

MAR 16 2026

Tax year 2025 BOR no. 2025-118
County Clark Date received 3/16/2026

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	Street address, City, State, ZIP code	
1. Owner of property	Grover John+Carolyn	5940 Springfield-Xenia Rd	
2. Complainant if not owner		Springfield, Oh. 45502	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937 360-4330 csgrover 45502@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	
1001100011301039		5940 Springfield-Xenia Rd.	
1001100011301013		5944 Springfield-Xenia Rd.	
7. Principal use of property <u>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
100-11-00011-301-039	250,000	314,840	64,840
100-11-00011-301-013	120,000	183,820	63,820
9. The requested change in value is justified for the following reasons:			
<u>See attached</u>			

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 3-16-26 Complainant or agent (printed) Carolyn Grover Title (if agent) _____

Complainant or agent (signature) Carolyn S. Grover

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

Notary _____

Clark County Board of Revision
31 N. Limestone St.
Springfield, OH 45501

RE: Request for Reduction of Property Valuation
Owner: Carolyn Grover

To the Clark County Board of Revision,

My name is Arthur Solomon, Realtor and Team Lead of the Solomon Group at Coldwell Banker Heritage. I am submitting this statement on behalf of Carolyn Grover, the owner of the properties listed below. Based on a review of the physical condition, functional utility, and deferred maintenance affecting these properties, the current tax assessments appear to significantly exceed their true market value.

Property Address: 5944 Springfield-Xenia Rd, Springfield, OH 45502

The structure on this parcel was originally built as a cabin in the 1850s, and the auditor description appears to overstate the property's functional living space. A substantial portion of the home has ceiling heights below seven feet, with more than 50% of the interior space under this threshold. Under standard appraisal guidelines, areas with ceiling heights under seven feet are not considered qualifying living area. Because of this, a large portion of the home should not be counted as livable square footage. In practical terms, only approximately 750 square feet should reasonably be considered functional living space.

In addition, the property suffers from extensive physical depreciation and functional obsolescence. The windows are original. The roof is at the end of its useful life. The siding is also original and at the end of its useful life. The furnace and water heater are both nearing the end of their useful life. The plumbing is galvanized, which results in inadequate water pressure. The current tenants have caused significant interior damage, and the property will require substantial renovation once vacated. There is also a barn on the property with a leaking roof that poses a risk of structural failure if not repaired.

Due to the age, condition, and limited functional living space of the property, the current valuation appears excessive.

Estimated True Market Value: \$120,000 – \$125,000

Property Address: 5940 Springfield-Xenia Rd, Springfield, OH 45502

This property also reflects significant deferred maintenance. The home has not received meaningful upgrades or improvements since it was built.

Factors affecting the value include a roof that is at the end of its useful life, the absence of modernization or updates, and long-term deferred maintenance throughout the structure. These conditions materially affect the property's market value when compared to other homes in the area that have been maintained or updated.

Estimated True Market Value: \$250,000 – \$260,000

It should also be noted that the owner, Carolyn Grover, is currently on a fixed income. The increase in property taxes creates a financial hardship, particularly given that the properties require substantial maintenance and repairs. The owner may also need to remove current tenants and complete necessary renovations, which will further increase financial strain.

Based on the physical condition, functional limitations, and deferred maintenance affecting both properties, the current assessments appear to exceed their true market value as defined under Ohio property valuation standards.

For these reasons, we respectfully request that the Clark County Board of Revision review the current assessments and adjust the values to more accurately reflect the true market value of these properties.

If additional information is needed, please feel free to contact me.

Respectfully submitted,

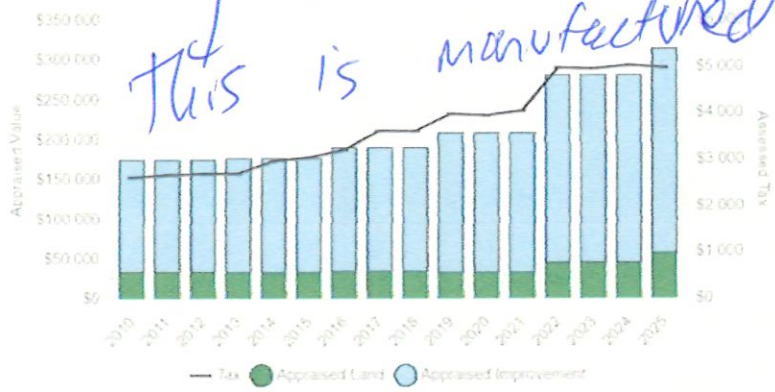
Arthur Solomon
Realtor | Team Lead
The Solomon Group – Coldwell Banker Heritage
937-631-5562

A handwritten signature in blue ink, appearing to read 'AS', with a long horizontal flourish extending to the right.

