

Tax year 2025 BOR no. 2025-117  
County Clark Date received 3/26/2026

DTE 1  
Rev. 12/22

MAR 26 2026

**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		1378 West First LLC, Henry Shine, Whitewater Car Wash, 106 Vintage Park Blvd. #100, Houston, TX 77070	
2. Complainant if not owner		Board of Education of the Clark-Shawnee Local Schools	
3. Complainant's agent		Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017	
4. Telephone number and email address of contact person: (614) 228-5822; bor@richgillislawgroup.com			
5. Complainant's relationship to property if not owner: Section 5715.19, Ohio Revised Code			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
330-06-00006-300-029		1378 W. First St.	
7. Principal use of property: 453 Car wash - self service			
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
330-06-00006-300-029	4,325,000	4,113,570	211,430
9. The requested change in value is justified for the following reasons: Size, location and market analysis of similar type properties.			

10. Was property sold within the last three years? Yes  No  Unknown  If yes, show date of sale N/A and sale price N/A and attach information explained in "Instructions for Line 10" on back. 12/28/2023 \$4,325,000

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 N/A and total cost \$ N/A

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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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 3/18/2026 Complainant or agent (printed) KAROL FOX (Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]  
Sworn to and signed in my presence, this 18th day of March, 2026.

Notary [Signature]



Richelle Thoburn Ford  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.



# Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).  
TYPE OR PRINT ALL INFORMATION.

Type Instrument	LD	Tax list year	2023	County number	12	Tax. dist. number	3020	Date	11/3/24
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Property located in SPAD Corp taxing district  
 Name on tax duplicate EROP LLC Tax duplicate year 2023  
 Accl. or permanent parcel no. 330-06-00000-300-089 Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description \_\_\_\_\_ Platted \_\_\_\_\_ Unplatted \_\_\_\_\_

Auditor's comments: Split  New plat  New improvements  Partial value   
 C.A.U.V  Building removed  Other \_\_\_\_\_

**Grantor or Representative Must Complete All Questions in This Section. See instructions on the back.**

1. Grantor's name Legends HC One LLC Phone \_\_\_\_\_  
 2. Grantee's name 1378 West First. LLC Phone \_\_\_\_\_  
 Grantee's address 7953 Washington Woods Drive, Dayton, Ohio 45459  
 3. Address of property 1378 W. 1st Street, Springfield, Ohio  
 4. Tax billing address 7953 Washington Woods Drive, Dayton, Ohio 45459  
 5. Are there buildings on the land?  Yes No If yes, check type:  
 1, 2 or 3 family dwelling Condominium Apartment: No. of units \_\_\_\_\_  
 Manufactured (mobile) home Farm buildings  Other Commercial (Car Wash) \_\_\_\_\_  
 If land is vacant, what is intended use? \_\_\_\_\_  
 6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract  
 Trade Life estate Leased fee Leasehold Mineral rights reserved Gift  
 Grantor is mortgagee  Other Arms Length  
 7. a) New mortgage amount (if any) .....\$ \_\_\_\_\_  
 b) Balance assumed (if any) .....\$ \_\_\_\_\_  
 c) Cash (if any) .....\$ \_\_\_\_\_ 4,325,000.00  
 d) Total consideration (add lines 7a, 7b and 7c) .....\$ \_\_\_\_\_ 4,325,000.00  
 e) Portion, if any, of total consideration paid for items other than real property .....\$ \_\_\_\_\_  
 f) Consideration for real property on which fee is to be paid (7d minus 7e) .....\$ \_\_\_\_\_ 4,325,000.00  
 g) Name of mortgagee \_\_\_\_\_  
 h) Type of mortgage Conv. F.H.A. V.A. Other \_\_\_\_\_  
 i) If gift, in whole or part, estimated market value of real property .....\$ \_\_\_\_\_  
 8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes  No If yes, complete form DTE 101.  
 9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes  No If yes, complete form DTE 102  
 10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes  No If yes, is the property a multi-unit dwelling? Yes No  
 I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.  
 Signature of grantee or representative \_\_\_\_\_ Date 12-27-2023

Number	3
No. of Parcels	1
DTE Code No	425
Neigh. Code	
No. of Acres	
Land Value	59140
Bldg. Value	75680
Total Value	134820
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

### Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ \_\_\_\_\_ has been paid by \_\_\_\_\_ and received by the \_\_\_\_\_ county auditor.

County auditor

Date



202400000010 01/03/2024 08:40 AM  
 Filed for Record in CLARK County, Ohio  
 Nancy Pence, Recorder Rec Fees: \$42.00  
 WARR OR Vol 2231 Pgs 5914 - 5916

**APPROVED**

Clark County Tax Map

JAN 03 2024

*THM*  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

Transferred  
 Sale Price 4,325,000  
 3 JAN - 3 2024 *Jr*

HILLARY HAMILTON  
 AUDITOR

LIMITED WARRANTY DEED

Ohio Rev. Code §5302.07

LEGENDS HC ONE LLC, a Texas limited liability company ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to 1378 WEST FIRST, LLC, an Ohio limited liability company ("Grantee"), whose tax mailing address is 7953 Washington Woods Drive, Dayton, Ohio 45459, the real property described in Exhibit A attached hereto and made a part hereof, together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto.

