

FEB 25 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-096
County Creek Date received 2/25/26

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		Douglas E. Clay 711 E Cecil St. 45503	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937 204 4969 declay23@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 213 003		711 E. Cecil St. Spfb Oh 45503	
7. Principal use of property			
RESIDENT. (Personal 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 213 003	58,000 - 58,000	81,680	23,680
9. The requested change in value is justified for the following reasons:			
I. Paid \$123,000, HOUSE NEEDED ROOF, FURNACE, WINDOWS, KITCHEN Finished. I have had 2 offers this year 53,000 & 58,000			

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.

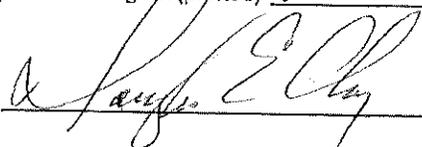
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2/25/24 Complainant or agent (printed) Douglas E Clay Title (if agent) Owner

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 711 E CECIL ST

Map ID : 340-07-00035-213-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

CURRENT OWNER

CLAY DOUGLAS E

GENERAL INFORMATION

Routing No. 0035-01 002-00
 Class Residential
 Living Units 1
 Neighborhood 340R0030
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035213003 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 108			15,560

Total Acres: .0992

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,450	15,560	15,560	0	15,560
Building	23,140	66,120	66,120	0	71,110
Total	28,590	81,680	81,680	0	86,670

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
06/06/18	GSK	R-Review	3-Other
10/06/17	AGS	10-Adv	3-Other
11/14/14	LA	7-Quality Check	
07/11/14	LA	7-Quality Check	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/11/14	COUNTY-1,		REMODEL		Closed Permit
05/29/14	COUNTY-1,		DPF		Closed Permit
04/25/12	COUNTY		FD CK		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/02/22		2-Land & Building	R-Related
03/19/15		2-Land & Building	2-Not Open Market
04/16/12	22,800	2-Land & Building	2-Not Open Market
03/22/12	30,000	2-Land & Building	S-Sheriff

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 E SI 10281 W SI 10282
 10281 & 10282
 Addl. Tieback:

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Dwelling Information

Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	07-Cape Cod	Family Rooms	0
Year Built	1922	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
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	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	

Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

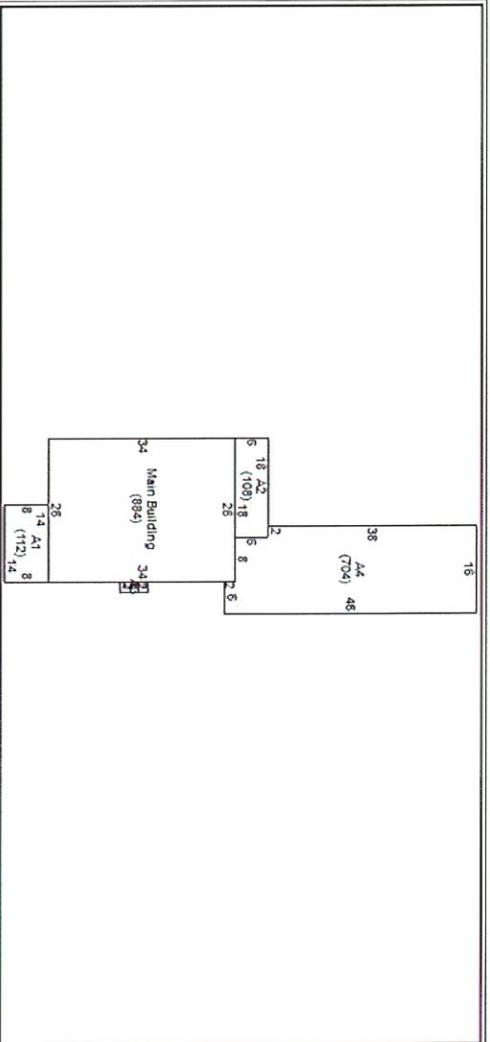
Dwelling Computations

Base Price	126,360	% Good	34
Plumbing		Market Adj	
Basement	0	Functional	
Heating	4,500	Economic	
Attic	20,250	% Complete	
Other Features	6,612	C&D Factor	
Subtotal	157,720	Adj Factor	1
		Additions	12,500
Ground Floor Area	884		
Total Living Area	1,248	Dwelling Value	66,120

Building Notes

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					884								7,400
1		3			112								7,200
2		3			108								800
3		50			10								21,600
4		59			704								

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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