

MAR 23 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-127
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.

	Name		Street address, City, State, ZIP code	
1. Owner of property	Stacey & Tina Dennis		2425 Baker Rd Springfield OH 45504	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
937-925-3841 stace313@aol.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		
050-02-00007-000-097		2425 Baker Rd Springfield OH 45504		
7. Principal use of property				
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	
050-02-00007-000-097	\$360,000	\$484,400	-\$124,000	
-097				
9. The requested change in value is justified for the following reasons:				

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 N/A 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 03-20-26 Complainant or agent (printed) Tha L Dennis Title (if agent) Starkey L. Dennis

Complainant or agent (signature) [Signature]

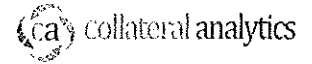
Sworn to and signed in my presence, this 20 day of March 2026

Notary Selena Anderson





Selected Provider:



CA Value

Report Date: 12/09/2024

Identification Information:

Order ID: 28974107
Loan #: 00084297928
Borrower(s): STACEY DENNIS
Prepared For: HUNTINGTON NATIONAL BANK HELOC
Prepared By: Solidifi US Inc.

Property Information:

Address: 2425 BAKER RD
City: SPRINGFIELD
State: OH
ZIP: 45504 - 4405
APN#: 050-02-00007-000-097
County: CLARK COUNTY
Property Type: RSFR
Year Built: 2005
Lot Area: 1.65
Bedrooms: 3
Bathrooms: 3
Stories:
Units: 1
Total Assessed Value: \$138,960
Assessed Land Value: \$13,990
Purchase Date: 04/13/2005
Purchase Price: \$34,900
Prior Purchase Date:
Prior Purchase Price:
First Owner: DENNIS STACEY T & TINA L
Second Owner:

Valuation Results:

Estimated Low Value \$288,000
Estimated Market Value \$360,000
Estimated High Value \$432,000
Score 80.0
FSD 0.2

Properties in the Immediate Vicinity of the Subject Property:

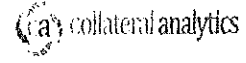
Table with 7 columns: Address, Sale Date, Living Area, Bedrooms, Assessed Value, Property Tax, Distance. Lists nearby properties with their respective details.

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Selected Provider:



CA Value

Report Date: 12/09/2023

Identification Information:

Order ID: 28974107
Loan #: 00984297925
Borrower(s): STACEY DENNIS
Prepared For: HUNTINGTON NATIONAL BANK HELOC
Prepared By: Solidifi US Inc.

Property Information:

Address: 2425 BAKER RD
City: SPRINGFIELD
State: OH
ZIP: 45504 - 4405
Purchase Date: 04/13/2005
Purchase Price: \$34,900
Prior Purchase Date:
Prior Purchase Price:
Final Owner: DENNIS STACEY T & TRAIL
Second Owner:
Property Type: RSFR
Year Built: 2005
Lot Area: 1.65
Bedrooms: 3
Bathrooms: 3
Stories:
Units: 1
Total Assessed Value: \$138,200
Assessed Land Value: \$13,990

Valuation Results:

Estimated Low Value \$288,000
Estimated Market Value \$360,000
Estimated High Value \$432,000
Score 80.0
FSD 0.2

Properties in the Immediate Vicinity of the Subject Property:

Table with columns: Address, Sale Date, Living Area, Bedrooms, Assessed Value, Property Tax, Distance. Lists nearby properties with their respective details.

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been any bias in the preparation of this appraisal, please contact Huntington's mortgage support by emailing appraisal.help@huntington.com.

For more information about appraisal bias, please visit the Department of Housing and Urban Development's web site at: <https://pave.hud.gov/gf/informed>.



