

MAR 24 2025

Tax year 2025 BOR no. 2025-132
County CLARK Date received 3/21/2026

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.

| | | | | | |
|--|---|--|-----------------------------|---------------------------------------|--|
| | | Name | | Street address, City, State, ZIP code | |
| 1. Owner of property | | Doug & Avis Hiller | | 6591 Upper Valley Pike | |
| 2. Complainant if not owner | | | | WARRIAGE OH 43078 | |
| 3. Complainant's agent | | | | | |
| 4. Telephone number and email address of contact person (937) 206-7248 avisema@yahoo.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 | | |
| 050-02-00011-000-068 | | | 6591 UPPER VALLEY PIKE | | |
| 7. Principal use of property <u>single family home</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 | | |
| 050-02-00011-000-068 | | | | | |
| 050-02-00011-000-068 | 202,000 | 242,790 | 40,790 | | |
| 9. The requested change in value is justified for the following reasons: OUR House is very old and would not sell at that price. The neighboring homes did not go up in value nearly like ours did. \$88,000 was added to the value of our house with no improvements done. | | | | | |

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ done.

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 NONE 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) Ravis J. Hiller Title (if agent) _____

Complainant or agent (signature) Ravis J. Hiller

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6591 UPPER VALLEY PIKE

Map ID: 050-02-00011-000-068

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

CURRENT OWNER

HILLER DOUGLAS C & AVIS J

GENERAL INFORMATION

Routing No. GNE5-00 009-00
 Class Residential
 Living Units 1
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0500200011000068 12/29/2023

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|------------------|----------|---------------------|-------------|-------------------|
| A-Homesite | AC .8600 | | | 45,000 |
| A-Right Of Way | AC .0500 | | | |
| Total Acres: .91 | | Legal Acres: 0.9100 | | NBHD Fact: 1.0000 |

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|----------------|----------------|----------|----------------|
| Land | 15,750 | 45,000 | 45,000 | 0 | 45,000 |
| Building | 69,230 | 197,790 | 197,790 | 0 | 167,270 |
| Total | 84,980 | 242,790 | 242,790 | 0 | 212,270 |

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

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-----------------------|---------|
| 10/03/24 | KQ | 10-Adv | 3-Other |
| 06/27/18 | GBL | R-Review | 3-Other |
| 12/13/17 | ASH | 10-Adv | 3-Other |
| 01/06/12 | TT | | |
| 12/12/11 | JHC | 2-Information At Door | 1-Owner |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|---------------|
| 03/01/11 | 11-051 | | HVAC | | Closed Permit |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|------|----------|----------------|-----------|---------------|
| 02/01/93 | | | | 50/1015 | | MUNSON AVIS J |
| 06/24/88 | 61,500 | | | | | |

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 11
 Legal Descriptions:
 S W P T N E Q R
 Addl. Tieback:

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Parcel Id: 050-02-00011-000-068

LUC: 511-SINGLE FAMILY, 0-9-999 AC 1

Card: 1 of 1

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Dwelling Information

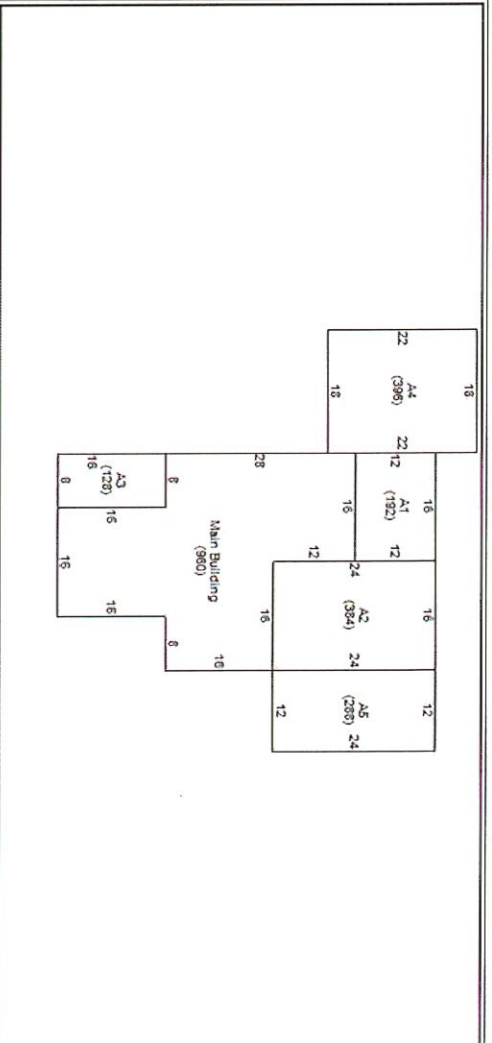
| | | | |
|----------------|----------------------|-----------------|----|
| Story height | 2 | Total Rooms | 10 |
| Exterior Walls | 6-Al/Inyl | Bedrooms | 5 |
| Style | 04-Old Style | Family Rooms | 0 |
| Year Built | 1903 | Full Baths | 1 |
| Eff Year Built | | Half Baths | 1 |
| Year Remodeled | | Addl. Fixtures | 2 |
| Kitchen Remod | | Total Fixtures | 7 |
| Bath Remod | | | |
| Basement | 3-Part Bsmt | | |
| 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 | G-Good Condition | Openings | 1 |
| Int vs Ext | 2-Same | # Car Bsmt Gar | |
| Stacks | 1 | | |
| Pre-Fab | | | |
| Misc | | Qty | |
| Grade | D+ | | |
| CDU | GD-GOOD | Functional | |
| Market Adj | | Economic | |
| % Complete | | % Good Ovr | |
| Cost & Design | 0 | NBHD Fact | 1 |

Dwelling Computations

| | | | |
|-------------------|---------|----------------|---------|
| Base Price | 189,480 | % Good | 76 |
| Plumbing | 2,600 | Market Adj | |
| Basement | -3,600 | Functional | |
| Heating | 6,740 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 6,264 | C&D Factor | 1 |
| Subtotal | 201,480 | Additions | 44,200 |
| Ground Floor Area | 960 | | |
| Total Living Area | 2,304 | Dwelling Value | 197,320 |

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value



Additions

| Line | Low | 1st | 2nd | 3rd | Area | Yr Bilt | Eff Yr | Grade | CDU | %Comp | Value |
|------|-----|-----|-----|-----|------|---------|--------|-------|-----|-------|--------|
| 0 | | | | | 960 | | | | | | |
| 1 | | 3 | | | 192 | | | | | | 12,100 |
| 2 | 58 | 35 | | | 384 | | | | | | 25,200 |
| 3 | | 28 | | | 128 | | | | | | 3,300 |
| 4 | | 59 | | | 396 | | | | | | 12,500 |
| 5 | | 25 | | | 288 | | | | | | 5,000 |

Outbuilding Data

| Type | Yr Bilt | Eff Yr | Size | Area | Gr | Qty | ModCd | PH | FV | MA | %Comp | Value |
|--------------|---------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| C1-Asph Pave | 1993 | | 24x18 | 432 | C | 1 | | A | A | | | 470 |

Condominium / Mobile Home Information

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