

MAR 24 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-130  
County Clark Date received 3/24/26

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	Christopher D. Roe	333 Elbcon Rd Springfield OH 45506	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Chris.roe@gmail.com 614-915-7418			
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	
130-15-04480-116-012		237 South Houston Pike South Vienna Ohio 45369	
7. Principal use of property <u>Farm</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
130-15-04480-116-012	<del>600,000</del> \$600,000	\$1,362,940	\$762,940
9. The requested change in value is justified for the following reasons: Organic Farm that is in the Tecumseh land trust. Must stay a farming operation even if sold. No residential building. All barns + House built before 1980			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale November 2022  
and sale price \$ 600,000 ; 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 \_\_\_\_\_ 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 03/24/2026 Complainant or agent (printed) Christophe D Roe Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Christophe D. Roe

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(Date) (Month) (Year)

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 237 S HOUSTON PIKE

Map ID: 130-15-04480-116-012

LUC: 111-CASH GRAIN/GENERAL-Cj

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

**CURRENT OWNER**

ROE CHRISTOPHER DANIEL

**GENERAL INFORMATION**

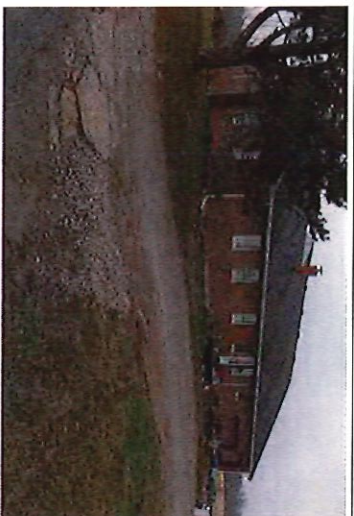
Routing No. HNE5-00 005-00  
 Class A  
 Living Units 1  
 Neighborhood 130A0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Harmony Township Nelsd

CAUV Y

Field Review Flag:

**Property Notes**

TY24 CHANGE EFP TO ATTACHED GREENHOUSE - Note Codes:  
 POOL IN GREENHOUSE NOT FUNCTIONAL  
 TY23 COMB 15-6849-0-001, -4480-116-007  
 & -008 TO BE 15-4480-116-012



1301504480116012 12/3/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,000
A-Tillable	AC 76,0600			855,680
A-Pasture	AC 16,6600			124,950
A-Woodland	AC 15,2100			106,470
A-Right Of Way	AC 1.0700			
Total Acres: 110		Legal Acres: 110.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	64,650	1,132,100	1,132,100	0	1,132,100
Building	80,790	230,840	230,840	0	369,290
<b>Total</b>	<b>145,440</b>	<b>1,362,940</b>	<b>1,362,940</b>	<b>0</b>	<b>1,501,390</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
11/13/24	KQ	10-Adv	3-Other
08/08/24	ZF	2-Information At Door	1-Owner
08/02/18	GSK	R-Review	3-Other
12/28/17	ASH	10-Adv	3-Other
01/19/12	GMC	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status
06/23/24	24-COUNT	DPF		Closed Permit

**Sales/Ownership History**

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor

**Property Factors**

Topo: 4-Rolling  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 O SIMPSON  
 6849 7565-6

Add. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 237 S HOUSTON PIKE

Parcel Id: 130-15-04480-116-012

LUC: 111-CASH GRAIN/GENERAL-CAU

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

**Dwelling Information**

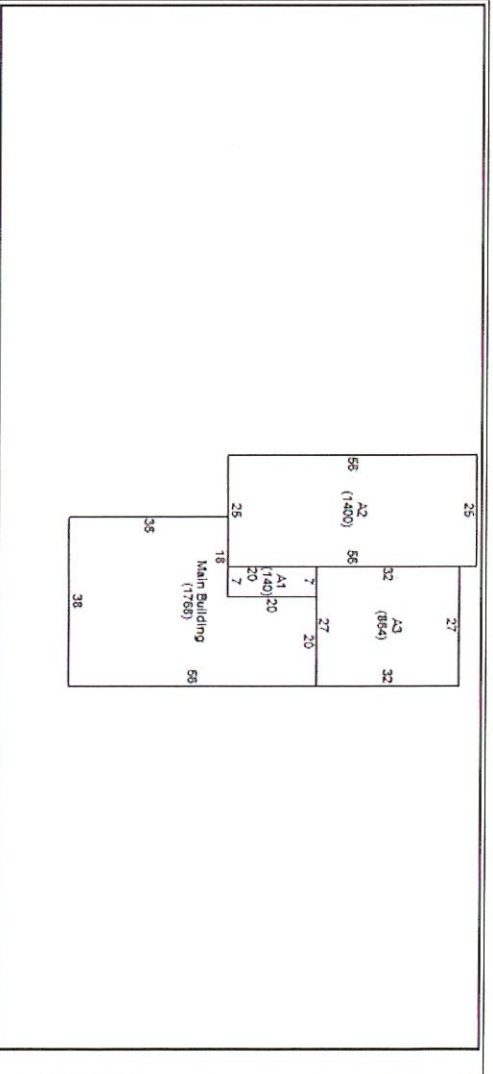
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1980	Full Baths	2
Eff Year Built	1992	Half Baths	1
Year Remodeled	1992	Addl. Fixtures	3
Kitchen Remod	2-No	Total Fixtures	11
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FB/LA Size	
Phy. Condition	F-Fair Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	230,420	% Good	63
Plumbing	8,600	Market Adj	
Basement	0	Functional Economic	
Heating	7,740	% Complete	
Attic	0	C&D Factor	1
Other Features	10,560	Adj Factor	
Subtotal	257,320	Additions	58,300
Ground Floor Area	1,768		
Total Living Area	1,768	Dwelling Value	220,410
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,768						
1		1			140						6,200
2		62			1,400						53,900
3		59M			864						32,400

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI Mill	1983		66x44	2,904	C	1		A	A			10,430

**Condominium / Mobile Home Information**

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