

MAR 19 2026

Tax year 2025 BOR no. 2025-128  
County Clark Date received 3/19/2026

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Randy A & Sharon L. Larie	3160 Sherwood Park Dr, Spfld, Oh 45505
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
937-206-3683, slarie.1956@gmail.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
3400700016110024	3160 Sherwood Park Drive, Spfld, Oh 45505

7. Principal use of property living in 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
3400700016110024	<del>2</del> 185,000	206,750	21,750

9. The requested change in value is justified for the following reasons:  
roof, chimney, driveway fence all need repaired/replaced. Bathrooms need repaired / replaced. Needs carpet, some flooring repaired/replaced, walls all need painted. Light fixtures kitchen need repaired/replaced. No overhead lights in living room or in the 2 bedrooms, wall paper border living rm needs removed. Interior doors need refinshed. See photos

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 3.19.26 Complainant or agent (printed) Sharon L. Lorie Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Sharon L. Lorie

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3160 SHERWOOD PARK DR

Map ID: 340-07-00016-110-024

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

**CURRENT OWNER**

LARIE RANDY A & SHARON L

**GENERAL INFORMATION**

Routing No. 0023-02 010-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0100  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700016110024 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 94 120			30,760

Total Acres: .259 Legal Acres: 0.0000 NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	10,770	30,760	30,760	0	30,760
Building	61,600	175,990	175,990	0	174,450
<b>Total</b>	<b>72,370</b>	<b>206,750</b>	<b>206,750</b>	<b>0</b>	<b>205,210</b>

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
06/11/24	LB	10-Adv	3-Other
05/14/18	GSK	R-Review	3-Other
11/17/17	CHM	10-Adv	3-Other
07/06/11	TAS	2-Information At Door	1-Owner
04/24/06	PJ		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
05/17/12	COUNTY	FD CK			Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
11/01/13	116,900	2-Land & Building	0-Valid Sale
04/13/12	95,000	2-Land & Building	0-Valid Sale
09/24/98	104,900		

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		DUBBS RALPH DEAN & CORA LOU
SV-Survivorship Deed		ANDREWS RUSSELL EUGENE SR & BEVE
		TANNER LUCILLE E

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 SHERWOOD PARK SEC 3  
 16514  
 Addl. Tieback:

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Parcel Id: 340-07-00016-110-024

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**Dwelling Information**

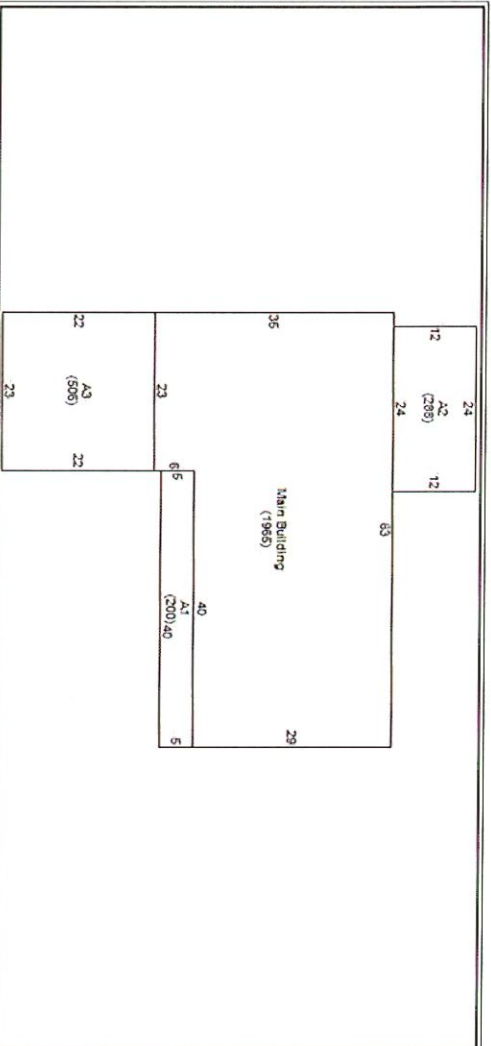
Story height	1	Total Rooms	7
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1965	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	250,320	% Good	61
Plumbing	7,200	Market Adj	
Basement	-15,350	Functional Economic	
Heating	8,400	% Complete	
Attic	0	C&D Factor	1
Other Features	6,960	Adj Factor	1
Subtotal	257,530	Additions	18,900
Ground Floor Area	1,965		
Total Living Area	1,965	Dwelling Value	175,990
Building Notes			

**Misc & Gross Bulding Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,965						
1		1			200						8,900
2		26			288						1,800
3		59M			506						20,400

**Outbuilding Data**

Type	Yr Bld	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)	