

MAR 18 2026

Tax year 2025 BOR no. 2025-144  
County Clark Date received 3/18/2026

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	HRV Investment LLC (Rashid Mahmud)	961 Selma Rd Springfield OH 45505
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
6143295374 - Rashidmahmud@hotmail.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
<u>340-07-00028-322-035</u>	<u>961 Selma Rd Springfield OH 45505</u>

7. Principal use of property Commercial

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>340-07-00028</u>	<u>85000</u>	<u>165,030</u>	<u>80,030</u>
<u>322-035</u>			

9. The requested change in value is justified for the following reasons:  
This property has been sealed by the city of Springfield and stands closed since Jan 7th, 2026 till an unknown period.

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

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)(6) 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 3-18-26 Complainant or agent (printed) Rashid Mahmud Title (if agent) owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

20234038

IN THE COURT OF COMMON PLEAS,  
PROBATE DIVISION  
CLARK COUNTY, OHIO

The City of Springfield, Ohio

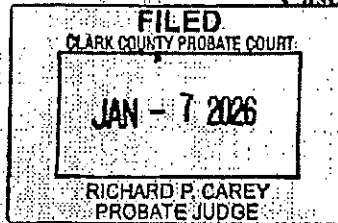
Plaintiff,

vs.

HRV Investments, LLC, et al

Defendants.

Case No. 20234038



**ORDER AND ENTRY GRANTING PERMANENT INJUNCTION**

This matter came before the Court on Plaintiff City of Springfield's action for a permanent injunction pursuant to Ohio Revised Code Chapter 3767, seeking abatement of a public nuisance at the real property known as 961 Selma Rd., Springfield, OH 45505 parcel no. 3400700028322035 (the "Premises"), operated as a convenience store known as "Hamza's Minimart".

The Court, having considered the pleadings, evidence, prior orders of this Court, and the applicable law, and Defendants having been afforded notice and an opportunity to be heard, makes the following findings of fact:

**Findings of Fact**

1. Defendants own, lease, manage, and/or operate the Property as a convenience store open to the public.
2. The Property has been repeatedly used or maintained in a manner constituting a public nuisance as defined by R.C. 3767.01, including but not limited to ongoing criminal activity, disorderly conduct, loitering, and violations of municipal and state law, as evidenced and

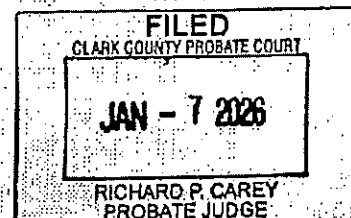
20234038

documented by repeated and numerous calls for police service over an extended period of time.

3. This Court previously issued an Agreed Court Order and Entry on February 21, 2024 ("2024 Order") intended to abate the nuisance conditions, and Defendants have failed to substantially comply with those orders.
4. The Defendants have violated the following provisions of the 2024 Order:
  - a. Paragraph 8, prohibiting the Defendants from maintaining a public nuisance within the City of Springfield and Clark County.
  - b. Paragraph 11, prohibiting loitering at all times.
  - c. Paragraph 13, requiring a functioning security system with outdoor dome cameras to monitor all facets of the exterior of the Premises.
5. The nuisance conditions are persistent and ongoing, pose a substantial threat to public health and safety, and cannot be adequately remedied by monetary damages alone.
6. Based on these violations, for the protection of the community, the owner, and the occupants of the Premises, the Court hereby finds, by clear and convincing evidence, that the Defendants willfully failed to comply with the prior Agreed Court Order and Entry and that such noncompliance constitutes CONTEMPT OF COURT and makes the following conclusions of law in regards to this matter.

Conclusions of Law

1. The Court has jurisdiction over the parties and the subject matter.
2. Pursuant to R.C. 3767.03, 3767.06, and 3767.07, the Court is authorized to permanently enjoin the continuation of a nuisance, order closure of the premises, require security measures, impose conditions for reopening, and enforce compliance through contempt.



