

FILED  
CLARK COUNTY AUDITOR

Tax year 2025 BOR no. 2025-137  
County Clark Date received 3/20/2026

DTE 1  
Rev. 12/22

MAR 20 2026 **Complaint Against the Valuation of Real Property**

HILLARY HAMILTON  
AUDITOR  
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		Quiktrip Corporation, 4705 S. 129th East Ave., Tulsa, OK 74134	
2. Complainant if not owner		Board of Education of the Springfield City Schools	
3. Complainant's agent		Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017	
4. Telephone number and email address of contact person: (614) 228-5822; bor@richgillislawgroup.com			
5. Complainant's relationship to property if not owner: Section 5715.19, Ohio Revised Code			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
340-07-00033-314-021		2217 S. Limestone St.	
7. Principal use of property:		435 Fast food drive-in restaurant	
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
340-07-00033-314-021	1,340,000	120,120	1,219,880
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$1,340,000			

10. Was property sold within the last three years? Yes  No  Unknown  If yes, show date of sale 08/20/24 and sale price \$1,340,000 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 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.

- The property was sold in an arm's length transaction;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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.

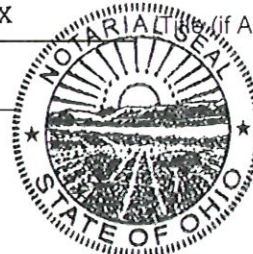
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/14/2026 Complainant or agent (printed) KAROL FOX (if Agent) Attorney for Complainant

Complainant or agent (signature) Karl Fox

Sworn to and signed in my presence, this 11th day of March, 2026.

Notary Richelle Thoburn Ford



Richelle Thoburn Ford  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.



**APPROVED**  
Clark County Tax Map

AUG 20 2024  
*RMT*  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

Transferred  
Sale Price 1,340,000  
3146 AUG 20 2024 *J*

HILLARY HAMILTON  
AUDITOR



202400010184 08/20/2024 10:50 AM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$94.00  
FID OR Vol 2241 Pgs 1279 - 1285

**FIDUCIARY DEED**

*LT 23536 50/72*

KNOW ALL MEN BY THESE PRESENTS, that SHELDON DONIG, TRUSTEE OF THE 1987 DONIG LIVING TRUST DATED NOVEMBER 23, 1987, and STEVEN R. DEHART, TRUSTEE OF THE DEHART 2004 TRUST DATED JUNE 15, 2004 (collectively, "Grantor"), for valuable consideration received to Grantor's full satisfaction from QUIKTRIP CORPORATION, an Oklahoma corporation ("Grantee"), whose tax mailing address is 4705 S. 129<sup>th</sup> East Ave., Tulsa, Oklahoma 74134, does hereby give, grant, bargain, sell and convey with fiduciary covenants unto Grantee, and its respective successors and assigns, the following property ("Property"):

*See legal description attached hereto as Exhibit "A"*

Prior Instrument Reference: OR Volume 2122, Page 1375 recorded on July 26, 2017 in the Clark County, Ohio Records

Parcel No.: 3400700033314021

Address: 2217 S Limestone St., Springfield, Clark County, Ohio

The Property is conveyed subject to the following exceptions: (a) restrictions, conditions, reservations, limitations, and easements of record described in Exhibit "B" attached hereto and incorporated herein by reference, to the extent that the validly existing against the Property; (b) existing zoning and building ordinances; and (c) taxes and assessments for the year 2024 and subsequent years which are presently a lien but not yet due and payable.

LIZ CURRY  
SIDE DOOR  
4252 KINDIG SPUR  
COPLEY, OH 44321



202400010184  
BK 2241 PG 1280

IN WITNESS WHEREOF, Grantor has hereunto executed this Fiduciary Deed this 14<sup>th</sup>  
day of August, 2024.

**SHELDON DONIG, TRUSTEE OF THE 1987 DONIG  
LIVING TRUST DATED NOVEMBER 23, 1987**

STATE OF OHIO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2024 by  
Sheldon Donig, Trustee of the 1987 Donig Living Trust dated November 23, 1987.

