

MAR - 4 2026

Tax year 2025 BOR no. 2025-103

DTE 1
Rev. 12/22

County Clark Date received 3-4-2026

HILARY HAMILTON
CLERK OF COURTS
AUDITOR
Complaint Against the Valuation of Real Property

Please 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	Aymon Idrees		159 Cincinnati Ave Xenia, OH 45385	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
937.999.4899 idreesam@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	
3000700026100062			525 E. Leffel Lane Springfield, OH 45505	
7. Principal use of property <u>N/A</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	
3000700026100062	35000	106,220 _{BD}	73,220 _{BD}	
9. The requested change in value is justified for the following reasons:				
we are trying to fix the property but we keep getting people breaking in and making a mess				

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 11/25 fix roof and total cost \$ 500.00

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.

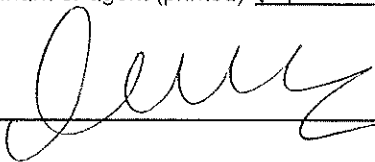
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/1/24 Complainant or agent (printed) Ayman Idrees 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

Situs : 525 E LEFFEL LN

Map ID: 300-07-00026-100-062

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/09/26

CURRENT OWNER

IDREES AYMAN & AMJAD
-4748
CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. SSW4-A2 019-00
Class Residential
Living Units 1
Neighborhood 300R0000
District
Zoning
Alternate Id
Tax District Springfield Township Cslsd

Property Notes

Note Codes:



3000700026100062 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000		49,000
A-Undeveloped	AC	.0300		370
A-Right Of Way	AC	.2100		
Total Acres: 1.24		Legal Acres: 1.2400	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,280	49,370	49,370	0	49,370
Building	20,600	58,850	58,850	0	56,640
Total	37,880	108,220	108,220	0	106,010

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
10/31/24	JAL	10-Adv	3-Other
05/03/18	CPS	R-Review	3-Other
11/30/17	ANM	10-Adv	3-Other
02/17/12	JHC	6-Prop Unoccupied At Listing	3-Other
05/18/06	PJ		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
11/30/10	25,000	2-Land & Building	2-Not Open Market
08/30/10	40,000	2-Land & Building	S-Sheriff
08/04/05			
07/25/01	65,000		

Deed Reference

Deed Reference	Deed Type	Grantor
SD-Sheriffs Deed		DEUTSCHE BANK NATIONAL TRUST CON SHORT JOY L SHORT CARL F & JOY L

Property Factors

Topo: 1-Level	5-Well	6-Septic
Utilities: 4-Gas		
Street/Road: 1-Paved		
Traffic: 2-Medium		

Legal Description

Parcel Tieback:
Range - Township - Section: 09 - 05 - 26
Legal Descriptions:
PT N W PT N W QR
Addl. Tieback:

