

MAR - 3 2026

Tax year 2026 BOR no. 2025-104
County Clark Date received 3/3/2026

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		Kathleen + Steven Simpson 1627 S Sweetbriar W 45505	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-926-4881			
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	
340-07-00027-217-006		1627 S. Sweetbriar W	
7. Principal use of property Primary residence			
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
340-07-00027217 ¹⁶⁶	128,000 110,000	109,000 128,300	49,000
	100,000		28,300
9. The requested change in value is justified for the following reasons: We had to tear off the old garage - build new one d/t leaking. We have only sided 1/4 off house where garage was, Windows need replaced. House across street sold for 90,000-100,000			

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 2024 and total cost \$ 12,000

Garage

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 2-26-24 Complainant or agent (printed) Rathleen Simpson Title (if agent) _____

Complainant or agent (signature) Rathleen Simpson

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1627 SWEETBRIAR LNS

Map ID: 340-07-00027-217-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/09/26

CURRENT OWNER

SIMPSON KATHLEEN ANN & STEVEN ALAN

GENERAL INFORMATION

Routing No. 0021-02 338-00
 Class Residential
 Living Units 1
 Neighborhood 340R0094
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

25% REMAINING 2023 TAX YEAR GAR
 TY24 PP SHED-1

Note Codes:



3400700027217006 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50	150		16,800
Total Acres: .1722		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,880	16,800	16,800	0	16,800
Building	39,030	111,500	111,500	0	121,130
Total	44,910	128,300	128,300	0	137,930
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
06/10/24	KQ	10-Adv	3-Other
11/15/23	ZF	A-Estimated	3-Other
07/07/23	ZF	A-Estimated	3-Other
05/22/18	JHR	R-Review	3-Other
11/21/17	KRT	10-Adv	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/04/23	23-01188S		DET GARAG	24X30	Closed Permit
05/30/23	23-0797S		DEM GAR		Closed Permit
12/14/21	COUNTY-2		FD CK	Nvc	Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/09/23	90,000	2-Land & Building	R-Related
11/19/21	34,000	2-Land & Building	0-Valid Sale
03/18/09	53,000		B-Bank Sale
10/15/08			

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:
 BELMONT MEADOWS ADD
 13290

Addl. Tieback:

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Parcel Id: 340-07-00027-217-006

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Card: 1 of 1

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Dwelling Information

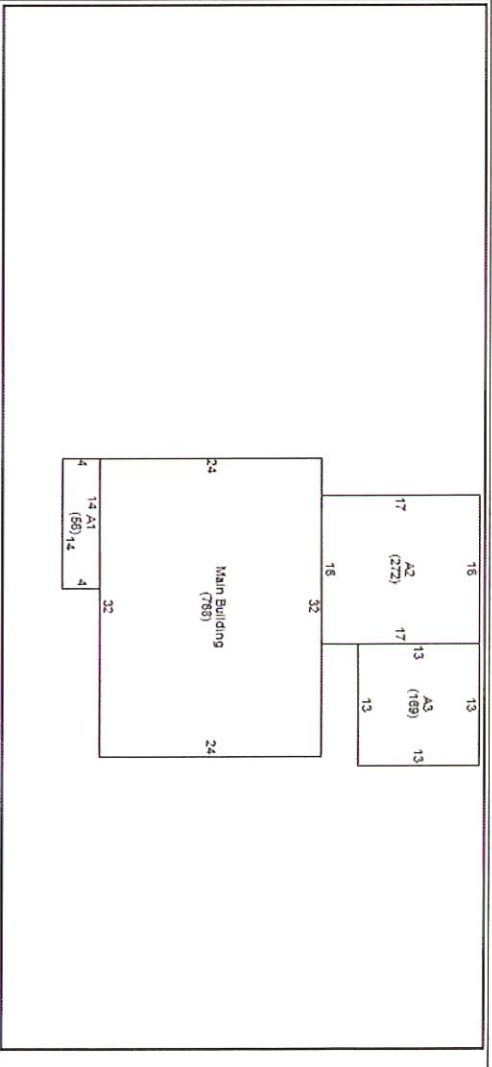
Story height 1	Total Rooms 6
Exterior Walls 6-ALV/nyl	Bedrooms 3
Style 07-Cape Cod	Family Rooms 0
Year Built 1951	Full Baths 1
Eff Year Built	Half Baths 0
Year Remodeled	Adtl. Fixtures 2
Kitchen Remod	Total Fixtures 5
Bath Remod	
Basement 1-None	
Heat Type 3-Central Heat W/ Ac	Masonry Trim
Fuel Type 2-Gas	Unfinished Area
System Type 1-Hot Air	Rec Rm Size
Attic 4-Full-Fin	FBLA Size
Phy. Condition A-Average Condition	Openings
Int vs Ext 2-Same	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade D+	
CDU AV-AVERAGE	Functional
Market Adj	Economic
% Complete	% Good Ovr
Cost & Design 0	NBHD Fact 1

Dwelling Computations

Base Price	109,860	% Good	70
Plumbing	-7,140	Market Adj	
Basement	3,910	Economic	
Heating	17,610	% Complete	
Attic	0	C&D Factor	1
Other Features		Adj Factor	15,500
Subtotal	124,240	Additions	
Ground Floor Area	768		
Total Living Area	1,347	Dwelling Value	102,470
Building Notes			

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					768						
1		26			56						300
2		35			272						21,000
3		26			169						900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS2-Metal Shed	2023		24X30	720	C	1	A	A	A			9,030

Condominium / Mobile Home Information

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