

FEB 23 2026

Tax year 2025 BOR no. 2025-092  
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.

		Name		Street address, City, State, ZIP code	
1. Owner of property		ROBERT STEVENS		49 W. JOHNNY LYFLE AVE SPFLD, OH	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 937-324-4195					
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		
7. Principal use of property I LIVE IN THIS PROPERTY					
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		
9. The requested change in value is justified for the following reasons: MY TAXES WENT UP OVER \$125 <sup>00</sup> . I DON'T THINK MY HOUSE VALUE IS OVER \$90,000 DOLLARS. SOUNDS GOOD					

SPFLD, OH  
45506

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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ 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 : 49 W STATE ST

Map ID : 340-07-00034-333-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 2

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

STEVENS ROBERT

**GENERAL INFORMATION**

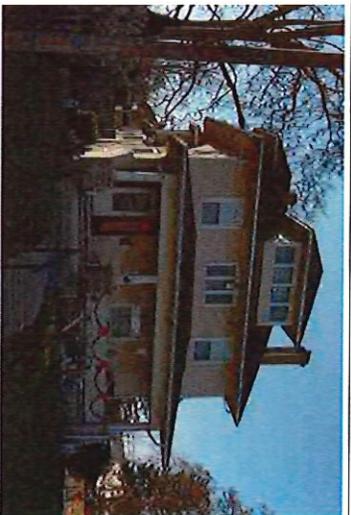
Routing No. 0034-05 196-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0085  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700034333001 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 51 137			5,300

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,860	5,300	5,300	0	5,300
Building	29,930	85,520	85,520	0	68,730
<b>Total</b>	<b>31,790</b>	<b>90,820</b>	<b>90,820</b>	<b>0</b>	<b>74,030</b>

Total Acres: .1604

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
07/03/24	NV	10-Adv	3-Other
04/27/18	JHR	R-Review	3-Other
11/20/17	DXS	10-Adv	3-Other
08/08/11	JHC	2-Information At Door	2-Tenant
02/08/11	TT		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
01/19/10	10-072		HVAC		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/06/00	60,000					STEVENS DALE L & RHONDA L
08/08/00	30,200					

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 LEWIS S CLARK HRS ALL  
 7894

Addl. Tieback:

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**Dwelling Information**

Story height	2	Total Rooms	7
Exterior Walls	6-ALV/Inyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1906	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
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	
Attic	2-Unfin	FBILA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

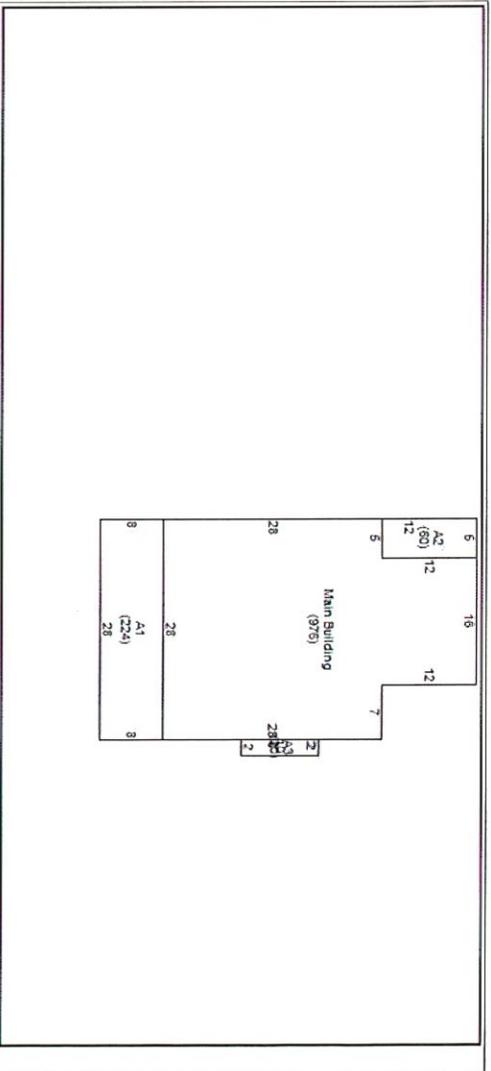
**Dwelling Computations**

Base Price	202,090	% Good	35
Plumbing	4,100	Market Adj	
Basement	0	Functional Economic	
Heating	7,190	% Complete	
Attic	10,400	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	223,780	Additions	5,300
Ground Floor Area	976		
Total Living Area	1,972	Dwelling Value	83,620
Building Notes			

**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					976						9,500
1		1			224						4,000
2		3			60						1,600
3		52			20						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1916		10X18	180	E	1		F	F			1,810

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

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

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 Tax District Springfield Corp. Secd

CAUV

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3400700034333001 05/16/2017

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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 D+	
CDU FR-FAIR	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal 0	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
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Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)