

FEB 26 2026

Tax year 2025 BOR no. 2025-097
County Clark Date received 2/26/2026

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	James Stewart		445 Woodview Dr Spgld, OH 45304	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
		937-360-4657	jastewart65@yahoo.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	
300-06-00023-404-001			445 Woodview Drive Spgld, OH 45304	
7. Principal use of property <u>home</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	
300-06-00023-404-001	OVER VALUED	OVER VALUED		
		VALUED		
9. The requested change in value is justified for the following reasons: <u>Property OVER VALUE, OVER RATED so as to EXTRACT TAXES</u>				

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 02-24-2026 Complainant or agent (printed) James Stewart Title (if agent) _____

Complainant or agent (signature) *James A Stewart*

Sworn to and signed in my presence, this 24th day of February 2026
(Date) (Month) (Year)

Notary *Janna M Stone*



JANNA M. STONE, Notary Public
In and for the State of Ohio
My commission expires: 7/26/28

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 445 WOODVIEW DR

Map ID: 300-06-00023-404-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

CURRENT OWNER

STEWART JAMES A

GENERAL INFORMATION

Routing No. SNM/1-G1 006-00
 Class Residential
 Living Units 1
 Neighborhood 300R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600023404001 12/4/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 107 196			39,780

Total Acres: .4815

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,920	39,780	39,780	0	39,780
Building	46,920	134,060	134,060	0	130,810
Total	60,840	173,840	173,840	0	170,590

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
10/15/24	JAL	10-Adv	3-Other
05/18/18	CPS	R-Review	3-Other
11/22/17	ASH	10-Adv	3-Other
02/22/12	JPH	5-Occupant Not Home	3-Other
05/02/06	PJ		

Sales/Ownership History

Transfer Date	Price	Type	Validity
05/06/14	45,000	2-Land & Building	5-Liquidation/Foreclosure
02/21/14	40,000	2-Land & Building	S-Sheriff
09/27/10	117,900	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
04/29/09	48,500		B-Bank Sale

Property Factors

Topo: 2-Above Street
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Well

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 WOODVIEW SUBDIVISION ALL
 25

Addl. Tieback:

Deed Reference	Deed Type	Grantor
	SD-Sheriffs Deed	JPMORGAN CHASE BANK NATIONAL
	WD-General Warranty Deec	FLETCHER JEFFREY S
		FAIRBANKS ANGELA C
		LASALLE BANK NATIONAL ASSOCIATION

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/16/14	COUNTY	FD CK	Nvc		Closed Permit

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Parcel Id: 300-06-00023-404-001

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Dwelling Information

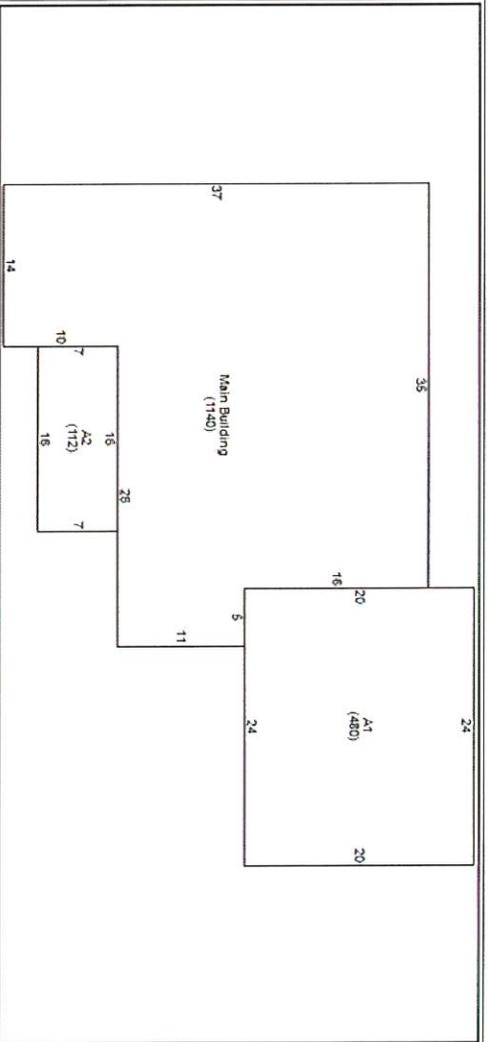
Story height	1	Total Rooms	5
Exterior Walls	6-Alu/vn/yl	Bedrooms	3
Style	07-Cape Cod	Family Rooms	0
Year Built	1953	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	150
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	518
Attic	3-Pt-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE		
Market Adj		Functional Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	149,620	% Good	60
Plumbing	4,100	Market Adj	
Basement	0	Functional Economic	
Heating	5,320	% Complete	
Attic	17,780	C&D Factor	1
Other Features	14,280	Adj Factor	1
Subtotal	191,100	Additions	19,400
Ground Floor Area	1,140		
Total Living Area	1,368	Dwelling Value	134,060
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					1,140						27,000
1	59	49			480						5,400
2		2			112						

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