Notary Public

My commission expires: \_\_\_\_\_

[Signatures continue on following page]

*All attached*



202400010184  
BK 2241 PG 1281

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

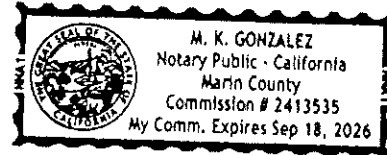
State of California  
County of Marin

On August 14, 2024, before me, M.K. Gonzalez, Notary Public, personally appeared SHELDON DONIG, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





202400010184  
BK 2241 PG 1282

**STEVEN R. DEHART, TRUSTEE OF THE DEHART 2004 TRUST DATED JUNE 15, 2004**

STATE OF OHIO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2024 by Steven R. Dehart, Trustee of the Dehart 2004 Trust dated June 15, 2004.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**This document prepared by:**  
Kruger Carson PLLC  
3510 N. St. Mary's Street, Suite 300  
San Antonio, Texas 78212

*see attached*



202400010184  
BK 2241 PG 1283

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

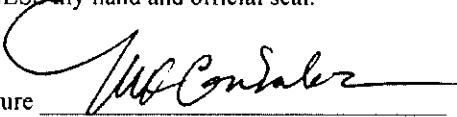
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

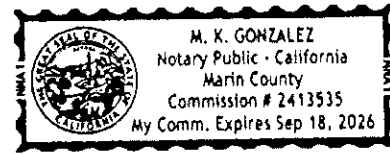
State of California  
County of Marin

On August 14, 2024, before me, M.K. Gonzalez, Notary Public, personally appeared STEVEN R. DEHART, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





202400010184  
BK 2241 PG 1284

Exhibit "A"

Situated in the State of Ohio, County of Clark and within the corporate limits of the City of Springfield and being part of the Southwest ¼ of Section 33, Town 5, Range 9, M.R.S. and being describe as follows:

Beginning at a point in the West right-of-way line of South Limestone Street (State Route #72) and in the Northeast corner of a 4.496 acre tract as conveyed to Leffel Lane Associates by deed recorded in Volume 681, Page 259 of the Deed Records of Clark County, Ohio, and the Southeast corner of a 0.937 acre tract as conveyed to Leffel Lane Associates by deed recorded in Volume 690, Page 604 of the Deed Records of Clark County, Ohio, said point also bears North 02 degrees 20' 00" East 339.06 feet and North 87 degrees 35' 00" West 30.00 feet from the centerline intersection of South Limestone Street and Leffel Lane (the Southeast corner of the Southwest ¼ of Section 33);

Thence with the West right-of-way line of South Limestone Street and part of the East line of said 4.496 acre tract, South 02 Degrees 20' 00" West 69.00 feet to a cross cut in concrete;

Thence continuing with the West right-of-way line of South Limestone Street, North 87 degrees 35' 00" West 2.00 feet to an iron bar;

Thence continuing with said West right-of-way line of South Limestone Street, South 04 degrees 14' 30" West 61.03 feet to an iron bar in a Southeast corner of said 4.496 acre tract and in the Northeast corner of premises conveyed to Sun Oil Company by deed recorded in Volume 558, Page 158, 163, 165 and 166 of the Deed Records of Clark County, Ohio;

Thence with a South line of said 4.496 acre tract and the North line of said Sun Oil Company premises, North 87 degrees 30' 00" West 160.97 feet to an iron bar in the Northwest corner of said Sun Oil Company premises;

Thence along a line parallel to the centerline of South Limestone Street, North 02 degrees 20' 00" East 129.77 feet to a point;

Thence along a line parallel to and 33.00 feet South of the North line of said 4.496 acre tract South 87 degrees 35' 00" East 165.00 feet to the Place of Beginning and containing 0.488 acres; subject however, to all legal rights-of-way and easements of record;

Being 0.488 acres out of a 4.496 acre tract (and 0.488 acres out of a proposed 0.613 acre tract) as conveyed to Leffel Lane Associates by deed recorded Volume 681, Page 259 of the Deed Records of Clark County, Ohio.



202400010184  
BK 2241 PG 1285

**Exhibit "B"**

1. Easement for ingress and egress as set forth in deed to Long John Silver's Inc., a Delaware corporation, filed for record December 7, 1976, in Deed Volume 725, Page 661, of the Clark County, Ohio Records.
2. Easement to Ohio Edison Company, as Ohio corporation, filed for record June 1, 1977, in Deed Volume 730, Page 860, of the Clark County, Ohio Records.

**COMMERCIAL PROPERTY RECORD CARD**

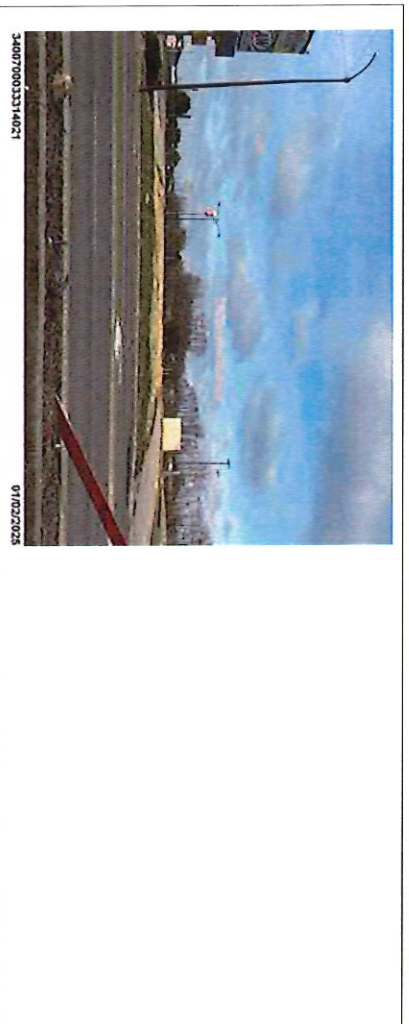
**CLARK COUNTY**

Situs : 2217 S LIMESTONE ST      Map ID: 340-07-00033-314-021      LUC: 400-COMMERCIAL VACANT LAND      Card: 1 of 0      Tax Year: 2025      Printed: 03/25/26

CURRENT OWNER	GENERAL INFORMATION
QUIKTRIP CORPORATION	Routing No. 0033-01 003-00 Class C-Commercial Living Units Neighborhood 340C4000 Alternate Id District Zoning CAUV
Field Review Flag:	

TY24 75% REMAINING      Property Notes      Note Codes:

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	5.6	21,450		120,120
Total Acres: .4924      Legal Acres: .49					



Assessment Information					
Assessed	Appraised	Cost	Income	Market	
Land 42,040	120,120	120,120	0	0	0
Building 0	0	0	0	0	0
Total 42,040	120,120	120,120	0	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
01/02/25	ZF	0-Vac Or Oby Only	3-Other
03/30/18	KAR	5-Occupant Not Home	3-Other
04/25/12	JPH	1-Entrance (Inspection)	3-Other
04/17/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note
12/10/24	24-COUNT	FD CK	Demo Building
Status: Closed Permit			

Transfer Date	Price	Type	Validity
08/20/24	1,340,000	2-Land & Building	8-Not Validated
07/26/17	555,000	2-Land & Building	0-Valid Sale
03/02/16	480,000	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
07/23/08	143,800		0-Valid Sale

Sales/Ownership History		
Deed Reference	Deed Type	Grantor
FD-Fiduciary Deed		DONIG SHELDON TRUSTEE LUI IVY K AFFINITY FLETCHER 102 INC K F C US PROPERTIES INC

**Property Factors**

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

**Legal Description**

Parcel TieBack:  
Range - Township - Section: 09 - 05 - 33  
Legal Descriptions:  
P T E 1/2 S W 1/4      Addl.TieBack:

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2217 S LIMESTONE ST Parcel Id: 340-07-00033-314-021 LUC: 400-COMMERCIAL VACANT LAND Card: 1 of 0 Tax Year: 2025 Printed: 03/25/26

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

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

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty ModCd	Phy Fun	MA	%Comp	Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2217 S LIMESTONE ST

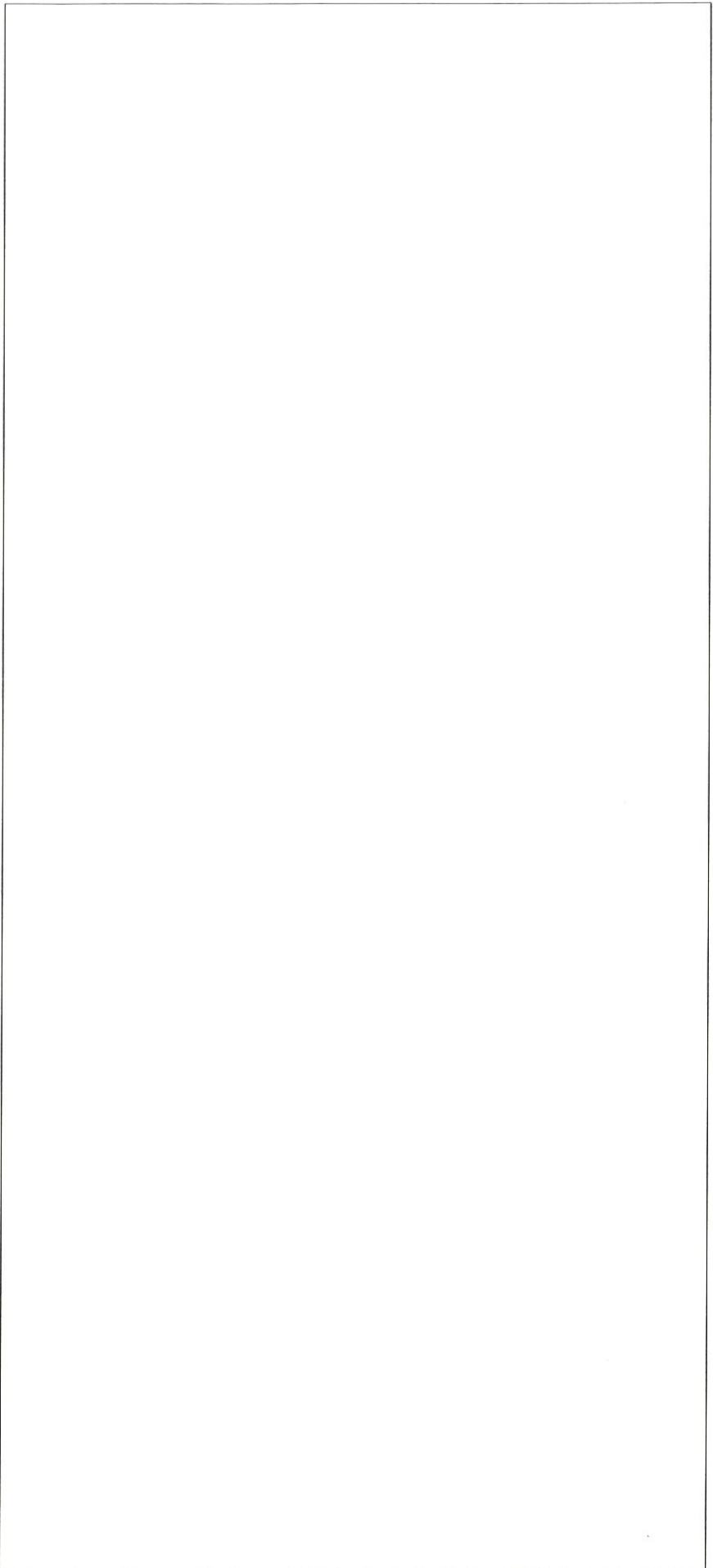
Parcel Id: 340-07-00033-314-021

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 0

Tax Year: 2025

Printed: 03/25/26



Additional Property Photos



3400700033314021 12/8/2023



3400700033314021 05/15/2017



3400700033314021 12/8/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2217 S LIMESTONE ST

Parcel Id: 340-07-00033-314-021

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 0

Tax Year: 2025

Printed: 03/25/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model 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 0

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 0

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 0

Income Summary (Includes all Building on Parcel)

<b>Misc &amp; Gross Building Values</b>	
Misc Building No	Misc Adjusted Value
Gross Building:	
<b>Total Net Income</b>	
Capitalization Rate	Sub total
Residual Land Value	Final Income Value
<b>Total Gross Rent Area</b>	
<b>Total Gross Building Area</b>	