

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 E. 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		
See-attached.	See attached		
7. Principal use of property:	410 Motels and tourist cabins		
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
See-attached.	4,000,000	1,040,540	2,959,460
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$4,000,000			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 04/11/24 and sale price \$4,000,000 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 3/11/2026 Complainant or agent (printed) KAROL FOX (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]
Sworn to and signed in my presence, this 11th day of March, 20 26.

Notary [Signature]



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

(6)

(8) Complainant's Opinion Of:

Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1 340-07-00033-314-009	Lansdowne Ave. Springfield, OH 45505	1,297,200	211,820	1,085,380
2 340-07-00033-314-020	2 W. Leffel Ln. Springfield, OH 45506	2,702,800	441,280	2,261,520
TOTALS		4,000,000	653,100	3,346,900



202400004322 04/11/2024 12:36 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$102.00
WARR OR Vol 2235 Pgs 4489 - 4496

APPROVED
Clark County Tax Map

APR 11 2024
RMH
 Legal Description
 Survey Plat - Lotsplit
 Subdivision / Annexation

Transferred
Sale Price $\frac{4,000,000}{1300 \quad RL}$

APR 11 2024

HILLARY HAMILTON
AUDITOR

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that SHIV PARVATI, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants with general warranty covenants to QUIKTRIP CORPORATION, an Oklahoma corporation ("Grantee"), whose tax mailing address is 4705 S. 129th E. Ave., Tulsa, Oklahoma 74134, certain real property and appurtenances thereto, described as follows (the "Property"):

See legal description attached hereto as EXHIBIT A and made a part hereof.

Parcel Numbers: 3400700033314020; 3400700033314009

Address: 2 West Leffel Lane, Springfield, Clark County, Ohio

Prior Instrument Reference: Volume 2193, Page 155, Clark County, Ohio Records

To have and to hold the Property with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, the Property is free from all liens and encumbrances except (a) all covenants, restrictions, conditions and easements of record set forth in EXHIBIT B attached hereto and incorporated herein for all purposes, to the extent validly existing against the Property, (b) all zoning ordinances, (c) all legal highways, and (d) all taxes and assessments not yet due and payable, which Grantee assumes and agrees to pay.

[Signature Page Follows]

CHICAGO TITLE INSURANCE CO.
ORDER NO. 23308010

LIZ CURRY
SIDE DOOR 4252 KINDIG SPUR
COPLEY, OH 44321



202400004322
 BK 2235 PG 4491

EXHIBIT A

Situate in the State of Ohio, County of Clark and partly in the City of Springfield and partly in the Springfield Township and being described as follows:

Beginning at a point in the centerline of Leffel Lane, said point bears N 87° 30' 00" W 195.00' from the centerline intersection of South Limestone Street (SR 72) and Leffel Lane (southeast corner of the southwest quarter of Section 33);

thence with the centerline of Leffel Lane and the south line of Section 33 N 87° 30' 00" W 409.98' to a point;

thence N 2° 20' 00" E 611.16' to a point in the south right of way line of Lansdowne Avenue (unimproved);

thence with the south right of way line of Lansdowne Avenue S 87° 35' 00" E 375.00' to a point;

thence S 2° 20' 00" W 240.00' to a point;

thence S 87° 35' 00" E 200.0' to an iron bar in the west right of way line of South Limestone Street, passing an iron bar at 50.00';

thence with the west right of way line of South Limestone Street S 2° 20' 00" W 102.00' to a cross cut in concrete;

thence continuing with the west right of way line of South Limestone Street N 87° 35' 00" W 2.00' to an iron bar,

thence continuing with the west right of way line of South Limestone Street S 4° 14' 30" W 61.03' to an iron bar;

thence N 87° 30' 00" W 160.97' to an iron bar;

thence S 2° 20' 30" W 209.00' to the place of beginning, passing an iron bar at 184.00' and containing 6.175 acres.

