

MAR 17 2026

Tax year 2025 BOR no. 2025-121
County CLARK Date received 3/17/2026

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.

1. Owner of property		Name <u>Limestone Center LLC</u>		Street address, City, State, ZIP code <u>8255 Creighton Dr. Powell, Ohio 43065</u>	
2. Complainant if not owner		<u>N/A</u>			
3. Complainant's agent		<u>N/A</u>			
4. Telephone number and email address of contact person <u>614.668.4787</u> <u>pete@pgidevelopment.com</u>					
5. Complainant's relationship to property, if not owner <u>N/A</u>					
If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
<u>3400700036405001</u> (<u>1650</u> <u>N. Limestone</u>)			<u>0.65 Acres E. Sl Limestone N. of Juno (7)</u>		
<u>3400700036405015</u> (<u>1600</u> <u>N. Limestone</u>)			<u>0.770 Acres E. Sl Limestone N. of Juno (7)</u>		
7. Principal use of property <u>VACANT LAND</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>05001</u>	<u>24,380</u>	<u>99,100</u>	<u>74,720</u>		
<u>05015</u>	<u>53,670</u>	<u>117,390</u>	<u>63,720</u>		
9. The requested change in value is justified for the following reasons: <u>* No Material change in value, Location, use etc *</u>					

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.

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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ 0

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

(IF REQUIRED)

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.

N/A

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.

N/A

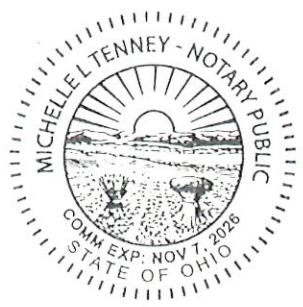
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/13/26 Complainant or agent (printed) Pradeep Patel Title (if agent) Managing Member

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 13th day of March 2026
(Date) (Month) (Year)

Notary Michelle L. Tenney



RESIDENTIAL PROPERTY RECORD CARD

Situs : 1650 N LIMESTONE ST Map ID: 340-07-00036-405-001

LUC: 499-OTHER COMMERCIAL STR Card: 1 of 1 Tax Year: 2025 Printed: 03/17/26

CURRENT OWNER		GENERAL INFORMATION	
LIMESTONE CENTER LLC		Routing No.	0036-01 006-00
		Class	Commercial
		Living Units	
		Neighborhood	340C5000
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	
		Tax District	Springfield Corp. Scsd



Property Notes
 TY19 PARKING Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF 28,314			99,100
Total Acres: .65		Legal Acres: 0.6500	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	34,690	99,100	99,100	0	0
Building	1,320	3,770	3,770	0	0
Total	36,010	102,870	102,870	0	0

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
02/01/25	STP	10-Adv	3-Other
04/09/18	KAR	0-Vac Or Obv Only	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/31/13	13-01290S	COM ADDN		Permit Belongs On 340-07-000	Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 36
 Legal Descriptions:
 E SI LIMESTONE N OF JUNE (7)

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1650 N LIMESTONE ST

Parcel Id: 340-07-00036-405-001

LUC: 499-OTHER COMMERCIAL STRUC

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

Dwelling Information

Story height	Total Rooms
Exterior Walls Style	Bedrooms
Year Built	Family Rooms
Eff Year Built	Full Baths
Year Remodeled	Half Baths
Kitchen Remod	Addl. Fixtures
Bath Remod	Total Fixtures
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade	Functional
CDU	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design	0

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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
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Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C11-Asph Pave	2012		x	3,800	C	1		A	A			3,770

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

Situs : 1600 N LIMESTONE ST

Map ID: 340-07-00036-405-015

LUC: 499-OTHER COMMERCIAL STR

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER

LIMESTONE CENTER LLC

GENERAL INFORMATION

Routing No. 0036-01 006-00
 Class Commercial
 Living Units
 Neighborhood 340C5000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp, Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:

TY19 PARKING

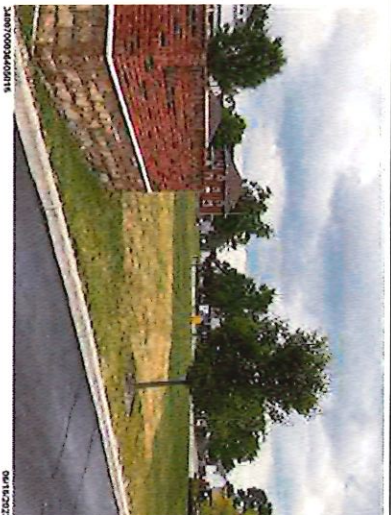
Land Information

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF 33,541			117,390
Total Acres: .77		Legal Acres: 0.7700	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,090	117,390	117,390	0	0
Building	1,870	5,340	5,340	0	0
Total	42,960	122,730	122,730	0	0

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
02/01/25	STP	10-Adv	3-Other
04/09/18	KAR	0-Vac Or Obv Only	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
12/09/11					SPRINGFIELD SSA LLC

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 36
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Card: 1 of 1

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Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade	Functional
CDU	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design	0

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

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Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C11-Asph Pave	2012		X	5,600	C	1		A	A			5,340

Condominium / Mobile Home Information

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