

FILED
CLARK COUNTY AUDITOR

MAR 13 2026

Tax year 2025 BOR no. 2025-114
County Clark Date received 3/13/2026

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 <u>Ryan Christopher Ashlee Christopher</u>		Street address, City, State, ZIP code	
1. Owner of property	2025-11-0036-104-003	<u>123 Miramar Dr. Enon, OH 45323</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>(937) 478-5571</u> <u>Ryan Christopher</u> 2025-11-0036-104-003 <u>rchristopher08@gmail.com</u>			
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>210-11-00036-104-003</u>		<u>123 Miramar Dr. Enon, OH 45323</u>	
7. Principal use of property <u>primary residence</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
<u>210-11-00036-104-003</u>	185,530 <u>185,530</u>	261,570 <u>261,570</u>	76,040 <u>76,040</u>
9. The requested change in value is justified for the following reasons: <u>property still needs several updates to include basement, bathrooms</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3/14/2024
and sale price \$ 275,000 ; 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 3/14/2024-present and total cost \$ 125,000.

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.

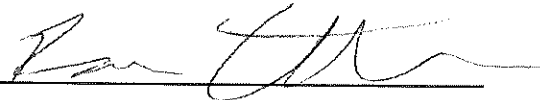
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/13/2026 Complainant or agent (printed) Ryan Christopher 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 : 123 MIRAMAR DR

Map ID: 210-11-00036-104-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER

CHRISTOPHER RYAN & ASHLEE

GENERAL INFORMATION

Routing No. DSES-A2 037-00
 Class Residential
 Living Units 1
 Neighborhood 210R0004
 District
 Zoning
 Alternate Id
 Tax District Enon Corp Gisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2101100036104003 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 106 224			43,490

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,220	43,490	43,490	0	43,490
Building	76,330	218,080	218,080	0	221,300
Total	91,550	261,570	261,570	0	264,790

Total Acres: .5451

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
08/19/24	KQ	10-Adv	3-Other
08/16/18	JHR	R-Review	3-Other
12/08/17	DXS	10-Adv	3-Other
10/28/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
02/10/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/14/24	275,000	2-Land & Building	0-Valid Sale	210/2398		MICK BRIAN E & CHARLA L
12/12/01	154,900					FREI BETTY J
11/16/89	111,500					

Property Factors

Topo: 1-Level
 Utilities: 2-Public Water
 Street/Road: 1-Paved
 Traffic: 1-Light
 4-Gas
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SOUTH ENON ESTATES
 86
 Addl. Tieback:

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Parcel Id: 210-11-00036-104-003

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

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Dwelling Information

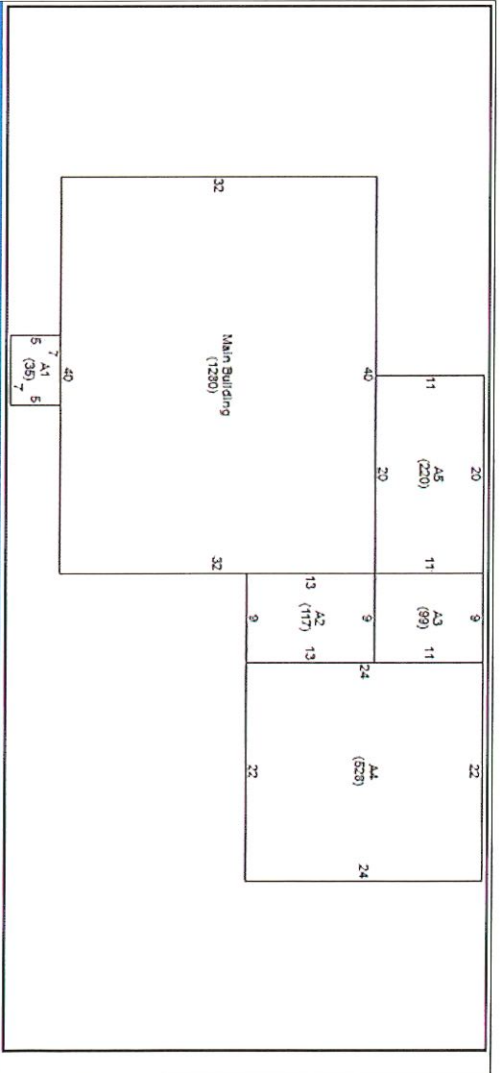
Story height	1.5	Total Rooms	9
Exterior Walls	6-ALV/myl	Bedrooms	5
Style	07-Cape Cod	Family Rooms	0
Year Built	1958	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled	1-Yes	Addl. Fixtures	2
Kitchen Remod	1-Yes	Total Fixtures	8
Bath Remod	1-Yes		
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	VG-VERY GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	239,900	% Good	72
Plumbing	4,700	Market Adj	
Basement	0	Functional	
Heating	8,540	Economic	
Attic	0	% Complete	
Other Features	7,517	C&D Factor	1
Subtotal	260,660	Adj Factor	
Ground Floor Area	1,280	Additions	30,400
Total Living Area	2,357	Dwelling Value	218,080
Building Notes			

Misc & Gross Buiding Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,280						
1		28			35						1,100
2		55	35		117						12,500
3			1		99						4,800
4			59		528						19,100
5			25		220						4,600

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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