

MAR 24 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.

T3134-25	Name		Street address, City, State, ZIP code	
1. Owner of property	5 West Springfield Holdings LLC/Huntington National Bank/ Huntington Bancshares Incorporated/Huntington Bancshares Financial Corporation/The Huntington National Bank		Spencer Horst The Huntington National Bank 5555 Cleveland Avenue GW1097 Columbus, OH 43231	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
340-07-00035-318-008		5 W North St/0 North St		
340-07-00035-318-009		Springfield CSD		
7. Principal use of property Full Service Bank and Parking				
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	
340-07-00035-318-008	1,171,380	1,654,440	-483,060	
340-07-00035-318-009	28,620	40,430	-11,810	
TOTAL	1,200,000	1,694,870	-494,870	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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. N/A

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

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.

N/A

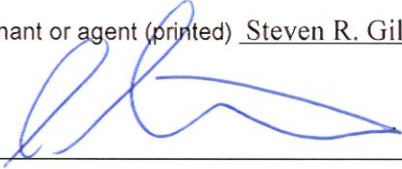
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3.13.2026 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5 W NORTH ST

Map ID: 340-07-00035-318-008

LUC: 444-FULL SERVICE BANKS

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER

5 WEST SPRINGFIELD HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0005-01 029-00
 Class C-Commercial
 Living Units
 Neighborhood 340C6000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

TY25 REPLACED COLUMN ON BLDG FRONT-NVC

Note Codes:



Land Information

Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site	AC	243880	.7182		175,150

Total Acres: .7182

Legal Acres: 0

Entrance Information

Date	ID	Entry Code	Source
05/27/25	JW	7-Quality Check	3-Other
04/03/25	STP	10-Adv	3-Other
10/13/17	KAR	1-Entrance (Inspection)	4-Employee
10/02/14	LA	7-Quality Check	
05/11/12	MJR	1-Entrance (Inspection)	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/20/21	1,725,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
01/12/99	1,600,000		

340/6555

Grantor
 SPRINGFIELD BNK INVESTORS LLC
 LAGONDA NATIONAL BANK OF

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location: 4-Major Strip
 Spot Loc:

5-Sidewalk

Legal Description

Parcel TieBack:
 Range - Township - Section: - - -
 Legal Descriptions:
 DEMINTS ALL 42 & N PT 44
 42-44

Addl. TieBack:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	61,300	175,150	175,150	0	0
Building	517,750	1,479,290	1,479,290	0	0
Total	579,050	1,654,440	1,654,440	0	0

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/05/24	24-00871S		COM ALTER		Closed Permit
12/21/12	12-01322S		CANOPY		Closed Permit

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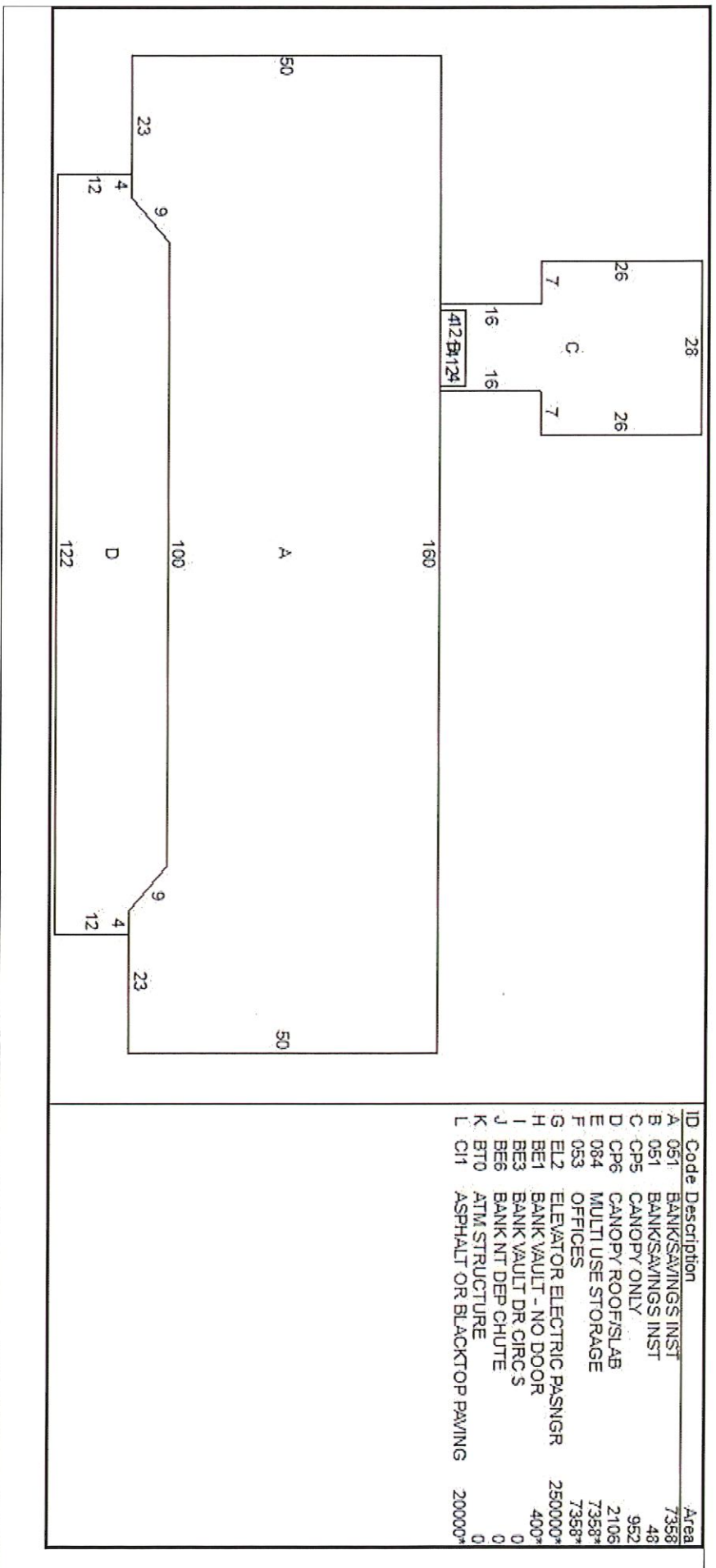
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ID	Code	Description	Area
A	051	BANKSAVINGS INST	7358
B	051	BANKSAVINGS INST	48
C	CP5	CANOPY ONLY	952
D	CP6	CANOPY ROOF/SLAB	2106
E	084	MULTI USE STORAGE	7358*
F	053	OFFICES	7358*
G	EL2	ELEVATOR ELECTRIC PASNGR	250000*
H	BE1	BANK VAULT - NO DOOR	400*
I	BE3	BANK VAULT DR CIRC S	0
J	BE6	BANK NT DEP CHUTE	0
K	BT0	ATM STRUCTURE	0
L	C11	ASPHALT OR BLACKTOP PAVING	20000*

Additional Property Photos



3400700035318008 12/12/2023



3400700035318008 04/11/2017



3400700035318008 12/12/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 5 W NORTH ST

Parcel Id: 340-07-00035-318-008

LUC: 444-FULL SERVICE BANKS

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	22,122	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	22,122
Replace, Cost New Less Depr	1,465,690
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,465,690
NBHD Fact	1,0000
Value per SF	66.25

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	22,122
Total Gross Building Area	22,122

Misc & Gross Bulding Values

Misc Building No	
Gross Building:	Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : NORTH ST

Map ID : 340-07-00035-318-009

LUC: 456-PARKING GARAGE STRUCTURE

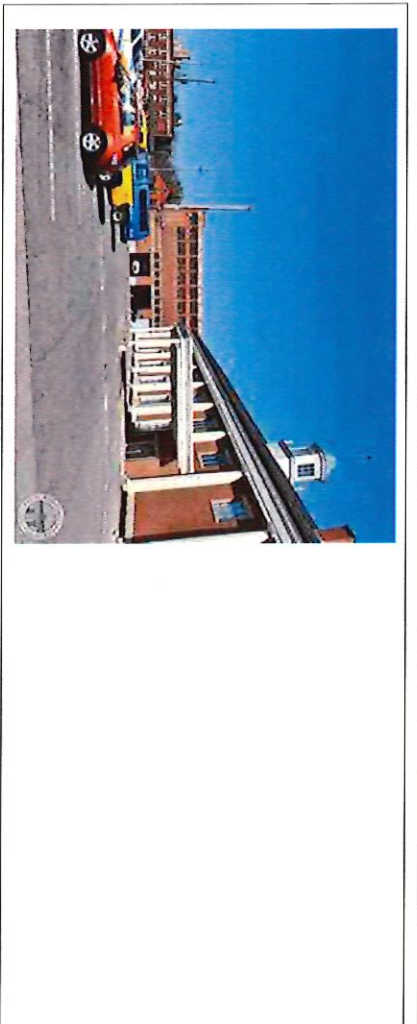
Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

CURRENT OWNER	GENERAL INFORMATION
5 WEST SPRINGFIELD HOLDINGS LLC	Routing No. 0005-01 028-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
TY21 NEW SURVEY
Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
2-Secondary Si	SF	4.48	7.928	35,520
Total Acres: .182				
Legal Acres: 0				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,430	35,520	35,520	0	0
Building	1,720	4,910	4,910	0	0
Total	14,150	40,430	40,430	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
04/03/25	STP	10-Adv	3-Other
10/13/17	KAR	0-Vac Or Oby Only	3-Other
05/17/12	MJR	0-Vac Or Oby Only	3-Other
03/28/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
01/20/21	1,725,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
08/04/20			

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic: 3-Heavy	
Location: 4-Major Strip	
Spot Loc:	

Legal Description	
Parcel TieBack: 3400700035318008	Addl.TieBack:
Range - Township - Section: - - -	
Legal Descriptions: DEMINTS S PT	
44	

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CLARK COUNTY

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Parcel Id: 340-07-00035-318-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

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Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features			
Line Type	+/-	Meas1	Meas2 # Stp IU

Interior/Exterior Information																			
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun	%Comp	%Rent	
1									CI1-Asph Pave										

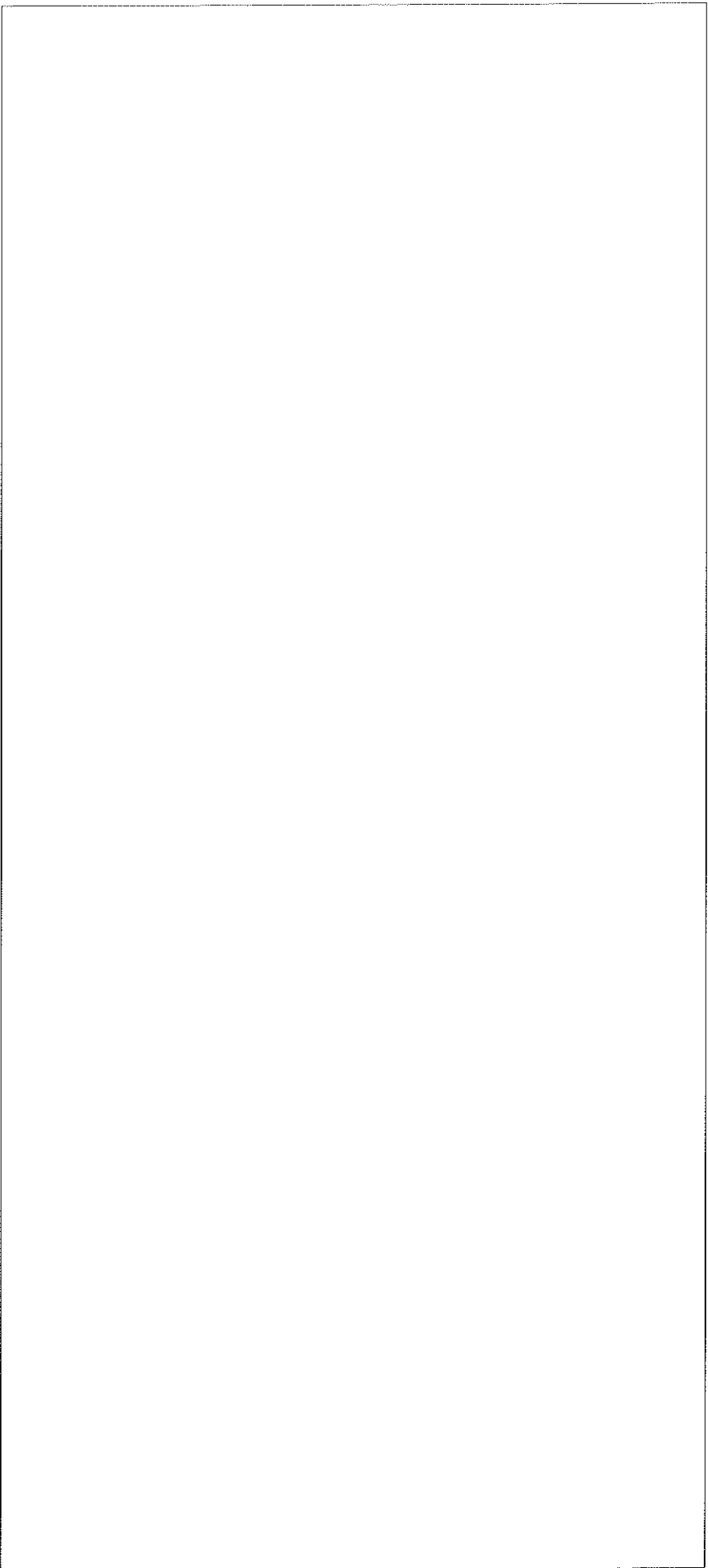
Interior/Exterior Valuation Detail			
Line	Area	Use Type	% Good

Outbuilding Data											
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	CI1-Asph Pave	1966			6,700	C	1	A	A		4,910

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : NORTH ST Parcel Id: 340-07-00035-318-009 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 03/25/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : NORTH ST

Parcel Id: 340-07-00035-318-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1																		
Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income										
<p>Total Gross Building Area</p> <p>Replace, Cost New Less Depr</p> <p>Percent Complete</p> <p>Number of Identical Units</p> <p>Economic Condition Factor</p> <p>Final Building Value</p> <p>NBHD Fact</p> <p>Value per SF</p>																		

Building Cost Detail - Building 1 of 1

Total Gross Building Area

Replace, Cost New Less Depr

Percent Complete

Number of Identical Units

Economic Condition Factor

Final Building Value

NBHD Fact

Value per SF

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area

Total Gross Building Area

Misc & Gross Building Values

Misc Building No

Gross Building:

Misc Adjusted Value