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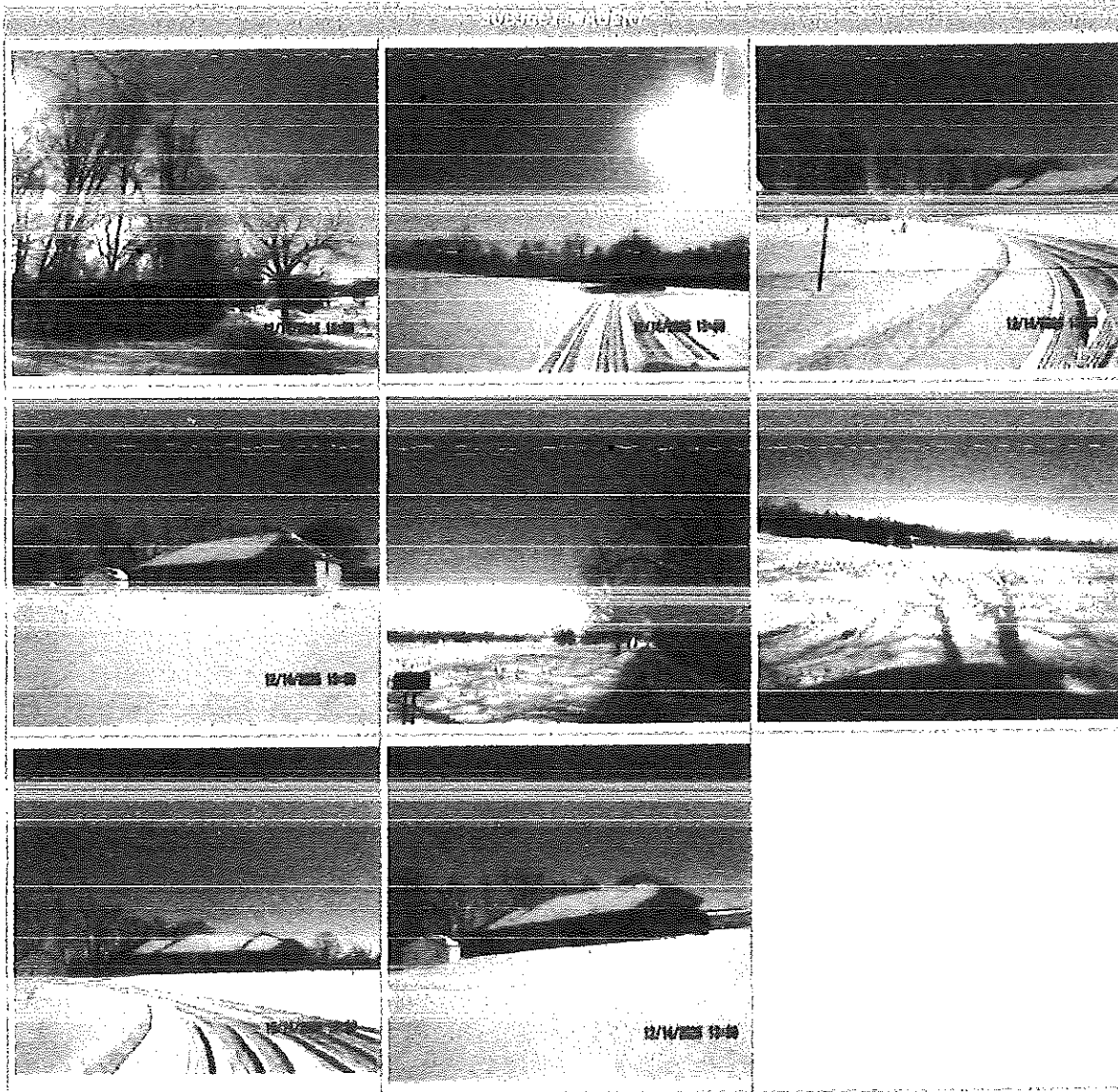
HL000842979281979403HNRPR



EXTERIOR CONDITION AND MARKETABILITY REPORT

Subject Address: 2425 BAKER RD
SPRINGFIELD, OH 45504
Report Date: 12/15/2025
Loan Number: 00084297928
Order Id: 28974158
Inspection Date: 12/14/2025
Revised Date:

Client: HUNTINGTON NATIONAL
BANK HELOC
Contact: EDI
Borrowers: STACEY DENNIS
Prepared By: COLLEEN A. WELCH



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EXTERIOR CONDITION AND MARKETABILITY REPORT



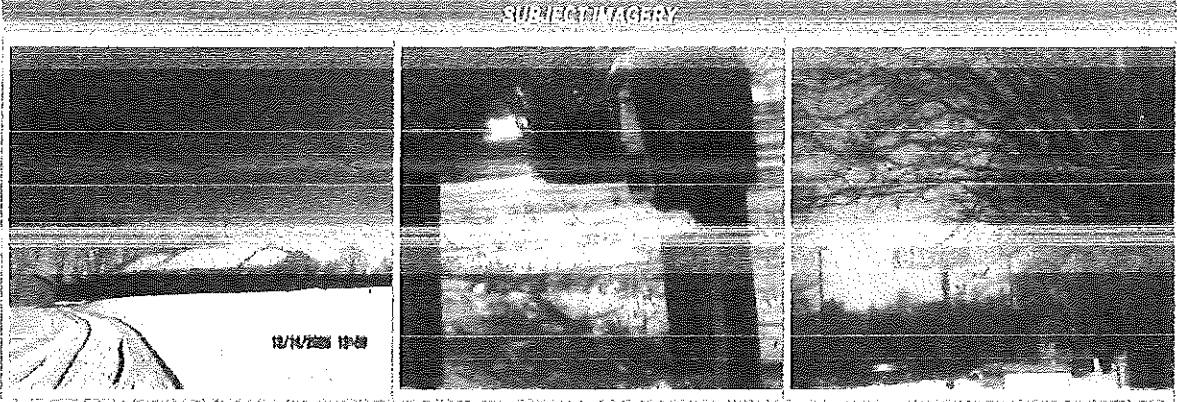
Subject Address: 2425 BAKER RD
 SPRINGFIELD, OH 45504 **Client:** HUNTINGTON NATIONAL BANK HELOC
Report Date: 12/15/2025
Loan Number: 00084237928
Order id: 28974158
Inspection Date: 12/14/2025
Revised Date:
Contact: EDI
Borrowers: STACEY DENNIS
Prepared By: COLLEEN A. WELCH



