

FILED
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-095
County Clark Date received 2/25/2026

DTE 1
Rev. 12/22

FEB 25 2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
HILLARY HAMILTON
AUDITOR 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>Jora Properties LLC</u>		Street address, City, State, ZIP code <u>345 S. Bird Rd Spfld Oh 45505</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-408-7562</u> <u>JohnWhitacrepg@yahoo</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			Address of property		
<u>300-07-00016-201-015</u>			<u>345 S. Bird Rd Spfld Oh 45505</u>		
7. Principal use of property <u>Residential</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>300-07-00016-201-015</u>	<u>275,000</u>	<u>390,420</u>	<u>115,420</u>		
9. The requested change in value is justified for the following reasons: <u>house is under construction</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10-28-24
and sale price \$ 200,000 ; 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 2025 and total cost \$ 60,000.

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.

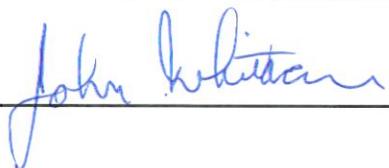
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2-25-26 Complainant or agent (printed) John Whitacre 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 : 345 S BIRD RD

Map ID: 300-07-00016-201-015

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

CURRENT OWNER

JORA PROPERTIES LLC

GENERAL INFORMATION

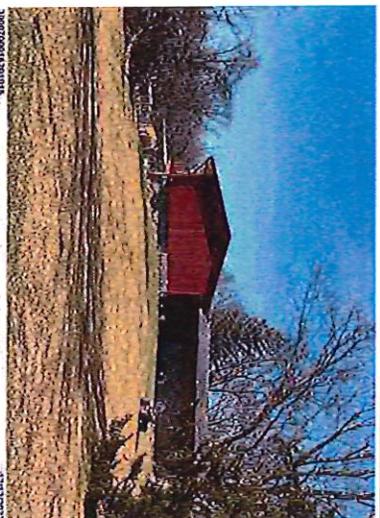
Routing No. SSE6-D2 003-00
 Class Residential
 Living Units 1
 Neighborhood 300R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslcd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000	49,000
A-Undeveloped	AC	1.8300	22,420
A-Right Of Way	AC	.1700	

Total Acres: 3

Legal Acres: 3.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	25,000	71,420	71,420	0	71,420
Building	111,650	319,000	319,000	0	275,020
Total	136,650	390,420	390,420	0	346,440

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
10/22/24	JAL	10-Adv	3-Other
05/09/18	CPS	R-Review	3-Other
11/29/17	ASH	10-Adv	3-Other
02/17/12	GMC	2-Information At Door	1-Owner
05/10/06	PJ		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity
10/28/24	200,000 2-Land & Building	8-Not Validated

Deed Reference	Deed Type	Grantor
EX-Executor/S/Executrix De		QUICK DORIS W

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 10
 Legal Descriptions:
 PT N W QR SEC 10 & PT N E QR SEC 16
 Addl. Tieback:

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Parcel Id: 300-07-00016-201-015

LUC: 511-SINGLE FAMILY, 0-9.999 AC I

Card: 1 of 1

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Dwelling Information

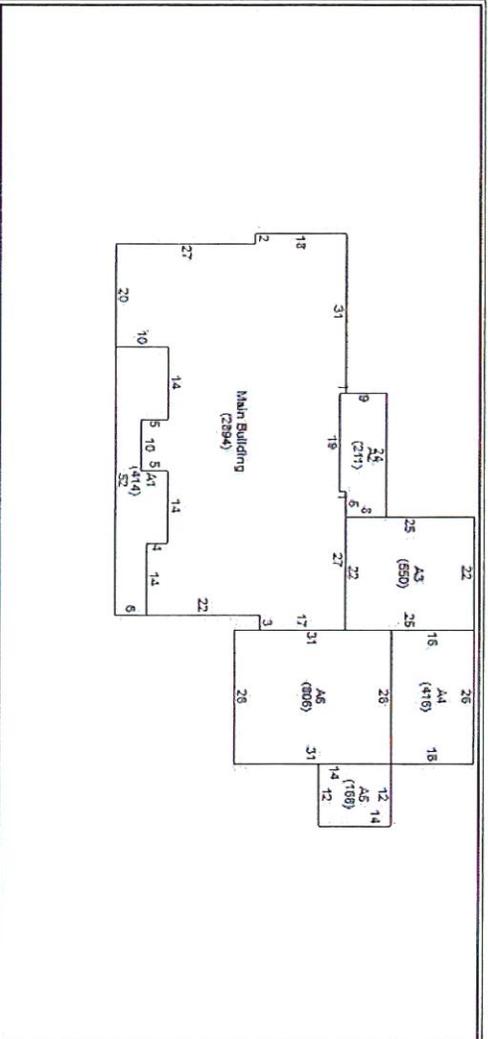
Story height	1	Total Rooms	7
Exterior Walls	2-Brick	Bedrooms	5
Style	03-Ranch	Family Rooms	0
Year Built	1948	Full Baths	3
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	14
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	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+	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	371,600	% Good	66
Plumbing	14,000	Market Adj	
Basement	-22,790	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	362,810	Adj Factor	1
		Additions	75,000
Ground Floor Area	2,894		
Total Living Area	3,444	Dwelling Value	314,450
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					2,894						
1		26			414						2,800
2		26			211						1,400
3		35M			550						52,700
4		59M			416						18,800
5		63			168						5,200
6		59M			806						32,900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1948		30X20	600	C	1		P	P			4,550

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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