Subject to: zoning resolutions and ordinances; easements, agreements, and restrictions of record; and taxes and installments of assessments due and payable after delivery hereof.

Prior Instrument Reference: Official Record 2231, Page 5911 Clark County, Ohio records.

Auditor's Parcel No. 3300600006300029 (For Information Only)

*[Signature Appears on Following Page]*

GRIFFIN FLETCHER & HERNDON LLP  
 3500 RED BANK ROAD  
 CINCINNATI, OH 45227



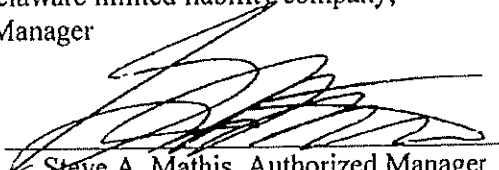
20240000010  
BK 2231 PG 5915

Grantor has caused this Limited Warranty Deed to be executed as of the 28<sup>th</sup> day of December 2023.

GRANTOR:

**LEGENDS HC ONE LLC,**  
a Texas limited liability company

By: WhiteWater Holding Company, LLC,  
a Delaware limited liability company,  
its Manager

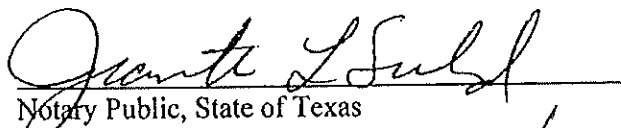
By:   
Steve A. Mathis, Authorized Manager

STATE OF TEXAS §  
  §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 21 day of December 2023, by Steve A. Mathis, the Authorized Manager of WhiteWater Holding Company, LLC, a Delaware limited liability company, the Manager of Legends HC One LLC, a Texas limited liability company, for an on behalf of said limited liability company.

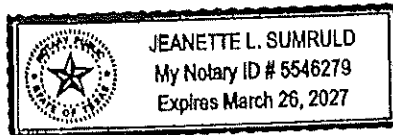
[S E A L]

My Commission Expires:  
03/26/27

  
Notary Public, State of Texas  
Jeanette L. Sumruld  
Printed Name of Notary Public

This instrument was prepared by:

J. Cody Acuff, Esq.  
Acuff & Associates, PLLC  
2340 Lipscomb Street  
Fort Worth, Texas 76110  
719-439-6247





20240000010  
BK 2231 PG 5916

EXHIBIT A

Situate in the State of Ohio, County of Clark, City of Springfield; located in Section 6, Town 4, Range 9, BMRS, being part of the 2.138 acre parcel as conveyed to CR Dayton VII LLC in OR 1417, Page 1971, in the records of the Clark County Ohio Recorder's Office and being more particularly described as follows:

Commencing at a mag nail set at the intersection of the westerly right-of-way line of Hillcrest Avenue (variable width right-of-way) and the centerline of W. First Street (50' right-of-way), being the southeasterly corner of said 2.138 acre parcel and being at the POINT OF BEGINNING for the herein described parcel;

Thence westerly along the centerline of W. First Street, South  $81^{\circ}35'39''$  West, 342.05 feet to a mag nail set at a new proposed property corner;

Thence northerly along new division lines through said 2.138 acre parcel the following two (2) courses:  
1) North  $08^{\circ}24'21''$  West, passing a mag nail set on the northerly right-of-way of West First Street at 25.00 feet, a total distance of 49.00 feet to a mag nail set;

2) North  $03^{\circ}55'08''$  East, 179.84 feet to a 5/8" iron pin set on the southerly limited access right-of-way of State Route 41;

Thence easterly along the southerly right-of-way of State Route 41 the following two (2) courses:

1) South  $72^{\circ}43'10''$  East, 318.81 feet, witness a 5/8" iron pin found south 0.04 feet and east 0.61 feet;

2) South  $19^{\circ}06'45''$  East, passing a 5/8" iron pin set on the northerly right-of-way of West First Street at 62.60 feet, for a total distance of 88.04 feet to THE POINT OF BEGINNING, containing 1.1631 acres (50,666.7 square feet) of land more or less with the right-of-way of West First Street occupying 0.1949 acres for a net of 0.9682 acres.

Pins set are 5/8" rebar with yellow cap stamped "RVP Surveying"  
Record references to those of the Recorder's Office, Clark County, Ohio.

Subject to all legal highways, easements and restrictions of record.

The bearings shown hereon are based on the Ohio State Plane coordinate system, NAD 83(2011) using Clark County control monuments Clark 22 & Clark 22 AZ MK with a bearing of South  $88^{\circ}27'17''$  East.

The above description is based on a field survey performed by RVP Surveying, 6236 Centre Park Drive, Suite A, West Chester, Ohio, 45069 | 513-823-2175 | By Charles J. Kluener, Ohio Registration Number S-8057 on August 12, 2022 Recorded in Survey Record Volume 31, Page 166

Parcel 3300600006300029