

Tax year 2025

BOR no. 2025-125

MAR 23 2026

County Clark

Date received 3/23/2026

### Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

HILLARY HAMILTON  
AUDITOR

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	<u>Alex Turner</u>	<u>3677 Lawrenceville Dr.</u>	<u>Springfield OH 45504</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-543-9540 Alex Turner pm @ 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>0500200020201057</u>		<u>3677 Lawrenceville Springfield OH 45504</u>	
7. Principal use of property <u>Residential</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>145,000</u>	<u>221,470</u>	<u>76,470</u>
9. The requested change in value is justified for the following reasons: <u>Latest sell represents true value.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 03/05/2025 and sale price \$ 145,000 ; 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 NA 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 2-10-2026 Complainant or agent (printed) Alex Turner Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Alex Turner

Sworn to and signed in my presence, this 2-10-2026 day of February 2026  
(Date) (Month) (Year)

Notary Michael L. Hudson  
Commissioner 5-14-2031





# Contract to Purchase

Adopted by  
**DAYTON REALTORS®**

For exclusive use by REALTORS®.  
This is a legally binding contract. If not understood, seek legal advice.  
For real estate advice, consult a REALTOR®.



01/23/2025 \_\_\_\_\_ (date).

1 **1. PROPERTY DESCRIPTION:** I/We ("Buyer") offer to purchase from Seller ("Seller") the following described property:  
2 Address 3677 & 3679 Lawrenceville Drive City/Township Springfield  
3 Ohio, Zip Code 45504 County Clark County, Further described as: (include county Auditor's  
4 Parcel Number(s) for each and every parcel included in sale) 050-02-00020-201-057  
5 \_\_\_\_\_ ("Real Estate").

6 **2. TIMELINES:** All timelines and deadlines under this Contract shall be strictly construed. Time is of the essence with regard  
7 to any and all timelines. **Contract performance dates and contingencies in the Contract shall commence the day following**  
8 **Contract Acceptance Date.**

9 **3. PRICE AND TERMS:** Buyer hereby agrees to pay \$145,000  
10 ("Purchase Price") for the Real Estate, payable as follows:

11 a) **EARNEST MONEY CONTINGENCY:** This contract is contingent upon Buyer providing earnest money in the amount of  
12 \$0 ("Earnest Money"). Earnest Money shall be submitted for deposit with  
13 Ohio Real Estate Title \_\_\_\_\_\*, and written acknowledgement of Earnest Money deposit shall be provided to  
14 Listing REALTOR® or Seller within 0 \_\_\_\_\_ calendar days (this shall be 3 calendar days if not specified) beginning the day  
15 following the Contract Acceptance Date, as hereinafter defined ("Contract"), in a trust account pending the final settlement and  
16 conveyance of the purchase and sale of the Real Estate contemplated in this Contract ("Closing"). If written acknowledgement of  
17 Earnest Money is not provided within the stated period, then Seller, at any time after the stated period, but prior to receiving the  
18 written acknowledgement of deposit, and by Seller's sole option, may, by written notice to selling REALTOR® or Buyer, terminate  
19 this Contract. If this Contract terminates for any reason, the Earnest Money will NOT be automatically disbursed to any party.

20 **\*(i) In the event that the parties designate an Ohio-licensed real estate broker to hold the Earnest Money:** Any disbursement  
21 of Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money  
22 shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained  
23 by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to  
24 perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of  
25 earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer  
26 regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until  
27 the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final  
28 court order that specifies to whom the Earnest Money is to be awarded. If the Real Estate is located in Ohio, and if within two  
29 years from the date the Earnest Money was deposited in the broker's trust account, the parties have not provided the broker with  
30 such signed instructions or written notice that such legal action to resolve the dispute has been filed, the broker shall return the  
31 Earnest Money to the Buyer with no further notice to the Seller.

32 **\*(ii) In the event that the parties do not designate an Ohio-licensed real estate broker, and designate another third-party**  
33 **or the herein listed title company to hold the Earnest Money, the terms and conditions of this escrow hold shall be**  
34 **governed by separate, third-party escrow terms.  Separate escrow terms are attached.**

35 Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the  
36 Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money. Buyer and  
37 Seller acknowledge that loss of Earnest Money may not be a party's sole remedy for failure to perform on the Contract.

38 b) **BALANCE:** The balance of the Purchase Price shall be paid by wire transfer, certified, cashier's, official bank, attorney or  
39 title company trust account check on date of Closing, subject to the terms of applicable law.

40 **Settlement Charges:** In addition to costs incurred in order for the Seller to fulfill the terms of the Contract and to provide  
41 marketable title, Seller agrees to pay actual settlement charges and/or other fees due at Closing on behalf of the Buyer, including,  
42 but not limited to, discount points, closing costs, pre-pays, and any other fees allowed by Buyer's lender **in an amount not to**  
43 **exceed \$0** \_\_\_\_\_.