EXCEPTING THEREFROM THE FOLLOWING:

Situate in the State of Ohio, County of Clark and within the corporate limits of the City of Springfield and being part of the SW 1/4 of Section 33, Town 5, Range 9, M.R.S. and being described as follows:

Beginning at a point in the west right of way line of S. Limestone Street (State Route #72), and in the NE corner of the herein described premises said point bears S 2° 20' W 33.00' from the NE corner of a 4.496 acre tract as conveyed to Leffel Lane Association by deed and recorded in Volume 681, Page 259, of the Deed Records of Clark County, Ohio, and the SE corner of a 0.937 acre tract as conveyed to Leffel Lane Associates by deed and recorded in Volume 690, Page 604, of the Deed Records of Clark County, Ohio, said point also bears N 2° 20' E 339.06' and N 87° 35' W 30.00' from the centerline intersection of S. Limestone Street and Leffel Lane (the SE corner of the SW 1/4 of Section 33);

Thence with the West right of way line of S. Limestone Street and part of the East line of said 4.496 acre tract, S 2° 20' W 69.00' to a cross cut in concrete;

Thence continuing with the west right of way line of S. Limestone Street, N 87° 35' W 2.00' to an iron bar set;



202400004322
BK 2235 PG 4492

Thence continuing with the said west right of way line of S. Limestone Street, S 4° 14' 30" W 61.03' to an iron bar in a SE corner of said 4.496 acre tract and in the NE corner of premises as conveyed to Sun Oil Company by deed and recorded in Volume 558, Pages 158, 163, 165 and 166 of the Deed Records of Clark County, Ohio;

Thence with the south line of said 4.496 acre tract and the north line of said Sun Oil Company premises N 87° 30' W 160.97' to an iron bar in the NW corner of said Sun Oil Company premises;

Thence along a line parallel to the centerline of S Limestone Street, N 2° 20' E 129.77' to a point;

Thence along a line parallel to and 33.00' south of the north line of said 4.496 acre tract, S 87° 35' E 165.00' to the place of beginning and containing 0.488 acres.

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 and recorded in Volume 681, Page 259, of the Deed Records of Clark County, Ohio

Grantor also conveys to Grantee a permanent non-exclusive easement in, over and along a 33' driveway running parallel and adjacent to the north property line of the aforesaid property for purposes of ingress and egress to the tract conveyed herein. Said driveway shall be used by Grantee, Grantor and other Grantees of Grantor herein, and their respective tenants, customers and employees.

EXCEPTING THEREFROM THE FOLLOWING:

Situate in Section 33, Town 5, Range 9, MRS, City of Springfield, Township of Springfield, County of Clark, State of Ohio, and being part of the 6.175 acre tract conveyed to the S-8 Hospitality Corporation in Deed Book 1071, Page 306, more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Leffel's Lane and South Limestone Street, thence along the centerline of Leffel's Lane, North 87° 30' 00" West a distance of 542.98 feet to a mag nail set at the true place of beginning.

Thence continuing along the centerline of Leffel's Lane, North 87° 30' 00" West a distance of 62.00 feet to a mag nail set at the southeast corner of a 1.408 acre tract conveyed to Bob Evans Farms in Deed Book 542, Page 192;

Thence along the East line of said 1.408 acre tract, North 2° 20' 00" East, passing 5/8" iron pin set at 40.00 feet, a total distance of 275.00 feet to a 5/8" iron pin set at the northeast corner of said 1.408 acre tract;

Thence along a new division line, South 87° 30' 00" East a distance of 62.00 feet to a 5/8" iron pin set;

Thence continuing along a new division line, South 02° 20' 00" West, passing 5/8" iron pin set at 235.00 feet, a total distance of 275.00 feet to the place of beginning.

Containing 0.391 acres, more or less.
0.375 acres in City 0.391 acres Total
0.016 acres in Township 0.023 acres in R/W
0.391 acres Total 0.368 acres Net

Basis of Bearings: North 87° 30' 00" West -Deed Book 1071, Page 306 Centerline of Leffel's Lane



202400004322
BK 2235 PG 4493

A 5/8" iron pin set refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa"6819".

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License Number 6819 in January 2000.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Clark, Township of Springfield, being a part of Section 33, Town 5, Range 9, MRS and being 0.169 hectares (0.418 acres) out of 2.301 hectares (5.687 acres) conveyed to S 8 Hospitality Inc. of record in Deed Book 1071, Page 306, in the Clark County Recorder's Office, and being more particularly described as follows:

Commencing for reference at a monument to be set upon completion of construction of the intersection of Section Lines 2 and 3 of Township 5, Range 9 and Section Line 32 and 33 of Township 5, Range 9 said point being 5.303 meters (17.40 feet) right of Station 51+002.709 as delineated on the Centerline Plat prepared by URS Greiner for said improvement to Leffel Lane on record in the Clark County Engineer's Office.