20234038

3. Plaintiff has met its burden for issuance of a permanent injunction.

**IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:**

1. Permanent Injunction

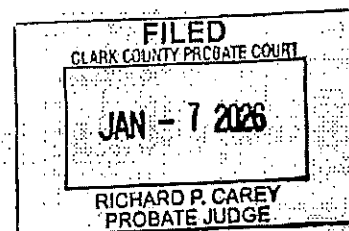
Defendants, and all persons acting in concert with them, are **PERMANENTLY ENJOINED** from maintaining, operating, leasing, or permitting the operation of a convenience store or any similar commercial use at the Property in any manner that constitutes a nuisance under Ohio Revised Code Chapter 3767. Defendants shall also be permanently enjoined from maintaining a nuisance at any other place within the territorial limits of Springfield, Ohio. This permanent injunction shall run with the land and will be binding upon the real estate itself, as well as the Defendants and any heirs, successors, and/or assigns in interest.

2. Immediate Closure and Securing of the Property

Pursuant to R.C. 3767.06 and 3767.07, the Property is hereby **ORDERED CLOSED** and shall not be occupied, opened to the public, or used for any commercial purpose.

The City of Springfield, through its authorized agents, is expressly authorized to:

- a. Padlock, close, board, and secure all points of ingress, egress, and windows, as deemed necessary by the Chief of the Springfield Police Division or by designee(s) until Defendants obtain a further order of this Court authorizing reopening, following a showing of full compliance with all conditions set forth herein and approval by the City of Springfield;
- b. Post closure notices on the Premise;
- c. To lawfully remove any unauthorized occupants or trespassers from the Premises immediately and continuously during the closure in accordance with Ohio law;

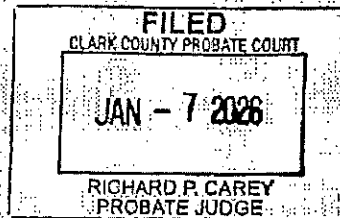


- i. This prohibition shall not apply to law enforcement, emergency responders, municipal officials, agents, or assigns conducting municipal business;
- d. Take all reasonable and lawful steps necessary to secure the interior and exterior of the Property and its contents.

3. Access Period

- a. This prohibition shall not apply to the Defendants, including their agents and assigns, for the limited purposes of cleaning, making repairs, and retrieving personal property;
- b. Any and all persons accessing the Premises pursuant to this subparagraph shall have on their possession a copy of this Order and be prepared to show this Order to any Springfield police officer upon request or be subject to forcible removal or detention by the Springfield police;
- c. Any and all persons accessing the Premises pursuant to this subparagraph may remove the boards securing the building only when the individuals are authorized by the Defendants and the Defendants are physically present at the Premises;
- d. The Defendants and such authorized persons shall re-secure and board the Premises at the conclusion of each and every time the Premises is accessed pursuant to this Order;
- e. The City is not liable for any injury to persons or property during this access period;
- f. Any person who violates the terms of this access provision may be found in contempt of court and shall be subject to enforcement action, including arrest where authorized by law.

4. Utility Shutoff Authority



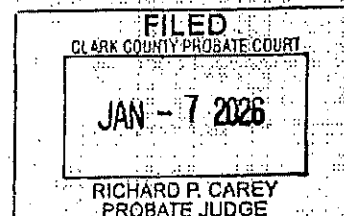
To ensure effective abatement of the nuisance, the City of Springfield is authorized to disconnect or suspend any and all City-provided utility services to the Property for the duration of the closure period or until further ordered by this Court. With respect to the non-City owned utilities, including electric and gas services, this Order authorizes and permits the applicable utility providers to disconnect or suspend service to the Property for the duration of the closure period or until further order of the Court. Restoration of utilities shall not occur absent written authorization from the City or further order of the Court.

5. Conditions for Reopening and Bond Requirement

The Property shall not be reopened, reoccupied, or placed back into commercial use unless and until Defendants:

- a. Demonstrate full compliance with all applicable state laws, municipal ordinances, zoning regulations, and court orders;
- b. Place their liquor permit(s) in safekeeping with the Ohio Department of Commerce, Division of Liquor Control;
- c. Submit a written nuisance-abatement and security plan, approved by the City of Springfield, addressing on-site management, loitering prevention, lighting, security cameras, and cooperation with law enforcement, approval of which shall not be unreasonably withheld upon demonstration with compliance with this Order;
- d. Post a bond with the Clerk of Court, pursuant to R.C. 3767.06, in the amount of Fifty Thousand Dollars and No Cents (\$50,000) conditioned upon continuous compliance with this Order and all applicable laws for a period of two years. Any violation during the bond period shall result in forfeiture of the bond, in addition to any other remedy available at law or equity.

6. Police-Call Thresholds (Re-Nuisance Trigger)



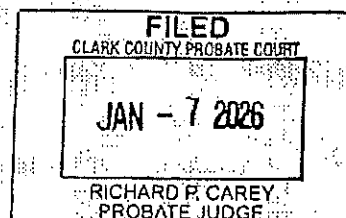
In the event the Property is authorized to reopen, the following shall apply:

- a. Three (3) or more calls for police service within any thirty (30) day period, or
- b. Five (5) or more calls for police service within any ninety (90) day period, related to criminal activity, disorderly conduct, loitering, assaults, weapons, drugs, gambling, or alcohol-related offenses shall constitute prima facie evidence of renewed nuisance activity and may result in immediate enforcement action, including an extended closure and contempt proceedings. For purposes of this section, "calls for police service" shall include any dispatched call reasonably associated with activity occurring on, or immediately adjacent, to the Property and related to its operation or patronage, regardless of whether an arrest or citation results.

7. Trespass, Loitering, and Security Requirements

Defendants shall:

- a. Enforce a strict no-loitering policy on the Property, including the parking lot, and adjacent areas under their control;
- b. Maintain and provide to law enforcement a current trespass authorization list;
- c. Immediately trespass and remove unauthorized individuals from the Property;
- d. Prohibit exterior pay phones, exterior electrical outlets, and any fixtures that facilitate loitering. There shall be no dumpsters, ice chests, solid waste, or any other such item permitted on the exterior of the premises; Defendants shall remove any obstruction that can be used for hiding or loitering upon the Premises;
- e. Install a conspicuous "No Loitering" sign, or something substantially similar, in a prominent location near the front door of the building;



f. Utilize and install a functioning security system with outdoor dome cameras to monitor all facets of the exterior of the Premises;

g. Shall provide a copy of this Order to all present and future tenants of the property to ensure continued compliance with the orders of this Court.

8. Inspections and Enforcement

The City of Springfield and its authorized agents may conduct reasonable inspections of areas open to the public or otherwise subject to inspection under applicable law, or pursuant to consent or lawful warrant to verify compliance. Defendants shall cooperate fully with such inspections.

9. Contempt

Any violation of this Order shall subject Defendants to contempt of court, including fines, incarceration, closure orders, forfeiture of bond, and any other relief permitted by law.

10. Costs

All costs incurred to board, secure, and re-secure the premises, as necessary, together with the costs of this action, are assessed against the Defendants.

11. Retention of Jurisdiction

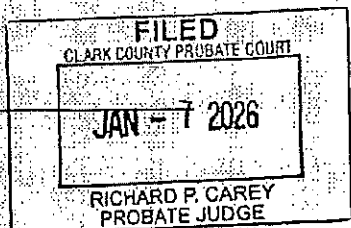
The Court retains jurisdiction to enforce, modify, or clarify this Order as justice requires.

**THIS IS A FINAL APPEALABLE ORDER.**

Pursuant to Ohio Civ. R. 58, the Clerk is hereby directed to service upon all parties, notice of this Order and its date of entry.

**IT IS SO ORDERED.**

Date



A handwritten signature in black ink, appearing to read "Richard Carey".

Judge Richard Carey

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 961 SELMA RD

Map ID: 340-07-00028-322-035

LUC: 420-SMALL (< 10,000SF) DETACH RE

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

**CURRENT OWNER**

HRV INVESTMENTS LLC

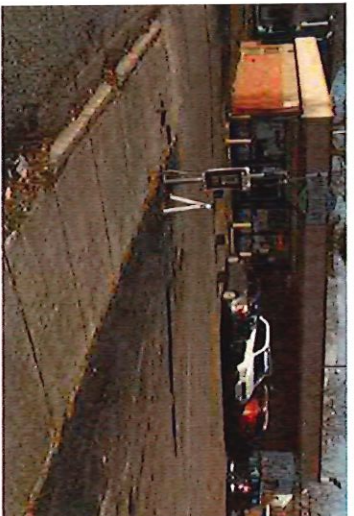
**GENERAL INFORMATION**

Routing No. 0027-01 256-00  
 Class C-Commercial  
 Living Units  
 Neighborhood 340C1000  
 Alternate Id  
 District  
 Zoning  
 CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700028322035 12/8/2023

**Land Information**

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	2.8	19,205		53,770

Total Acres: .4409

Legal Acres: 0

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	18,820	53,770	53,770	0	0
Building	38,940	111,260	111,260	0	0
<b>Total</b>	<b>57,760</b>	<b>165,030</b>	<b>165,030</b>	<b>0</b>	<b>0</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
05/07/24	STP	10-Adv	3-Other
01/09/18	KAR	2-Information At Door	1-Owner
05/17/12	DWP	2-Information At Door	3-Other
09/21/06	JL		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Grantor
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**Property Factors**

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

5-Sidewalk

**Legal Description**

Parcel TieBack:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 PENFIELD ALL LOT 6 & PT VAC ALLEY  
 5 & 6  
 Addl.TieBack:

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 961 SELMA RD Parcel Id: 340-07-00028-322-035 LUC: 420-SMALL (< 10,000SF) DETACH RE Card: 1 of 1 Tax Year: 2025 Printed: 03/26/26

**Building Information**

Year Built/Eff Year 1971 /  
 Building # 1  
 Structure Type 348-Convenience Fr  
 Identical Units 1  
 Total Units 1  
 Grade C  
 # Covered Parking  
 # Uncovered Parking  
 DBA FUEL AMERICA

**Building Other Features**

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1		6	61	1							
1		4	25	1							

**Interior/Exterior Information**

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun	%Comp	%Rent
1	01	01	2,562	206	038-Convenience :	11	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	3	3		

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,562	038-Convenience Store	50		102,450

**Outbuilding Data**

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1971			7,000	1	C	A	A			5,110
2	C12-Conc Pave	1971			864	1	C	A	A			1,250
3	C11-Asph Pave	1956			3,100	1	C	A	A			2,450

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 961 SELMA RD

Parcel Id: 340-07-00028-322-035

LUC: 420-SMALL (< 10,000SF) DETACH RE

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

ID	Code	Description	Area
A	038	CONVENIENCE STORE	2562
B	CP5	CANOPY ONLY	366
C	LD1	LOAD DOCK, ST OR CONC	100
D	C11	ASPHALT OR BLACKTOP PAVING	7000*
E	C12	CONCRETE PAVING	864*
F	C11	ASPHALT OR BLACKTOP PAVING	3100*

4	25	4	61	42
	C 25			
42		A		42
			61	
5		B		5
			61	

Additional Property Photos



3400700028322017 04/28/2017



3400700028322017 04/28/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 961 SELMA RD Parcel Id: 340-07-00028-322-035 LUC: 420-SMALL (< 10,000SF) DETACH RE Card: 1 of 1 Tax Year: 2025 Printed: 03/26/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod 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
00 S	000 00-None	0	2,562	0.00					0							

Apartment Detail - Building 1 of 1

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

Total Gross Building Area	2,562
Replace, Cost New Less Depr	102,450
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	102,450
NBHD Fact	1.0000
Value per SF	39.99

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	2,562
Total Gross Building Area	2,562

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value