44 **4. FINANCING CONTINGENCY:** Except as otherwise stated and agreed herein, Buyer shall pay any and all fees incurred  
45 as a result of Buyer obtaining financing for the purchase. If Buyer's selected financing option includes a Buyer rescission period,  
46 Buyer shall close on that loan with sufficient time for funds to be available on the Date of Closing of this Contract.

47 Buyer intends to use the Real Estate for the following purpose:  Owner-occupied  Rental  Other: n/a

48  **CASH:** Buyer's written confirmation of available funds, on verifiable document from funding source,  is attached  
49  shall be provided within 3 \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date. If Buyer fails  
50 to provide such documentation, then Seller may, by written notice to selling REALTOR® or Buyer, terminate this Contract.

Buyer's Initials \_\_\_\_\_ Date / Time \_\_\_\_\_  
01/23/25  
9:00 PM EST  
dotloop verified

Seller's Initials \_\_\_\_\_ Date / Time \_\_\_\_\_  
01/23/25  
3:20 PM EST  
dotloop verified

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 3677 LAWRENCEVILLE DR

Map ID : 050-02-00020-201-057

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

**CURRENT OWNER**

STEWART ROBERT E & SUNKWI

**GENERAL INFORMATION**

Routing No. GSW6-D2 095-00  
 Class Residential  
 Living Units 2  
 Neighborhood 050R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0500200020201057 12/6/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .7300			42,550
A-Right Of Way	AC .1000			
Total Acres: .83		Legal Acres: 0.8300	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,890	42,550	42,550	0	42,550
Building	62,620	178,920	178,920	0	162,730
<b>Total</b>	<b>77,510</b>	<b>221,470</b>	<b>221,470</b>	<b>0</b>	<b>205,280</b>

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
10/07/24	KQ	10-Adv	3-Other
08/08/18	GBL	R-Review	3-Other
12/15/17	ASH	10-Adv	3-Other
11/29/11	AJS	5-Occupant Not Home	3-Other
08/03/06	AC		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
03/24/25	145,000	2-Land & Building	0-Valid Sale
03/18/25			
07/22/09			
07/22/09			

**Deed Reference**

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		STEWART ROBERT E
AF-Affidavit		STEWART ROBERT E & SUNKWI
WD-General Warranty Deed		STEWART ROBERT E
AF-Affidavit		STEWART ANNA MAY & ROBERT E

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 20  
 Legal Descriptions:  
 P T E P T N E Q R  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : :3677 LAWRENCEVILLE DR

Parcel Id: 050-02-00020-201-057

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

**Dwelling Information**

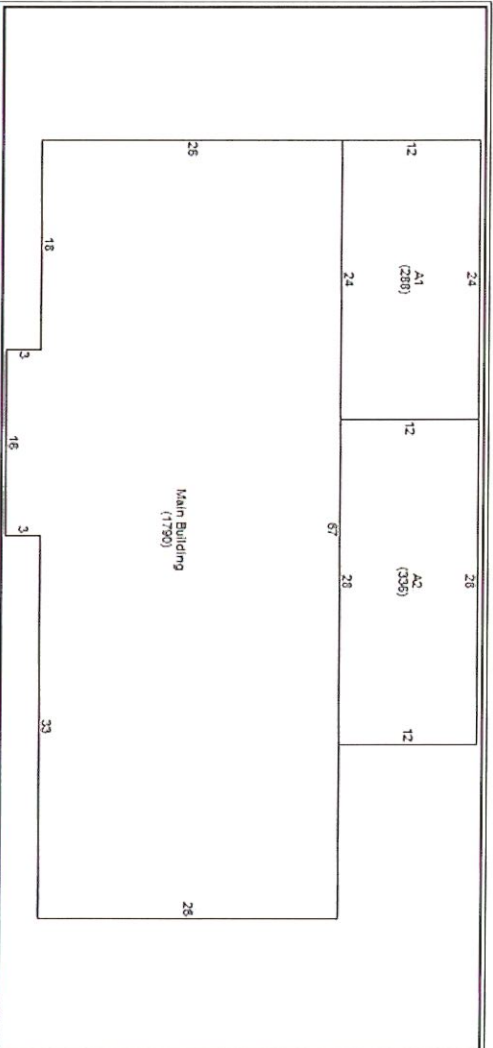
Story height	1	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1954	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
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	232,670	% Good	70
Plumbing	7,200	Market Adj	
Basement	-14,270	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	225,600	Adj Factor	1
		Additions	21,000
Ground Floor Area	1,790		
Total Living Area	1,790	Dwelling Value	178,920
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building:  
Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,790						
1		65			288						6,400
2		3			336						23,500

**Additions**

**Outbuilding Data**

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

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