Thence S 84° 39' 41" E with the section line, a distance of 655.615 meters (2,105.96 feet) to a point 4.316 meters (14.16 feet) right of Station 51+658.487, said Centerline Survey Plat, being the true point of beginning of the parcel being herein described;

Thence along the Grantor's Westerly property line and the easterly line of a 0.158-hectare (0.391 acre) tract conveyed to BEF REIT INC. by deed of record in OR 1424, Page 1406, in the records of Clark County N 05° 10' 19" E, a distance of 16.820 meters (55.18 feet) to a point in the new northerly right of way of Leffel Lane 12.500 meters (41.04 feet) left of Station 51+658.134, said Centerline of Survey Plat.

Thence along the new Northerly Right of Way line of Leffel Lane, S 83° 37' 26" E, a distance of 106.649 meters (349.90 feet) to a point in the Grantor's Easterly property line and the westerly property line of a 0.124 hectare (0.306) tract conveyed to JAIN INC. by deed of record in DB 587, Page 245, in the records of Clark County 12.500 meters (41.010 feet) left of Station 51+764.783, said Centerline of Survey Plat;

Thence along the Grantor's Easterly property line, S 05° 20' 19" W, a distance of 14.889 meters (48.85 feet) to a point on the section line 2.386 meters (7.83 feet) right of Station 51+765.053, said Centerline of Survey Plat;

Thence along the section line, N 84° 39' 41" W, a distance of 106.533 meters (349.58 feet) to the true point of beginning, said described tract containing 0.169 hectares (0.418 acres) of which the present road occupies 0.130 hectares (0.321 acres).

The above bearings are based upon the reference bearing described in the aforementioned Centerline Survey Plat. Iron pins to be set are of the specifications, size and to the standards prescribed by the Ohio Revised Code Chapter 4733-37. Placement of iron pins will be under the direct supervision of an Ohio Registered Surveyor.

The grantors hereby convey all interest they may have in that portion of Lansdowne Avenue located directly to the North of the subject premises and vacated by City of Springfield Ordinance No. 06-30, recorded February 21, 2006, in Volume 1763, Page 2584, of the Official Records of Clark County, Ohio.



202400004322
BK 2235 PG 4494

ALSO, that portion of the South 'A of vacated Landsdowne Avenue (Ordinance 06-30) that is contiguous to the real estate as described in Deed OR 1832 1211.

Parcel Numbers: 340-07-00033-314-020 and 340-07-00033-314-009



202400004322
BK 2235 PG 4495

EXHIBIT B

Permitted Exceptions

1. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record February 21, 2006, in Plat Book 18, Page 118, of the Clark County, Ohio Records, as modified by that certain Ordinance No. 06-30, filed for record February 21, 200, in OR Volume 1763, Page 2584, of the Clark County, Ohio Records.
2. Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to Ohio Edison Company, by instrument dated August 9, 1936, filed April 7, 1937, and recorded in Deed Volume 300, Page 123, of the Clark County Records.
3. Easement and/or Right-of-Way, together with all appurtenances, granted to Ohio Edison Company, dated November 26, 1973, filed November 26, 1973, and recorded in Deed Volume 61, Page 295, of the Clark County Records.
4. Easement for ingress and egress to Leffel Lane Associates, filed for record December 30, 1975, in Deed Volume 714, Page 568, of the Clark County, Ohio Records.
5. Easement for ingress and egress as set forth in deed to Cappelli Investments, a partnership, dated June 21, 1976, filed for record June 30, 1976, in Deed Volume 720, Page 373, of the Clark County, Ohio Records.
6. Easement for ingress and egress to Long John Silver's Inc., filed for record December 7, 1976, in deed Volume 725, Page 661, of the Clark County, Ohio Records.
7. Slope Easement to Bob Evans Farm Foods, Inc., filed for record January 12, 1979, in Deed Volume 750, Page 543 of the Clark County, Ohio Records.
8. Right-of-Way and/or Easement for the transmission and/or distribution of electric energy, including underground facilities, if any, granted to Ohio Edison Company, an Ohio corporation, by instrument filed January 10, 2001, and recorded in OR Volume 1454, Page 1545, of the Clark County Records as modified by that certain Ordinance No.



202400004322
BK 2235 PG 4496

06-30, filed for record February 21, 2006, in OR Volume 1763, Page 2584, of the Clark County, Ohio Records.

