

FILED  
CLARK COUNTY AUDITOR

MAR 10 2026

Tax year 2025 BOR no. 2025-110  
County Clark Date received 3/10/2026

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Joseph D Bell	11795 Col. Cin. Rd So Charleston, OH 45368
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 740-463-9505 Kingschild1959@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
1601400036000018	11795 Columbus Cincinnati Rd South Sharleston, OH 45368

7. Principal use of property Residential

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
1601400360000	\$147,460	220,090	-72,630

9. The requested change in value is justified for the following reasons:

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 \_\_\_\_\_ Complainant or agent (printed) Joseph Bell Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 4 (Date) day of March (Month) 2020 (Year)

Notary 



Anna Marie Blackburn  
Notary Public, State of Ohio  
My Commission Expires 07/2030

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 11795 COLUMBUS-CININNATI RD

Map ID: 160-14-00036-000-018

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/13/26

**CURRENT OWNER**

BELL JOSEPH D

**GENERAL INFORMATION**

Routing No. MNE3-00 003-00  
 Class Residential  
 Living Units 1  
 Neighborhood 160R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District Madison Township Selsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1601400036000018 12/6/2023

**Land Information**

**Assessment Information**

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC	.2800		
A-Homesite	AC	1,0000		46,800
A-Undeveloped	AC	1,0200		9,280
Total Acres: 2.3		Legal Acres: 2,3000	NBHD Fact: 1,0000	

Assessed	Appraised	Cost	Income	Market
Land 19,630	56,080	56,080	0	56,080
Building 57,400	164,010	164,010	0	142,400
Total 77,030	220,090	220,090	0	198,480

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied Y

**Entrance Information**

**Permit Information**

Date	ID	Entry Code	Source
10/17/24	JL	10-Adv	3-Other
08/01/18	RVT	R-Review	3-Other
12/27/17	DXS	10-Adv	3-Other
03/09/12	JPH	2-Information At Door	1-Owner
10/17/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Date Issued	Number	Price	Purpose	Note	Status
03/20/12	12-COUNT	DPF			Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
05/01/19	99,900	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
10/12/11			
09/02/10			
06/16/09			

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		BELL JOSEPH & ANDREA
SV-Survivorship Deed		ACTON MEGAN A
QC-Quit Claim Deed		FLORENCE JOHN F JR
		FLORENCE SUZANNE R

**Property Factors**

**Legal Description**

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

6-Septic

Parcel Tieback:  
 Range - Township - Section: 08 - 07 - 36  
 Legal Descriptions:  
 W PT S W QR

Addl. Tieback:

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**Dwelling Information**

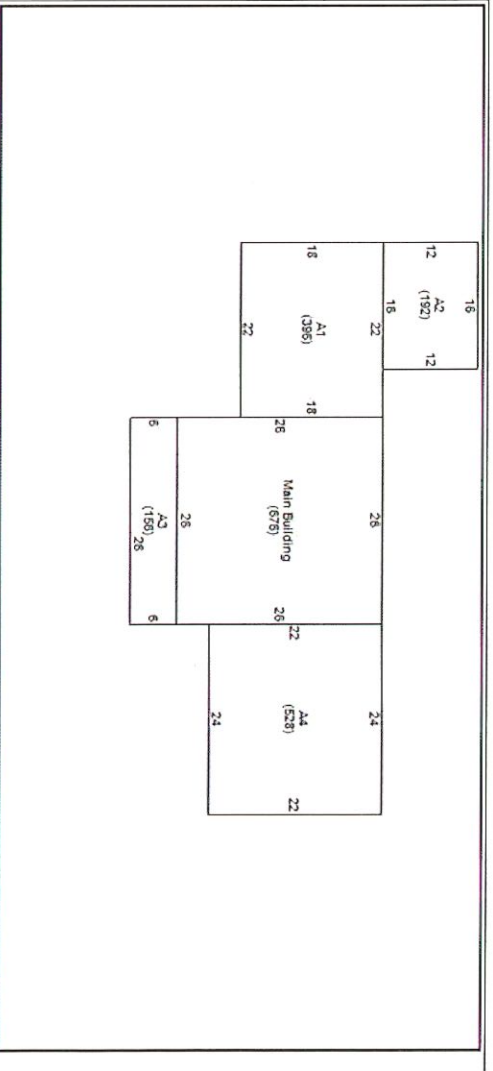
Story height	2	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1927	Full Baths	2
Eff Year Built	1964	Half Baths	2
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	6-.5 Bsmv/.5 Crawl		
Heat Type	2-Central Heat	Masonry Trim	900
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	183,480	% Good	60
Plumbing	4,700	Market Adj	
Basement	-2,140	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	27,817	C&D Factor	1
Subtotal	213,860	Adj Factor	1
		Additions	34,900
Ground Floor Area	676		
Total Living Area	1,748	Dwelling Value	163,220
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					676						30,200
1	58	35			396						1,300
2		26			192						7,500
3		1			156						19,100
4		59			528						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
AQ1-Quonset	1900		30x15	450	D 1		U	U			790

**Condominium / Mobile Home Information**

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