*i almost had a
heart attack!*

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$58,130.00	\$256,710.00	\$314,840.00	\$20,350.00	\$89,850.00	\$110,200.00
2024	\$45,980.00	\$235,640.00	\$281,620.00	\$16,090.00	\$82,470.00	\$98,560.00
2023	\$45,980.00	\$235,640.00	\$281,620.00	\$16,090.00	\$82,470.00	\$98,560.00
2022	\$45,980.00	\$235,640.00	\$281,620.00	\$16,090.00	\$82,470.00	\$98,560.00
2021	\$33,560.00	\$175,520.00	\$209,080.00	\$11,750.00	\$61,430.00	\$73,180.00
2020	\$33,560.00	\$175,520.00	\$209,080.00	\$11,750.00	\$61,430.00	\$73,180.00

Historic Appraised (100%) Values



*home!
- Arthur
Solomon*

Legal

Legal Acres	2.370	Homestead Reduction	YES
Legal Description	PT S W PT S W QR <i>(Not to be used on legal documents)</i>	Owner Occupied Reduction	YES
Land Use	(510) SINGLE FAMILY, PLATTED LOT	Neighborhood	110R0000
Section	11	Town	04
Range	08	Appraisal ID	
Card Count	1	Annual Tax	\$4,976.08

Owners

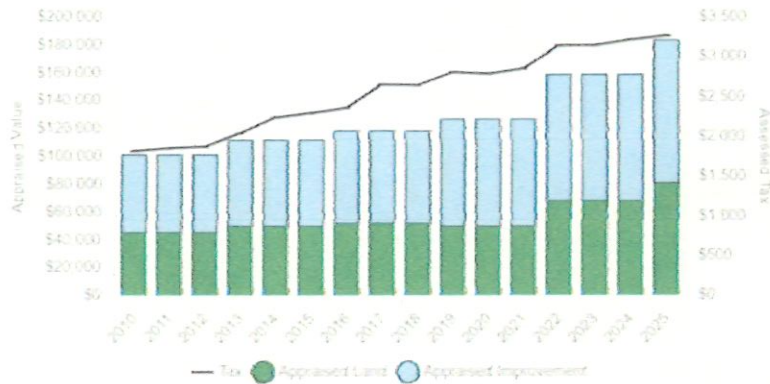
Name	GROVER JOHN C & CAROLYN S	Ownership	100%
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Residential

Dwelling 1

Year	Land	Appraised (100%)			Assessed (35%)	
		Improvements	Total	Land	Improvements	Total
2025	\$81,510.00	\$102,310.00	\$183,820.00	\$28,530.00	\$35,810.00	\$64,340.00
2024	\$68,410.00	\$90,600.00	\$159,010.00	\$23,940.00	\$31,710.00	\$55,650.00
2023	\$68,410.00	\$90,600.00	\$159,010.00	\$23,940.00	\$31,710.00	\$55,650.00
2022	\$68,410.00	\$90,600.00	\$159,010.00	\$23,940.00	\$31,710.00	\$55,650.00
2021	\$49,940.00	\$77,170.00	\$127,110.00	\$17,480.00	\$27,010.00	\$44,490.00
2020	\$49,940.00	\$77,170.00	\$127,110.00	\$17,480.00	\$27,010.00	\$44,490.00

Historic Appraised (100%) Values



Legal

Legal Acres	4.990	Homestead Reduction	NO
Legal Description	PT S W PT S W QR (Not to be used on legal documents)	Owner Occupied Reduction	NO
Land Use	(511) SINGLE FAMILY, 0-9.999 AC UNPLATTED	Neighborhood	110R0000
Section	11	Town	04
Range	08	Appraisal ID	
Card Count	1	Annual Tax	\$3,265.38

Owners

Name	GROVER JOHN C & CARDLYN S	Ownership	100%
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Residential

Dwelling 1

Residential CMA

Much newer

Listings as of 03/13/26 at 9:10 AM

Property type Residential; Inside 1.00 mi. radius search from 5940 Springfield Xenia Rd, Springfield, OH 45502, USA; Status of 'Active', 'Closed', 'Pending', 'Contingency - Finance and Inspections', 'Contingency - Sale of Existing Home'; Pending Date between '03/13/2025' and '03/13/2036'; Sold Date between '03/13/2025' and '03/13/2036'.

Closed Properties

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
1	1038678	2087 W Jackson Road	Yellow Springs	1	09/08/2025	3	1	1,144	1940	\$135,000	\$160,000	09/08/2025	116/117	0.93	\$118
2	1036344	2152 W Blee Road	Springfield	2	03/20/2025	2	1	840	1949	\$182,000	\$182,500	03/18/2025	66/66	1.04	\$217
3	1040302	Cottingham Road	Springfield	0	10/08/2025	3	1	1,217	1952	\$185,000	\$200,000	10/06/2025	72/73	0.98	\$152
						Average	2.67	1	1,067	1947	\$167,333	\$180,833	84.67/85.33	0.98	\$162
						Min	2	1	840	1940	\$135,000	\$160,000	66/66	0.93	\$118
						Max	3	1	1,217	1952	\$185,000	\$200,000	116/117	1.04	\$217
						Median	3	1	1,144	1949	\$182,000	\$182,500	72/73	0.98	\$152
Total # of Listings															
3															

Property Type	3	Averages Sqft:	1,067	\$/Sqft:	162.23	DOM/CDOM:	85/85	Original List Price:	180,833	List Price:	169,500	Sold Price:	167,333
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* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.
 Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Arthur Solomon on Friday, March 13, 2026 9:10 AM.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5940 SPRINGFIELD-XENIA RD

Map ID: 100-11-00011-301-039

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

CURRENT OWNER

GROVER JOHN C & CAROLYN S

GENERAL INFORMATION

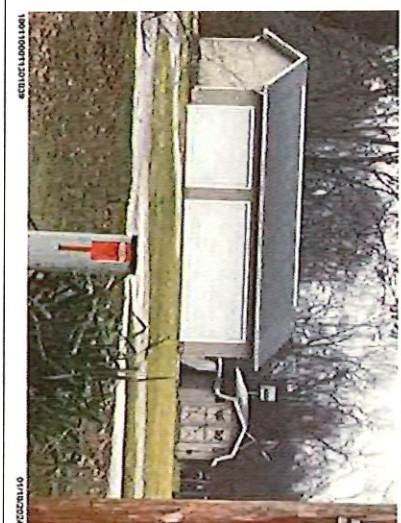
Routing No. ENW1-E1 016-00
 Class Residential
 Living Units 1
 Neighborhood 110R0000
 District
 Zoning
 Alternate Id
 Tax District Fire District No 2 Glsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Undeveloped	AC 1.3700			12,230
A-Homesite	AC 1.0000			45,900
Total Acres: 2.37		Legal Acres: 2.3700	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,350	58,130	58,130	0	58,130
Building	89,850	256,710	256,710	0	242,010
Total	110,200	314,840	314,840	0	300,140

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
10/11/24	JL	10-Adv	3-Other
07/17/18	TAS	R-Review	3-Other
12/26/17	AKF	10-Adv	3-Other
12/30/11	JHC	5-Occupant Not Home	3-Other
06/27/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
10/15/01			100/1411		

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 2-Medium
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 04 - 11
 Legal Descriptions:
 PT S W PT S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5940 SPRINGFIELD-XENIA RD

Parcel Id: 100-11-00011-301-039

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/16/26

Dwelling Information

Story height	1	Total Rooms	8
Exterior Walls	6-Alt/Vinyl	Bedrooms	4
Style	12-Modular Home	Family Rooms	1
Year Built	2001	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	13
Bath Remod			
Basement	2-Crawl		

Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

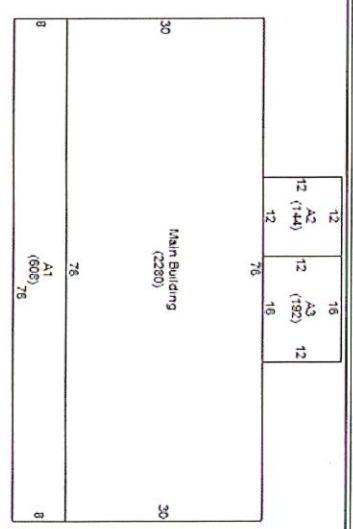
Misc	Qty		
Grade	D	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	226,250	% Good	89
Plumbing	9,800	Market Adj	
Basement	-7,920	Functional	
Heating	8,050	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	236,180	Adj Factor	1
		Additions	32,800
Ground Floor Area	2,280		
Total Living Area	2,280	Dwelling Value	243,000
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,280						
1		1			608						23,100
2		25			144						2,400
3		3			192						11,400

