

FILED
CLARK COUNTY AUDITOR

FEB 24 2026

Tax year 2025

BOR no. 2025-94

DTE 1
Rev. 12/22

HILLARY HAMILTON County Clark

Date received 2/24/2026

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	Kathleen McLean	375 E. Cecil St. Spfld 45503
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

937-917-3272 mcleankathleen6@gmail.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
340-07-00035-211-021	375 E. Cecil St. Springfield, Ohio 45503

7. Principal use of property home

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
340-07-00035- 211-021	\$75,000	\$108,190	\$33,190

9. The requested change in value is justified for the following reasons:

My property needs a lot of work. I can't do it myself, so it's very costly.

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 Feb. 13, 2026 and total cost \$ \$46,000.

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)(6) 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, 24, 2026 Complainant or agent (printed) Kathleen McLean Title (if agent) _____

Complainant or agent (signature) Kathleen McLean

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 375 E CECIL ST

Map ID: 340-07-00035-211-021

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

CURRENT OWNER

MC LEAN KATHLEEN E

GENERAL INFORMATION

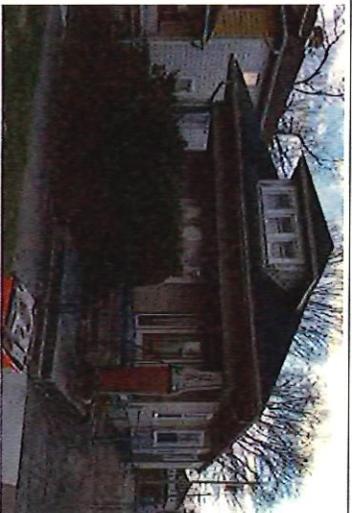
Routing No. 0035-01 013-00
 Class Residential
 Living Units 1
 Neighborhood 340R0030
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sced

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035211021 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 116			17,840

Total Acres: .1331

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,240	17,840	17,840	0	17,840
Building	31,620	90,350	90,350	0	88,990
Total	37,860	108,190	108,190	0	106,830

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
04/18/24	LB	10-Adv	3-Other
06/07/18	GSK	R-Review	3-Other
10/06/17	AGS	10-Adv	3-Other
07/27/11	JCW	5-Occupant Not Home	3-Other
02/06/06	J1		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/24				AF-Affidavit		MC LEAN PATRICK E & KATHLEEN E
08/18/05						MCLEAN PATRICK E & KATHLEEN E
10/11/91	52,000					

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 NORTHERN HEIGHTS ALL
 10259
 Addl. Tieback:

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Parcel Id: 340-07-00035-211-021

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

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Dwelling Information

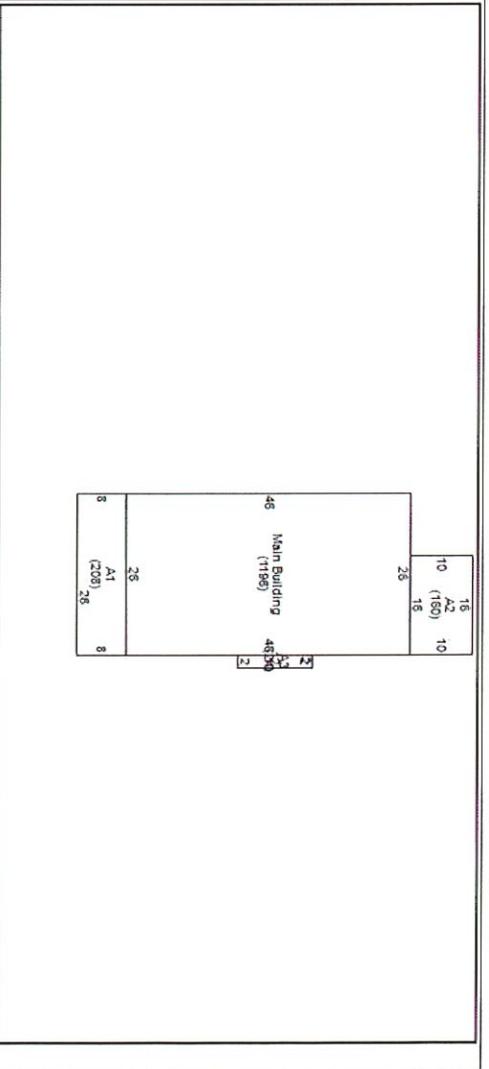
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1940	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	9
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	228
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	146,580	% Good	44
Plumbing	5,200	Market Adj	
Basement	0	Functional Economic	
Heating	5,220	% Complete	
Attic	11,320	C&D Factor	1
Other Features	8,900	Adj Factor	1
Subtotal	177,220	Additions	9,500
Ground Floor Area	1,196		
Total Living Area	1,380	Dwelling Value	87,480
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1923		20X18	360	D	1		F	A			2,870

Condominium / Mobile Home Information

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