EXTERIOR CONDITION INSPECTION	
Property Damage <input type="checkbox"/> Windows <input type="checkbox"/> Doors <input type="checkbox"/> Siding <input type="checkbox"/> Foundation <input type="checkbox"/> Roof <input type="checkbox"/> Driveway <input type="checkbox"/> Fire <input type="checkbox"/> Wind <input type="checkbox"/> Water <input checked="" type="checkbox"/> No Visible Damage <input type="checkbox"/> Other	Property Type <input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> Manuf. Home <input type="checkbox"/> Modular <input type="checkbox"/> Quadplex <input checked="" type="checkbox"/> Single <input type="checkbox"/> Townhouse <input type="checkbox"/> Triplex <input type="checkbox"/> Vacant Lot <input type="checkbox"/> Other
Property Condition <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor <input type="checkbox"/> Not Accessible <input type="checkbox"/> Not Applicable	Garage <input type="checkbox"/> None <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> 1 Car <input type="checkbox"/> 2 Car <input type="checkbox"/> 3 Car <input checked="" type="checkbox"/> Other
Neighborhood Condition <input type="checkbox"/> Improving <input type="checkbox"/> Declining <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Unknown	For Sale Sign Visible Stories <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1.5 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Split Level
Neighborhood Attributes <input type="checkbox"/> Commercial/Industrial Buildings <input type="checkbox"/> High Tension Power Lines <input type="checkbox"/> Boarded/Condemned Homes <input type="checkbox"/> Suspicious Odors <input type="checkbox"/> Vacant Lots <input type="checkbox"/> Highway <input type="checkbox"/> Airport/Flight Path <input type="checkbox"/> Railroad Tracks <input type="checkbox"/> Streets In Disrepair <input type="checkbox"/> Other	Marketability Statements Subject conforms to the neighborhood <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Zoning affects marketability <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Adverse easements or encroachments <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Commercial activity occurring on property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Subject is occupied <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Visible signs of construction or remodeling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Damages affect the subject's safety or habitability <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Construction Type <input type="checkbox"/> Aluminum Frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Vinyl Frame <input type="checkbox"/> Wood Frame	
Parking <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street <input type="checkbox"/> Other	

COMMENTS

Garage Comment: 2 CAR ATTACHED AND 2 CAR DETACHED GARAGES. **General Inspection Comment:** INSPECTOR DROVE 60 MILES TO SUBJECT PROPERTY, FROM THE OFFICE ON 12/14/2025 AT 2PM. LOCATED IN A RURAL SETTING OUTSIDE OF TOWN. THE SUBJECT PROPERTY APPEARED IN MAINTAINED CONDITION WITH MINIMAL DEFERRED MAINTENANCE AND ONLY TYPICAL WEAR AND TEAR OVER TIME BEING EVIDENT.



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RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2425 BAKER RD

Map ID: 050-02-00007-400-097

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER

DENNIS STACEY T & TINA L

GENERAL INFORMATION

Routing No. GSE4-00 023-00
 Class Residential
 Living Units 1
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nw/sd

CAUV
 Field Review Flag:

Property Notes

Note Codes:
 F1-Fema Flood Zone 25%-50%



0500200007000097 12/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC .0100			
A-Homesite	AC 1,0000	0-Flooding	-5	43,610
A-Undeveloped	AC .6400			5,710
Total Acres: 1.65		Legal Acres: 1.6500	NBHD Fact: 1.0000	

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 17,260	49,320	49,320	0	49,320
Building 152,280	435,080	435,080	0	426,590
Total 169,540	484,400	484,400	0	475,910

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied Y

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
10/02/24	KQ	10-Adv	3-Other
07/20/20	LA	7-Quality Check	3-Other
07/05/18	GBL	R-Review	3-Other
12/1/17	ASH	10-Adv	3-Other
1/1/1/1	DLY	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/13/18	18-0242B		DET GARAG		Closed Permit
01/01/05			NEW HOME		Closed Permit

Sales/Ownership History

Deed Reference	Deed Type	Grantor
50/987		STELLAR INNOVATION INC

Validity

Transfer Date	Price	Type
04/13/05	34,900	
12/17/04		

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 07
 Legal Descriptions:
 PT N W COR N W QR
 Addl. Tieback:

