

FEB 23 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-093  
County Clark Date received 2/23/2026

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	JANICE LYNN HARLOW	4474 PHOENIX DR. <sup>SOSID</sup> EN 45503
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
(937) 342-0128

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
340-06-00006-406-013	1613 - 1615 N. Plum ST.

7. Principal use of property RENTAL

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
340-06-00006-406-013	195,000 <sup>00</sup> x4	219,380 <sup>00</sup>	24,380 <sup>00</sup> x4

9. The requested change in value is justified for the following reasons:  
 ROOF REPLACEMENT NEEDED, WATER COMING THROUGH CEILING FANS & LIGHT FIXTURES, DRYWALL ISSUES (SEVERE) PLUMBING ISSUES - SEVERE - BASEMENT FLOODING - MOLD

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 \$ \_\_\_\_\_  
 ROOF REPLACEMENT - FEB. 26  
 DRYWALL AND CEILING REPLACED

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

30,000<sup>00</sup> FEB 26  
 INSURANCE PAID  
 I PAID DEDUCT - 2,500.00

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 Feb 23-2026 Complainant or agent (printed) JANICE LYNN HARLOW Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Janice Lynn Harlow

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1613 -1615 N PLUM ST

Map ID: 340-06-00006-406-013

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 02/23/26

**CURRENT OWNER**

HALL JOHN R

**GENERAL INFORMATION**

Routing No. 0036-03 003-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0024  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400600006406013 12/13/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 66 202			24,080

Total Acres: .3061

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	8,430	24,080	24,080	0	24,080
Building	68,360	<del>195,300</del>	195,300	0	173,190
<b>Total</b>	<b>76,790</b>	<b>219,380</b>	<b>219,380</b>	<b>0</b>	<b>197,270</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
04/10/24	LB	10-Adv	3-Other
06/01/18	GBL	R-Review	3-Other
10/02/17	AGS	10-Adv	3-Other
09/14/17	LRW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
08/24/11	MJT	5-Occupant Not Home	3-Other

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/18/25				AF-Affidavit		HALL JOHN R
07/16/02						HALL HARRIETT W

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 GOVE S PT & VAC ALLEY REAR  
 48  
 Addl. Tieback:

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**Dwelling Information**

Story height	1	Total Rooms	10
Exterior Walls	2-Brick	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1952	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
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	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks  
Pre-Fab

Misc

Qty

Grade C  
CDU GD-GOOD  
Market Adj  
% Complete 0  
Cost & Design 0

Functional  
Economic  
% Good Ovr  
NBHD Fact 1

**Dwelling Computations**

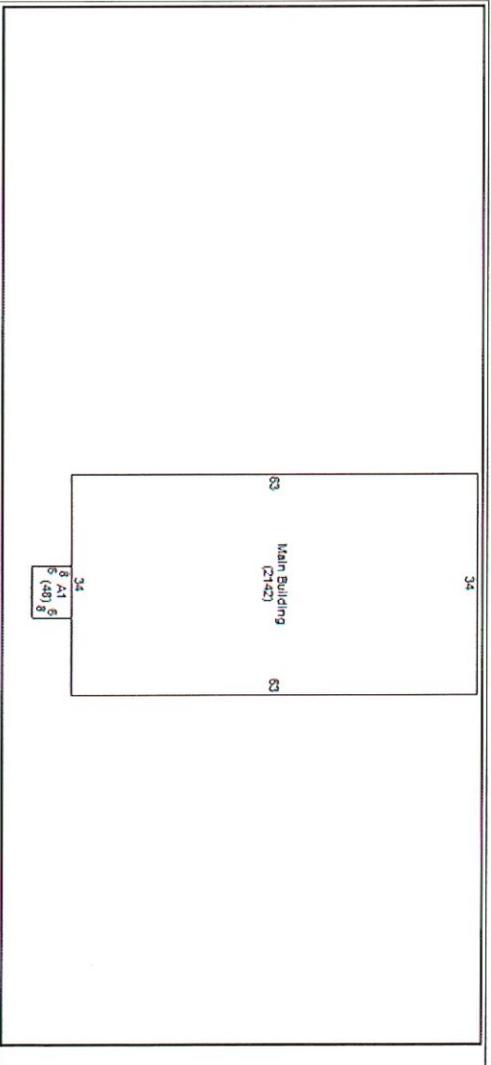
Base Price	268,140	% Good	66
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	9,000	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	284,340	Adj Factor	1,400
Ground Floor Area	2,142		
Total Living Area	2,142	Dwelling Value	189,060

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					2,142						
1		28	54		48						2,100

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1952		24X24	576	C	1		A	A			6,240

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

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