

Tax year 2025 BOR no. 2025-105
 County Clark Date received 3/5/2026

HILLARY HAMILTON

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	Stephen & Grace Schuler	1230 E. High St. Springfield, OH 45505	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person (251) 648-6121			
5) Email address of complainant graceschuler20@gmail.com			
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
340-07-00028-105-035		1230 E. High St. Springfield, OH 45505	
8) Indicate the reason for this complaint:			
<input checked="" type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

10) The requested change is justified for the following reasons: Property was sold to us as residential and it has been our sole residence since 2023, yet we have been taxed at the commercial rates. We request that our property taxes be recalculated at the residential rate for the 2025 & 2026 years and the difference we paid be refunded to us.

11) 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 penalty 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 _____ Complainant or agent _____ Signature _____ Title (if agent) _____
 Sworn to and signed in my presence, this _____ day of _____ year _____
 Notary _____ Signature _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1230 E HIGH ST

Map ID: 340-07-00028-105-035

LUC: 499-OTHER COMMERCIAL STR

Card: 1 of 1

Tax Year: 2025

Printed: 03/09/26

CURRENT OWNER

SCHULER STEPHEN J & GRACE E

GENERAL INFORMATION

Routing No. 0029-01 014-00
 Class Commercial
 Living Units 1
 Neighborhood 340C1000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

TY19 - FAIRYLAND CHILDCARE CENTER

Note Codes:



3400700028105035 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF	23,496		65,790

Total Acres: .5394

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,030	65,790	65,790	0	0
Building	79,140	226,110	226,110	0	0
Total	102,170	291,900	291,900	0	0

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
01/20/26	ZF	11-Phone	1-Owner
10/09/24	ZF	A-Estimated	3-Other
04/30/24	STP	10-Adv	3-Other
01/19/18	KAR	1-Entrance (Inspection)	1-Owner
05/10/12	JPH	1-Entrance (Inspection)	1-Owner

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/14/23	245,000	2-Land & Building	0-Valid Sale
02/28/20	130,000	2-Land & Building	0-Valid Sale
02/11/19	125,000	2-Land & Building	0-Valid Sale
03/18/02	140,000		

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic:
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 28
 Legal Descriptions:
 N SI HIGH W OF GREENMOUNT
 Addl. Tieback:
 MILLER KEVIN D
 WESTFALL FAMILY INVESTMENTS LLC
 YATES BARBARA E
 WEST EDITH & WILLIAM D

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/09/24	24-00169S	REMODEL	Kitchen		Closed Permit

Deed Reference

Deed Reference: 340/6966
 Deed Type: Deed
 Grantor: MILLER KEVIN D
 WESTFALL FAMILY INVESTMENTS LLC
 YATES BARBARA E
 WEST EDITH & WILLIAM D

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1230 E HIGH ST

Parcel Id: 340-07-00028-105-035

LUC: 499-OTHER COMMERCIAL STRUC

Card: 1 of 1

Tax Year: 2025

Printed: 03/09/26

Dwelling Information

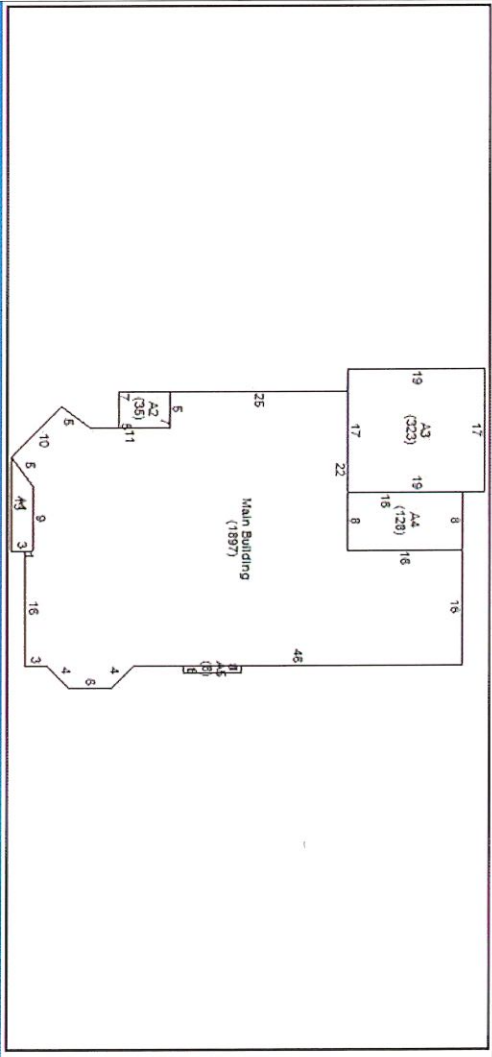
Story height	2	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	4
Style	04-Old Style	Family Rooms	2
Year Built	1886	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled	1985	Addl. Fixtures	5
Kitchen Remod	2-No	Total Fixtures	13
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	3-Hot Water	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	2		
Pre-Fab			
Misc		Qty	
Grade	B-	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	435,220	% Good	44
Plumbing	13,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	20,740	% Complete	
Other Features	16,286	C&D Factor	1
Subtotal	485,750	Adj Factor	
Ground Floor Area	1,897	Additions	5,900
Total Living Area	3,802	Dwelling Value	219,630
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,897						
1		1			33						1,700
2		1			35						1,800
3		26			323						2,400
4		1			128						6,700
5					35M						800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1978		22x22	484	C	1		A	A			5,420
CLF-Fence Chk	1978		4x290	1,160	C	1		F	F			450
CI1-Asph Pave	1975		X	600	C	1		A	A			610

Condominium / Mobile Home Information

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