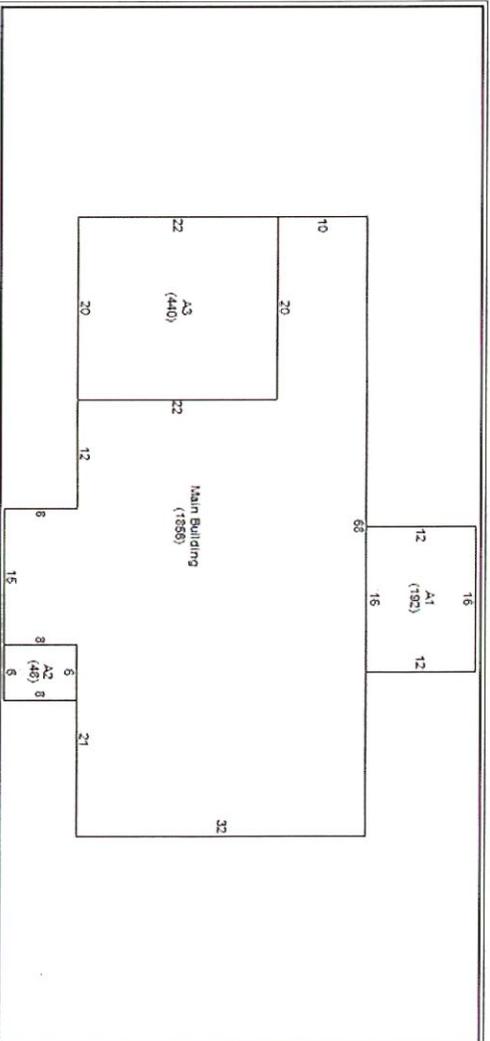
Story height	1	Total Rooms	11
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1963	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	400
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	239,250	% Good	66
Plumbing	4,300	Market Adj	
Basement	0	Functional	
Heating	8,030	Economic	
Attic	0	% Complete	
Other Features	9,200	C&D Factor	1
Subtotal	260,780	Adj Factor	16,200
Ground Floor Area	1,856		
Total Living Area	1,856	Dwelling Value	188,310
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					1,856						
1		26	54		192						4,200
2		1			48						2,100
3			59M		440						18,200

**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)