

MAR 24 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-131  
County Clark Date received 8/24/26

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.

*2/25  
Received*

	Name	Street address, City, State, ZIP code
1. Owner of property	CLAUDETTE MARTINEZ	906 Montgomery Spfld OH 45506
2. Complainant if not owner	Kerim Marshall	3115 Lowry Ave Spfld OH 45506
3. Complainant's agent		

4. Telephone number and email address of contact person  
9376248371 Kstill219@gmail.com

5. Complainant's relationship to property, if not owner SON

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
<u>3400600004304011</u>	<u>906 Montgomery Ave Spfld OH 45506</u>

7. Principal use of property Vacant

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
	<u>\$45,000</u>	<u>\$60,430</u>	<u>\$18,610</u>

9. The requested change in value is justified for the following reasons:  
justified this increase in value. There has been no improvements to the property is in need of repairs

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 NO improvements in the past 10 years 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 3/24/26 Complainant or agent (printed) Kenneth Marshall Title (if agent) Sold

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

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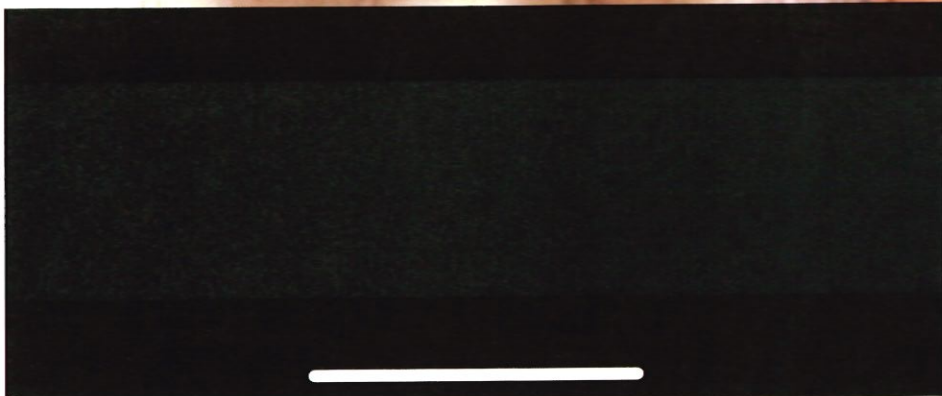
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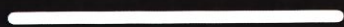
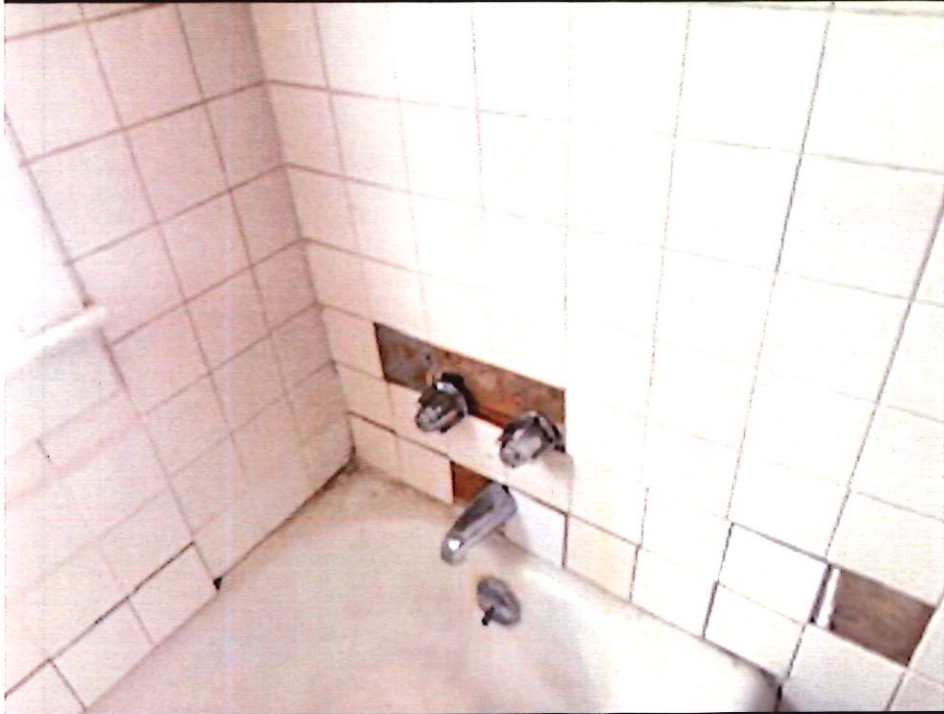


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TNT Renovations  
Tgray6641@gmail.com  
Office #: (859) 206-7348  
Tyler Gray

FILED  
CLARK COUNTY AUDITOR  
MAR 24 2026  
HILLARY HAMILTON  
AUDITOR

Customer Information: Lamar

Phone: (937) 624-8371

Site Address: 906 Montgomery Ave., Springfield, Ohio 45506

**Demolish/Removal from premises/property:**

- Removal old baseboards from kitchen area- \$50.00
- Removal of existing bathroom toilet- \$50.00
- Removal of existing tile floors- \$300.00
- Removal of existing wall tiles- \$300.00
- Provide protection of existing tub- \$25.00
- Removal of existing sink/vanity- \$100.00

Kitchen LVP- installation of 155 sq. ft.

Installation of 52 linear feet of new baseboards - \$540.00

**Installation:**

- Installation of 50 sq. ft. of new tile- \$375.00
  - Installation of 75 sq. ft. of wall tile for bathroom surround- \$925.00
  - Installation of new bathroom sink/vanity- \$100.00
  - Installation of new bathroom faucet- \$25.00
  - Installation of new bathroom toilet (with new reinforced wax ring)- \$55.00
  - Replace and/or repair necessary drywall- \$160.00
  - New paint on ALL walls and ceilings- \$250.00
  - Installation of 25 linear feet of new baseboards- \$125.00
  - 20% for overhead of materials cost/handling and haul
- 
- Grand Total of LABOR price- \$4,055.00
  - NOTE: Homeowner providing material cost of: \$3,290.98

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 906 MONTGOMERY AVE

Map ID: 340-06-00004-304-011

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

**CURRENT OWNER**

MARTINEZ CLAUDETTE

**GENERAL INFORMATION**

Routing No. 0004-02 099-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0074  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400600004304011 12/28/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 43 234			10,490
Total Acres: .231		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,670	10,490	10,490	0	10,490
Building	17,480	49,940	49,940	0	48,210
<b>Total</b>	<b>21,150</b>	<b>60,430</b>	<b>60,430</b>	<b>0</b>	<b>58,700</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
06/05/24	KQ	10-Adv	3-Other
04/18/18	CPS	R-Review	3-Other
11/16/17	DWP	10-Adv	3-Other
08/29/11	RVT	5-Occupant Not Home	3-Other
08/25/11	GMC	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/06/95	31,000					HARBER THOMAS S & NANCY J
03/28/89	20,000					

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 2-Medium

5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 AVONDALE REALTY 2ND PLAT ALL & PT VAC ALLEY E  
 8903  
 Addl. Tieback:

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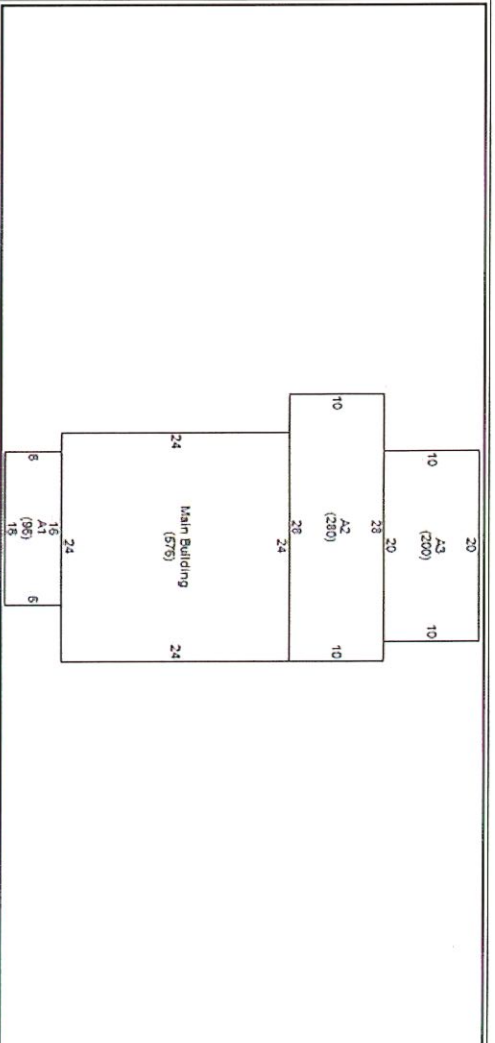
Card: 1 of 1

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**Dwelling Information**

Story height	1	Total Rooms	5
Exterior Walls	6-Alt/Inyl	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1917	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	6
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	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	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		



**Dwelling Computations**

Base Price	93,420	% Good	39
Plumbing	1,300	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	94,720	Adj Factor	1
Ground Floor Area	576	Additions	13,000
Total Living Area	856	Dwelling Value	49,940
Building Notes			

**Outbuilding Data**

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					576								3,900
1		1			96								24,300
2	55	35			280								5,200
3		28			200								

**Misc & Gross Building Values**

Misc Building No: \_\_\_\_\_ Misc Adjusted Value: \_\_\_\_\_  
 Gross Building: \_\_\_\_\_

**Condominium / Mobile Home Information**

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