

MAR 10 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-109
County Clark Date received 3/10/2026

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	<u>Brian/Jen Harbage</u>	<u>6759 Old Spfld Rd So. hae. OH 45368</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937605 5551 harbagefarms@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
<u>1601300029000001</u>	<u>5000 Dolly Wood Rd So. charleston OH 45368</u>

7. Principal use of property NONE Vacant 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
	<u>\$30,000-</u>	<u>25 PROPOSED \$103,730-</u>	<u>\$73,730-</u>

9. The requested change in value is justified for the following reasons:
Buildings are inhabitable and have 0 value.

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 3-3-26 Complainant or agent (printed) Brian Harbase Title (if agent) owner

Complainant or agent (signature) *Brian Harbase*

Sworn to and signed in my presence, this 3rd day of March 2026

Notary *[Signature]*



VIRGINIA E KING
Notary Public
State of Ohio
My Comm. Expires
October 4, 2030

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5000 DOLLY VARDEN RD

Map ID: 160-13-00029-000-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/13/26

CURRENT OWNER

HARBAGE BRIAN E & JENNIFER D

GENERAL INFORMATION

Routing No. MNW2-00 001-00
 Class Residential
 Living Units 1
 Neighborhood 160R0000
 District
 Zoning
 Alternate Id
 Tax District Madison Township Selsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



160I300029000001 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .7700			44,320
A-Right Of Way	AC .2300			

Total Acres: 1

Legal Acres: 1.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,510	44,320	44,320	0	44,320
Building	20,790	59,410	59,410	0	21,930
Total	36,300	103,730	103,730	0	66,250

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied N

Entrance Information

Date	ID	Entry Code	Source
10/16/24	JL	10-Adv	3-Other
09/14/18	LA	5-Occupant Not Home	3-Other
07/31/18	RVT	R-Review	3-Other
12/26/17	DXS	10-Adv	3-Other
10/31/16	LA	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/31/16	16-COUNT		REMODEL		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/02/25					QC-Quit Claim Deed	HARBAGE BRIAN E & JENNIFER D
09/12/16					QC-Quit Claim Deed	BLACKBURN STACY A & ISAAC H ELDRID
09/12/16	12,100	2-Land & Building			SV-Survivorship Deed	ELDRIDGE STACY A
02/11/09	31,000					HSBC BANK MORTGAGE SERVICES INC

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 2-Medium

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 06 - 29
 Legal Descriptions:
 NE COR N W QR
 Addl. Tieback:

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Card: 1 of 1

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Dwelling Information

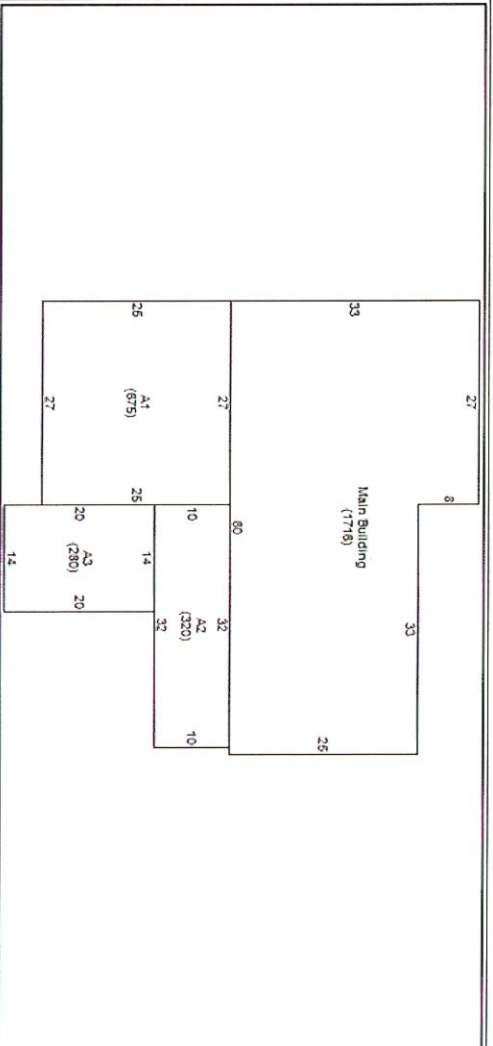
Story height	1	Total Rooms	6
Exterior Walls	3-Mas&Fr	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1900	Full Baths	1
Eff Year Built	1993	Half Baths	0
Year Remodeled	2-No	Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	5
Bath Remod	2-No		
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	4-Oil	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	V-Very Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	V-EXTREMELY POOR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	196,820	% Good	20
Plumbing		Market Adj	
Basement	-6,690	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	190,130	Adj Factor	13,100
Ground Floor Area	1,716		
Total Living Area	2,391	Dwelling Value	51,130
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					1,716						
1	55	35			675						58,500
2		25			320						5,600
3			26		280						1,600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1996		24X30	720	D	1		F	F			8,280

Condominium / Mobile Home Information

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