

MAR 23 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-126
County Clark Date received 3/23/2026

DTE 1
Rev. 12/22

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		Street address, City, State, ZIP code	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-605-3988 brrstone41@yahoo.com					
5. Complainant's relationship to property, if not owner					
Owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
300-06-00017-405-044			217 Hedge Dr. Spfld OH 45504		
300-06-00017-405-043			217 Hedge Dr. Spfld OH 45504		
7. Principal use of property					
Residence					
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		
300-06-00017-405-043	181,150	220,430	39,280		
300-06-00017-405-044	13,610	18,460	4,850		
9. The requested change in value is justified for the following reasons:					
No improvements made in Time period & home values in this neighborhood					

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 2/26/2026 Complainant or agent (printed) Gary Barnes Title (if agent) Owner

Complainant or agent (signature) *Gary C Barnes*

Sworn to and signed in my presence, this 19 (Date) day of March (Month) 2026 (Year)

Notary *Emily R Lawson*



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 217 HEDGE DR

Map ID: 300-06-00017-405-043

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER

BARNES GARY C & CYNTHIA A

GENERAL INFORMATION

Routing No. SNW2-G1 060-00
 Class Residential
 Living Units 1
 Neighborhood 300R0016
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600017405043 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	102 290		42,000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,700	42,000	42,000	0	42,000
Building	62,450	178,430	178,430	0	153,040
Total	77,150	220,430	220,430	0	195,040

Total Acres: .6791

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
07/31/24	KQ	10-Adv	3-Other
05/09/18	GBL	R-Review	3-Other
11/28/17	DXS	10-Adv	3-Other
04/24/12	LA	7-Quality Check	
02/24/12	JHC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/16/11	11-0240		ADDITION		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
07/25/95	99,900			DAVIS BETTY LOU
05/03/91				

Deed Reference Deed Type

Grantor
 DAVIS BETTY LOU

Property Factors

Topo: 4-Rolling
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 FOREST HILLS SUBDVN NO 1
 13

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 217 HEDGE DR

Parcel Id: 300-06-00017-405-043

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1950	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled	1963	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part 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	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	2

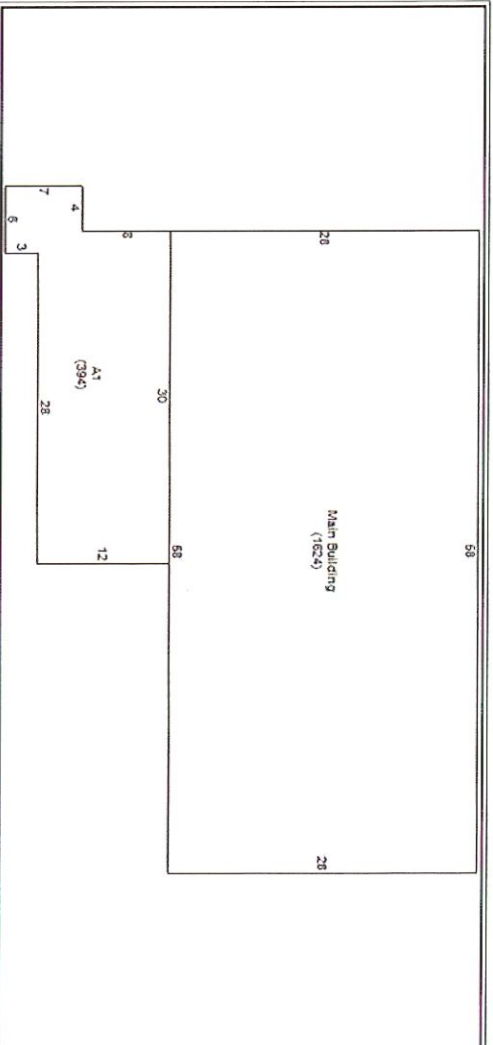
Stacks			
Pre-Fab			
Misc	BG-Bsmt Gar	Qty	
Grade	B-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	252,590	% Good	60
Plumbing	8,400	Market Adj	
Basement	-6,800	Functional	
Heating	8,480	Economic	
Attic	0	% Complete	
Other Features	4,210	C&D Factor	1
Subtotal	266,880	Adj Factor	18,300
Ground Floor Area	1,624		
Total Living Area	1,624	Dwelling Value	178,430

Misc & Gross Building Values

Misc Building No: _____ Misc Adjusted Value: _____
 Gross Building: _____



Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,624								
1		1			394		2011						20,600

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : HEDGE DR

Map ID : 300-06-00017-405-044

LUC: 500-RESIDEN VAC, PLATTED V

Card : 1 of 1

Tax Year: 2025

Printed: 03/24/26

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BARNES GARY C & CYNTHIA A

GENERAL INFORMATION

Routing No. SNW2-G1 059-00
 Class Residential
 Living Units
 Neighborhood 300R0016
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lot	F 104 185			18,460

Total Acres: .4417

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,460	18,460	18,460	0	0
Building	0	0	0	0	0
Total	6,460	18,460	18,460	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
07/31/24	KQ	10-Adv	3-Other
05/09/18	GBL	R-Review	3-Other
02/24/12	JHC	0-Vac Or Obv Only	3-Other
05/01/06	J1		

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 12
 Addl. Tieback:

