

Tax year 2025 BOR no. 2025-134
County Clark Date received 3/24/26

MAR 23 2026

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	Bernard Rovsh	4529 Tulane Rd	
2. Complainant if not owner			
3. Complainant's agent	Arthur Solomon	1131 Murray Avenue Springfield, Ohio	
4. Telephone number and email address of contact person		937-631-8067 - missy (daughter)	
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	
220030002113024		4529 Tulane Rd 03	
7. Principal use of property Residential			
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
-024	162,165.00 162,000	200,670	38,670
9. The requested change in value is justified for the following reasons:			

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

*updates made per phone call 3/24/26 with Melissa the daughter.

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 3/17/20 Complainant or agent (printed) Bernard Rosh Title (if agent) _____

Complainant or agent (signature) Bernard Rosh

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

Notary _____

Clark County Board of Revision
31 N. Limestone St.
Springfield, OH 45501

RE: Request for Reduction of Property Valuation
Owner: Bernard Roush

To the Clark County Board of Revision,

My name is Arthur Solomon, Realtor and Team Lead of the Solomon Group at Coldwell Banker Heritage. I am submitting this statement regarding the property listed below based on its current condition and market factors that impact its true market value.

Property Address: 4529 Tulane Rd, Springfield, OH 45503

This property has not been occupied for the majority of the past year. The owner, Bernard Roush, was hospitalized and has since been living with his daughter, Missy Peak Peters, during this time. As a result, the home has remained largely vacant.

*-Per Missy, Bernard is
Moved back in as of mid
January
2026.*

The property has not received meaningful upgrades or renovations since it was purchased in 1994. Several major components of the home are approaching the end of their useful life.

The furnace and water heater are both nearing the end of their useful life remaining. In addition, the kitchen and bathrooms remain original from approximately 1966 and have not been modernized. These outdated components significantly affect the property's competitiveness and value when compared to updated homes in the surrounding area.

Because of the lack of upgrades, aging mechanical systems, and the overall dated condition of the home, the current assessment appears to exceed the property's realistic market value.

Estimated True Market Value: \$162,000 – \$165,000

It should also be noted that Mr. Roush is on a fixed income. The increase in property taxes creates a financial hardship not only for him, but also for his caretaker and daughter, Missy Peak Peters, who is assisting with his care and also owns the property located at 6541 Troy Rd in Springfield, Ohio. The increased tax burden further complicates the ability to maintain these properties while addressing necessary care and living arrangements.

For these reasons, we respectfully request that the Clark County Board of Revision review the current assessment and adjust the valuation to more accurately reflect the true market value of the property.

If additional information is required, please feel free to contact me.

Respectfully submitted,

Arthur Solomon

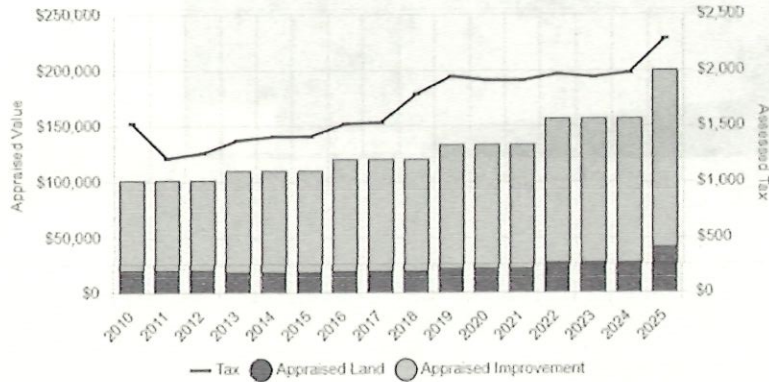
Realtor | Team Lead

The Solomon Group – Coldwell Banker Heritage

937-631-5562

Year	Land	Appraised (100%)			Assessed (35%)	
		Improvements	Total	Land	Improvements	Total
2025	\$41,500.00	\$159,170.00	\$200,670.00	\$14,530.00	\$55,710.00	\$70,240.00
2024	\$27,770.00	\$129,680.00	\$157,450.00	\$9,720.00	\$45,390.00	\$55,110.00
2023	\$27,770.00	\$129,680.00	\$157,450.00	\$9,720.00	\$45,390.00	\$55,110.00
2022	\$27,770.00	\$129,680.00	\$157,450.00	\$9,720.00	\$45,390.00	\$55,110.00
2021	\$22,040.00	\$111,930.00	\$133,970.00	\$7,710.00	\$39,180.00	\$46,890.00
2020	\$22,040.00	\$111,930.00	\$133,970.00	\$7,710.00	\$39,180.00	\$46,890.00

Historic Appraised (100%) Values



Legal			
Legal Acres	0.000	Homestead Reduction	YES
Legal Description	NORTHRIDGE SUBD 7 1470 (Not to be used on legal documents)	Owner Occupied Reduction	YES
Land Use	(510) SINGLE FAMILY, PLATTED LOT	Neighborhood	220R0022
Section		Town	
Range		Appraisal ID	
Card Count	1	Annual Tax	\$2,285.22

Owners	
Name	Ownership
ROUSH BERNARD E	100%

Residential	
Dwelling 1	

Residential CMA

Listings as of 03/13/26 at 10:15 AM

Property type Residential; Inside 0.50 mi. radius search from 4529 Tulane Rd, Springfield, OH 45503, USA; Status of 'Active', 'Closed', 'Pending', 'Contingency - Finance and Inspections', 'Contingency - Sale of Existing Home'; Pending Date between '03/13/2025' and '03/13/2036'; Sold Date between '03/13/2025' and '03/13/2036'.

Active Properties

Arthur Solomon
Coldwell Banker Heritage
331 Mount Vernon Ave.
Springfield, OH 45503
937-631-5562
solomonaa11@yahoo.com
<http://ArthurSolomon.com>

# MLS #	Address	City	Year Built	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	LP/SqFt	List Price	Orig LP	CDOM/DOM	
1	1042221 4446 E Ridgewood East Road	Springfield	1990	2	01/13/2026	2	2	1,032	\$129	\$132,900	\$135,000	137/137	
Total # of Listings						Average	2	2	1,032	\$129	\$132,900	\$135,000	137/137
1						Min	2	2	1,032	\$129	\$132,900	\$135,000	137/137
						Max	2	2	1,032	\$129	\$132,900	\$135,000	137/137
						Median	2	2	1,032	\$129	\$132,900	\$135,000	137/137

WRIST, Inc.

Contingency - Finance and Inspections Properties

Arthur Solomon
Coldwell Banker Heritage
331 Mount Vernon Ave.
Springfield, OH 45503
937-631-5562
solomonaa11@yahoo.com
<http://ArthurSolomon.com>

# MLS #	Address	City	Year Built	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	LP/SqFt	List Price	Orig LP	CDOM/DOM	
1	1040444 1709 Thomas Drive	Springfield	1958	2	03/01/2026	3	2	1,375	\$194	\$267,000	\$305,000	212/212	
Total # of Listings						Average	3	2	1,375	\$194	\$267,000	\$305,000	212/212
1						Min	3	2	1,375	\$194	\$267,000	\$305,000	212/212
						Max	3	2	1,375	\$194	\$267,000	\$305,000	212/212
						Median	3	2	1,375	\$194	\$267,000	\$305,000	212/212

WRIST, Inc.

Pending Properties

Arthur Solomon
Coldwell Banker Heritage
331 Mount Vernon Ave.
Springfield, OH 45503
937-631-5562
solomonaa11@yahoo.com
<http://ArthurSolomon.com>

# MLS #	Address	City	Year Built	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	LP/SqFt	List Price	Orig LP	CDOM/DOM	
1	1043806 4256 Midfield Street	Springfield	1998	2	02/20/2026	2	2	1,032	\$121	\$124,900	\$124,900	24/24	
2	1043592 4652 Reno Lane	Springfield	1996	2	02/06/2026	2	2	1,032	\$143	\$147,500	\$147,500	39/39	
3	1043983 4577 Reno Lane	Springfield	1995	2	03/12/2026	2	2	1,032	\$145	\$149,900	\$149,900	15/17	
Total # of Listings						Average	2	2	1,032	\$136	\$140,767	\$140,767	26/26.67
3						Min	2	2	1,032	\$121	\$124,900	\$124,900	15/17
						Max	2	2	1,032	\$145	\$149,900	\$149,900	39/39
						Median	2	2	1,032	\$143	\$147,500	\$147,500	24/24

WRIST, Inc.

Closed Properties

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
1	1040878	4512 E Ridgewood Road	Springfield	2	11/13/2025	2	2	1,032	1988	\$120,000	\$137,000	11/12/2025	82/83	0.92	\$116
2	1039202	4174 Phoenix Drive	Springfield	1	06/09/2025	2	1	1,025	1968	\$122,500	\$120,000	06/06/2025	/39	1.02	\$120
3	1037878	4530 E Ridgewood Road	Springfield	2	05/30/2025	2	2	860	1987	\$124,000	\$124,000	05/30/2025	53/53	1.00	\$144
4	1037543	4314 Midfield Street	Springfield	2	04/23/2025	2	2	1,008	1996	\$128,000	\$124,900	04/23/2025	34/34	1.02	\$127
5	1039223	4322 Midfield Street	Springfield	2	08/21/2025	2	2	1,008	1996	\$135,000	\$139,500	08/21/2025	72/73	0.97	\$134
6	1039442	4654 Reno Lane	Springfield	2	07/02/2025	2	2	1,032	1996	\$142,500	\$142,500	07/02/2025	15/15	1.00	\$138

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
43	1037019	4311 Reno Road	Springfield	2	05/02/2025	3	3	1,906	1966	\$285,000	\$285,000	05/02/2025	70/71	1.00	\$150
44	1038764	4367 Helena Court	Springfield	2	06/30/2025	3	2	1,431	1966	\$292,000	\$305,000	06/30/2025	42/43	0.96	\$204
45	1042857	4423 Tacoma Street	Springfield	2	01/16/2026	3	2	1,473	1993	\$294,900	\$294,900	01/13/2026	37/38	1.00	\$200
46	1041238	4438 Tacoma Street	Springfield	2	12/28/2025	4	3	3,584	1992	\$300,000	\$340,000	12/22/2025	105/105	0.97	\$84
47	1037922	1481 Eastridge Avenue	Springfield	2	05/30/2025	3	3	1,440	2003	\$327,500	\$330,000	04/22/2025	14/15	0.99	\$227
						Average	2.79	2.06	1,298.68	1975	\$216,626	\$223,509	66.3/67.66	0.98	\$171
						Min	2	1	860	1958	\$120,000	\$120,000	0/15	0.88	\$84
						Max	4	4	3,584	2006	\$327,500	\$340,000	282/282	1.10	\$256
						Median	3	2	1,175	1967	\$219,900	\$225,900	53/53	1.00	\$182
Total # of Listings															
47															

Property Type	52	Averages Sqft:	\$/Sqft:	DOM/CDOM:	Original List Price:	List Price:	Sold Price:
		1,280	168.43	70/68	218,600	214,854	216,626

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Arthur Solomon on Friday, March 13, 2026 10:15 AM.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 4529 TULANE RD

Map ID: 220-03-00021-113-024

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER

ROUSH BERNARD E

GENERAL INFORMATION

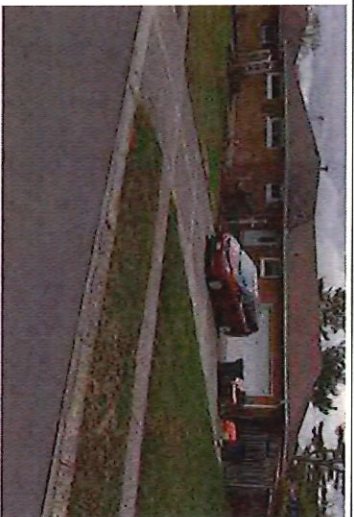
Routing No. FNVW3-B1 255-00
 Class Residential
 Living Units 1
 Neighborhood 220R0022
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2200300021113024 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 76 120			41,500

Total Acres: .2094

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,530	41,500	41,500	0	41,500
Building	55,710	159,170	159,170	0	150,940
Total	70,240	200,670	200,670	0	192,440

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
09/20/24	EB	10-Adv	3-Other
08/08/18	RVT	R-Review	3-Other
12/20/17	ANM	10-Adv	3-Other
10/11/11	ABC	5-Occupant Not Home	3-Other
11/17/05	J1		

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/04/13	80,500		
03/29/94	70,000		
01/02/91			

Deed Reference

Deed Type
 AF-Affidavit

Grantor
 ROUSH BERNARD E & BONNIE M
 STEPHENS FRED C & SUSAN K

Property Factors

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

4-Gas
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 NORTHRIDGE SUBD 7
 1470

Addl. Tieback:

Date Issued

Price Purpose

Note

Status

Permit Information

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4529 TULANE RD

Parcel Id: 220-03-00021-113-024

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

Dwelling Information

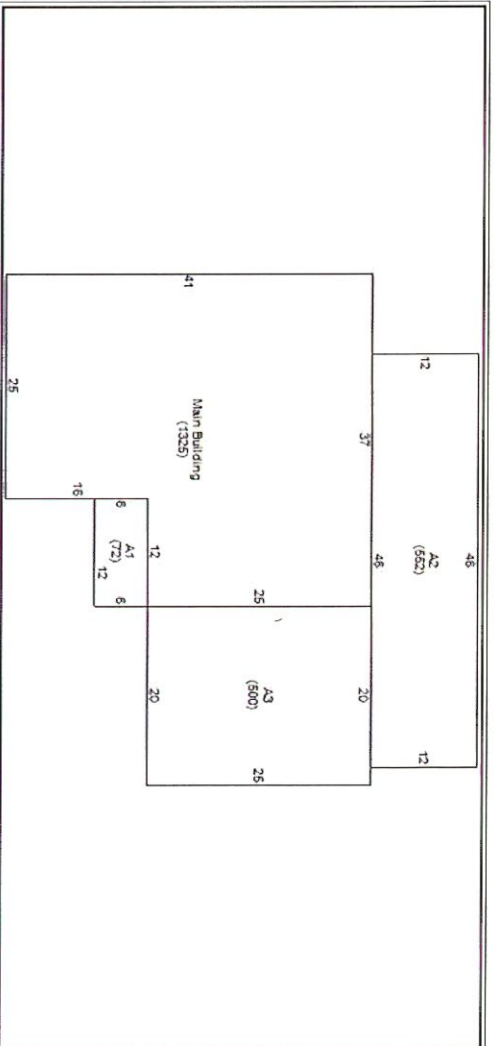
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1966	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod	2-No	Total Fixtures	8
Bath Remod	2-No		
Basement	8-75 Bsm/25 Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	400
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	185,620	% Good	67
Plumbing	4,300	Market Adj	
Basement	-1,550	Functional Economic	
Heating	6,230	% Complete	
Attic	0	C&D Factor	1
Other Features	17,300	Adj Factor	17,200
Subtotal	211,900	Additions	
Ground Floor Area	1,325		
Total Living Area	1,325	Dwelling Value	159,170
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,325						2,100
1		28			72						3,400
2		26			552						20,200
3		59M			500						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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