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2004		24X30	720	C	1		F	F			13,710

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5944 SPRINGFIELD-XENIA RD

Map ID: 100-11-00011-301-013

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER

GROVER JOHN C & CAROLYN S

GENERAL INFORMATION

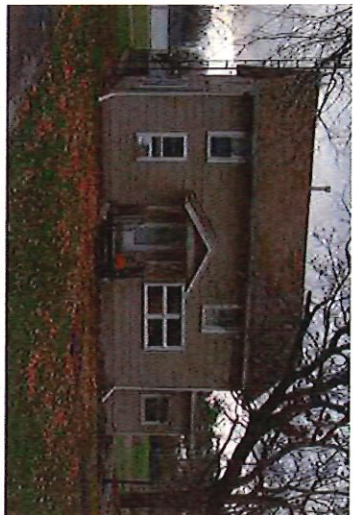
Routing No. ENW1-E1 015-00
 Class Residential
 Living Units 1
 Neighborhood 110R0000
 District
 Zoning
 Alternate Id
 Tax District Fire District No 2 Glsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1001100011301013 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,900
A-Undeveloped	AC 3.9900			35,610

Total Acres: 4.99

Legal Acres: 4.9900

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	28,530	81,510	81,510	0	81,510
Building	35,810	102,310	102,310	0	83,120
Total	64,340	183,820	183,820	0	164,630

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

Entrance Information

Date	ID	Entry Code	Source
10/10/24	JL	10-Adv	3-Other
07/17/18	TAS	R-Review	3-Other
12/26/17	AKF	10-Adv	3-Other
12/30/11	JHC	5-Occupant Not Home	3-Other
06/27/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/22/88	68,000			100/1411		BAIRD FRANCIS W

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 - 04 - 11
 Legal Descriptions:
 PT S W PT S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5944 SPRINGFIELD-XENIA RD

Parcel Id: 100-11-00011-301-013

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Dwelling Information

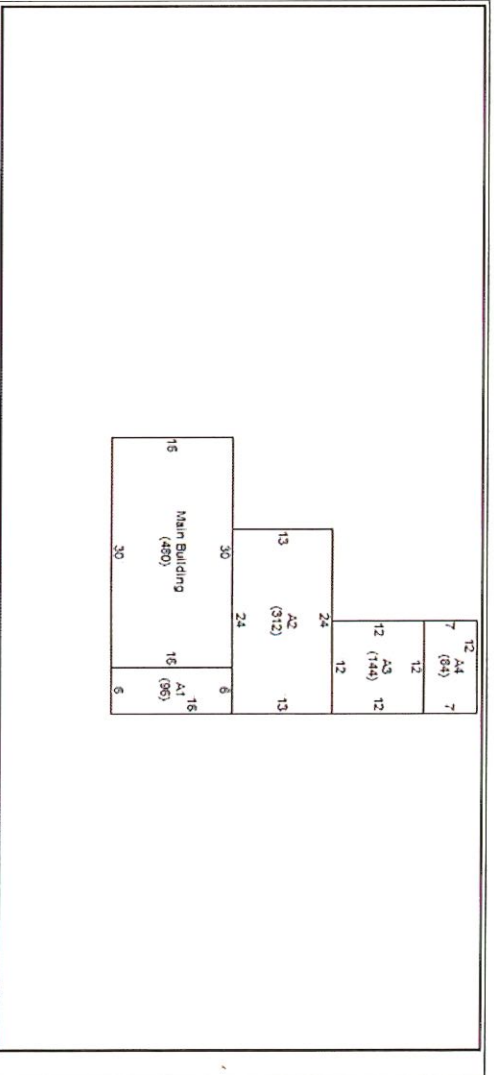
Story height	2	Total Rooms	7
Exterior Walls	3-Mas&Fr	Bedrooms	3
Style	04-Old Style	Family Rooms	1
Year Built	1910	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled	1967	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	4-Oil	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	3-Poorer	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	132,900	% Good	54
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	132,900	Adj Factor	
		Additions	20,700
Ground Floor Area	480		
Total Living Area	1,512	Dwelling Value	92,470
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1910		30x20	600	C	1	2	F	F			6,720
AL1-1s Lean To	1910		30x24	720	C	1		F	F			1,410
AL1-1s Lean To	2003		36x18	648	C	1		G	G			1,710

Condominium / Mobile Home Information

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