9. Easement for sewer purposes to the City of Springfield, Ohio, filed for record February 21, 2001, in OR Volume 1459, Page 219 of the Clark County, Ohio Records.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : LANSDOWNE AVE

Map ID: 340-07-00033-314-009

LUC: 499-OTHER COMMERCIAL STR

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

QUIKTRIP CORPORATION

GENERAL INFORMATION

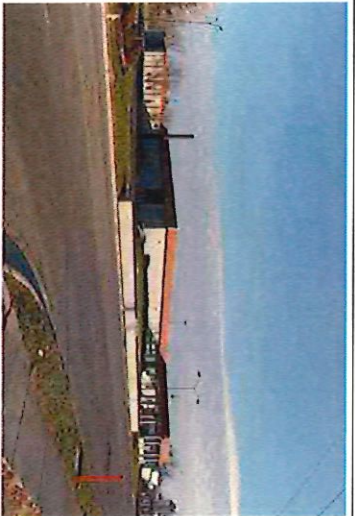
Routing No. 0033-01 004-00
 Class Commercial
 Living Units
 Neighborhood 340C4000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033314009 12/7/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Primary Site	AC 1.6800			204,790

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	71,680	204,790	204,790	0	0
Building	2,460	7,020	7,020	0	0
Total	74,140	211,810	211,810	0	0

Total Acres: 1.68 Legal Acres: 1.6800 NBHD Fact: 1.0000

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied N

Entrance Information

Date	ID	Entry Code	Source
03/30/18	KAR	0-Vac Or Obv Only	3-Other
04/26/12	JPH	0-Vac Or Obv Only	3-Other
04/17/06	GS		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/11/24	4,000,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
06/22/21	915,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
03/18/16	685,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
09/19/12	1,900,000	2-Land & Building	M0-Multiple Parcel Sale - Valid

Deed Reference	Deed Type	Grantor
		SHIV PARVATI LLC
		FRIENDS GROUP HOSPITALITY LLC
		ARPAN PRIYANK LLC
		MUDSOCKS LLC

Property Factors

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

Legal Description

Parcel Tieback: 3400700033314020
 Range - Township - Section: 09 - 03 - 33
 Legal Descriptions:
 W SI LIMESTONE S OF LANSDOWNE
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : LANSDOWNE AVE

Parcel Id: 340-07-00033-314-009

LUC: 499-OTHER COMMERCIAL STRUC

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade	Functional
CDU	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design	0

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C11-Asph Pave	1975		X	16,600	C	1		F	F			7,020

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2 W LEFFEL LN

Map ID: 340-07-00033-314-020

LUC: 400-COMMERCIAL VACANT LA

Card: 1 of 0

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER

QUIKTRIP CORPORATION

GENERAL INFORMATION

Routing No. 0033-01 002-00
 Class Commercial
 Living Units
 Neighborhood 340C4000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

TY25 SPEEDWAY GAS STATION >10%
 RECHECK TY26
 TY24 50% REMAINING

Note Codes:



3400700033314020

10/02/2024

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Primary Site	AC 3.6200			441,280
A-Right Of Way	AC .0700			
Total Acres: 3.69		Legal Acres: 3.6200	NBHD Fact: 1.0000	

Assessment Information

Value Flag	1-COST APPROACH	Assessed	Appraised	Cost	Income	Market
Land		154,450	441,280	441,280	441,280	0
Building		0	0	0	284,330	0
Total		154,450	441,280	441,280	725,610	0

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

Entrance Information

Date	ID	Entry Code	Source
07/30/25	STP	5-Occupant Not Home	3-Other
10/08/24	STP	10-Adv	3-Other
10/02/24	ZF	0-Vac Or Obv Only	3-Other
06/15/23	PN	1-Entrance (Inspection) Gained	4-Employee
03/30/18	KAR	1-Entrance (Inspection) Gained	4-Employee

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/19/24	24-01111S		DEMO		Closed Permit
01/12/24	24-00074S		C/I BLDG	New Store & Fuel Facility	Recheck Next Yr
01/30/22	22-00251		COM ALTER		Closed Permit
11/27/07	07-2365		CHANGE OC		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/11/24	4,000,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
06/22/21	915,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
03/18/16	685,000	2-Land & Building	MO-Multiple Parcel Sale - Valid
09/19/12	1,900,000	2-Land & Building	MO-Multiple Parcel Sale - Valid

Deed Reference

Deed Reference	Deed Type	Grantor
		SHIV PARVATI LLC
		FRIENDS GROUP HOSPITALITY LLC
		ARPAN PRIYANK LLC
		MUDSOCKS LLC

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 33
 Legal Descriptions:
 P T E 1/2 S W 1/4 (CITY ESMT .38A)

Addl. Tieback:

