

MAR 24 2026

Tax year 2025 BOR no. 2025-148
County CLARK Date received 3/24/2026

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	Dolgen Midwest LLC	100 Mission Ridge, Goodlettsville, TN 37072	
2. Complainant if not owner	Northwestern Local School Dist. Bd. of Edn.	5610 Troy Road Springfield, OH 45502	
3. Complainant's agent	Robert M. Morrow, Esq.	612 Park Street, Ste 300, Columbus OH 43215	
4. Telephone number of contact person	614-573-3015		
5. Email address of complainant	bmorrow@parkstreetlg.com		
6. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
2500100020000058	10458 MARQUART RD, NEW CARLISLE, OH 45344		
8. Principal use of property			
9. 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
2500100020000058	1,534,600	786,200	728,400
10. The requested change in value is justified for the following reasons: Recent sale.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/10/2024 and sale price \$ 1,534,600.00 ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

16. 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 or 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 3-20-26 Complainant or agent Robert M. Morrow Title (if agency) Attorney for Bd of Educ
Robert Morrow
Signature

Sworn to and signed in my presence, this 20th day of March year 2026

Notary Leanna Carpenter
Signature



LEANNA CARPENTER
Notary Public, State of Ohio
My Commission Expires:
06-04-2029



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).
TYPE OR PRINT ALL INFORMATION.

Type Instrument	SW	Tax list year	2023	County number	12	Tax. dist. number	1080	Date	7/10/24
Property located in	New Carlisle Dayton DL LLC							taxing district	
Name on tax duplicate	New Carlisle Dayton DL LLC							Tax duplicate year	2023
Acct. or permanent parcel no.	250-01-00020-000-058							Map book	Page
Description								<input type="checkbox"/> Platted <input type="checkbox"/> Unplatted	

Number	2574
No. of Parcels	1
DTE Code No.	
Neigh. Code	
No. of Acres	
Land Value	
Bldg. Value	NIV
Total Value	NIV
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

Auditor's comments: Split New plat New improvements Partial value
 C.A.U.V Building removed Other

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name NEW CARLISLE (DAPPA) DL LLC Phone _____

2. Grantee's name DOLGA MIDWEST LLC Phone 615-883-4000

Grantee's address 100 MISSION MOBE GOODLETTSVILLE TN 37072

3. Address of property 10548 MARQUANT NEW CARLISLE OH 45324

4. Tax billing address 100 MISSION MOBE GOODLETTSVILLE, TN 37072

5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
 Manufactured (mobile) home Farm buildings Other METAL STORE
 If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
 Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
 Grantor is mortgagee Other _____

7. a) New mortgage amount (if any) \$ _____
 b) Balance assumed (if any) \$ _____
 c) Cash (if any) \$ 1,534,544.00
 d) Total consideration (add lines 7a, 7b and 7c) \$ 1,534,544.00
 e) Portion, if any, of total consideration paid for items other than real property \$ _____
 f) Consideration for real property on which fee is to be paid (7d minus 7e) \$ 1,534,544.00
 g) Name of mortgagee _____
 h) Type of mortgage Conv. F.H.A. V.A. Other _____
 i) If gift, in whole or part, estimated market value of real property \$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Signature of grantee or representative RMD Date 7/10/24

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ _____ has been paid by _____ and received by the _____ county auditor.

County auditor _____ Date _____

I hereby certify the foregoing to be a true copy of the original

Clark County Auditor
By Bethany Dwyer

CERTIFICATION OF PAYMENT

07/10/2024 #68726 WED

CHECK #	274
LITENSE	\$154.60
CONVEYANCE FEE	\$154.60
CONVEYANCE FEE	\$154.60
CONVEYANCE FEE	\$154.60
LIST FEE	\$0.50
TRANSFER FEE	\$0.50
CHEKES PAID	\$6138.90
TOTAL	\$6138.90
CHEK # 1	\$6138.90
CHEK # 1	\$6138.90
TIRE 11540	

THE CONVEYANCE FEE ON THE PROPERTY DESCRIBED OF .40 CENTS PER 100 DOLLARS OF TOTAL CONSIDERATION OF VALUE, OR \$4.00 WHICHEVER IS GREATER IN THE AMOUNT OF (SEE CERTIFIED AMOUNT) HAS BEEN PAID. By _____

Sales Ratio: _____ % Usable Non-Usable
ALL COPIES MUST BE SUBMITTED INTACT AT TIME OF PAYING FEE.
 THIS DOCUMENT IS INVALID UNLESS CERTIFIED WITH THE COUNTY AUDITOR'S SIGNATURE.
JOHN S. FEDERER
CLARK COUNTY AUDITOR
 COUNTY AUDITOR'S COPY

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

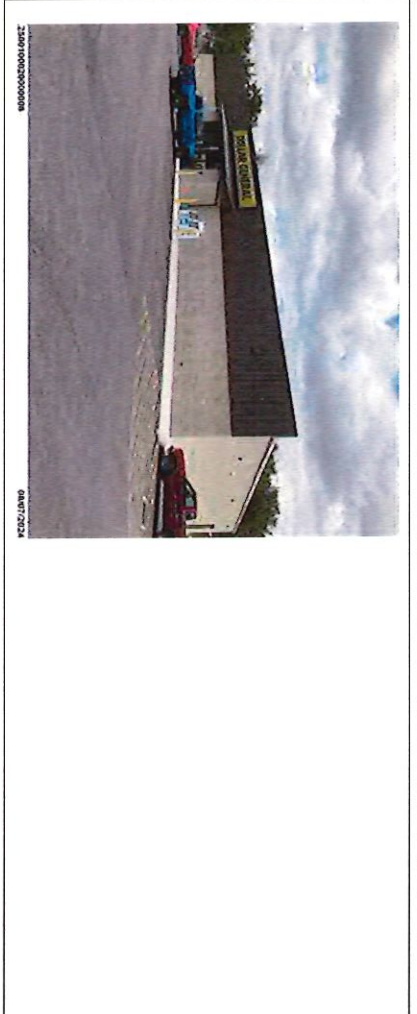
Situs : 10458 MARQUART RD Map ID: 250-01-00020-000-058

LUC: 429-OTHER RETAIL STRUCTURES Card: 1 of 1 Tax Year: 2025 Printed: 03/27/26

CURRENT OWNER	GENERAL INFORMATION
DOLGEN MIDWEST LLC	Routing No. KSW6-00 016-00 Class C-Commercial Living Units 0 Neighborhood 250C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
 TY24 DOLLAR GENERAL 100% COMPLETE Note Codes:
 TY24 SPLIT FROM 008

Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	77000	1.9700			151,690
9-Right Of Way AC	0	.5700			
Total Acres: 2.54					Legal Acres: 2.54



Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	53,090	151,690	151,690	0	0
Building	222,080	634,510	634,510	0	0
Total	275,170	786,200	786,200	0	0
Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
08/06/24	STP	1-Entrance (Inspection)	Gained 3-Other

Sales/Ownership History				
Date Issued	Number	Price	Purpose	Note
03/15/23	23-0081B	541,775	C/I BLDG	Dollar General

Deed Reference				Grantor	
Deed Reference	Deed Type	Price	Purpose	Note	Status
QC-Quit Claim Deed				NEW CARLISLE DAYTON DG LLC PARK TERRACE MHP LLC PARK TERRACE MHP LLC	Closed Permit

Transfer Date
 07/10/24 1,534,600
 03/02/23 199,000
 02/10/23

Price Type
 1-534,600
 199,000

Validity

Property Factors
 Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location:
 Spot Loc: 200

Legal Description
 Parcel TieBack:
 Range - Township - Section: 10 - 03 - 20
 Legal Descriptions:
 PT W PT S W QR

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10458 MARQUART RD Parcel Id: 250-01-00020-000-058 LUC: 429-OTHER RETAIL STRUCTURES Card: 1 of 1 Tax Year: 2025 Printed: 03/27/26

Building Information	
Year Built/Est Year	2023 /
Building #	1
Structure Type	345-Discount Dept S
Identical Units	
Total Units	
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	DOLLAR GENERAL

Building Other Features											
Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1	CP9-Canopy Rf-Good	8	36	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		10,920	436	033-Discount Stor	14	07-Metal, Li	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	10,920	033-Discount Store/Mkt	97		601,290

Outbuilding Data												
Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2023			22,000	C	1	A	A			33,220

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10458 MARQUART RD

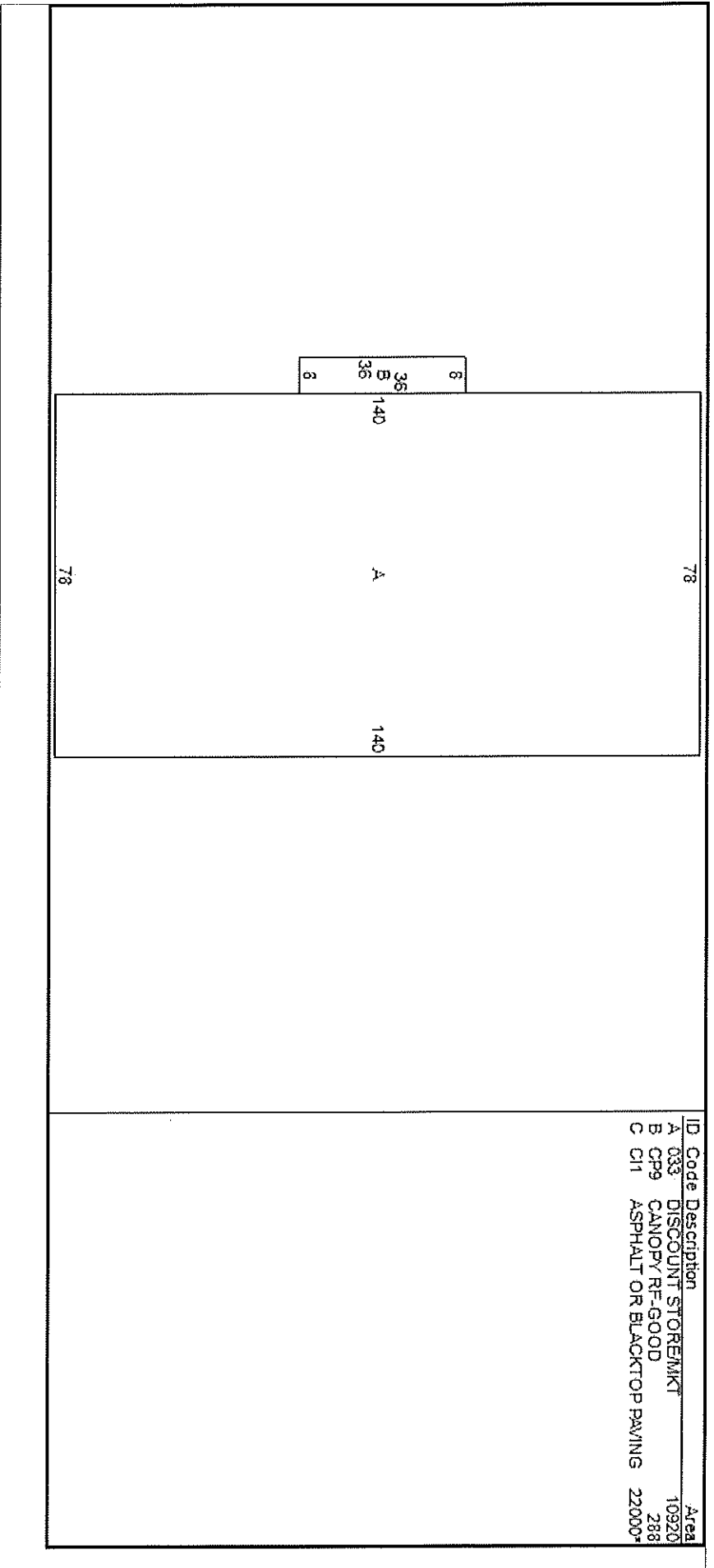
Parcel Id: 250-01-00020-000-058

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26



ID	Code	Description	Area
A	033	DISCOUNT STORE/MKT	10920
B	CP9	CANOPY/RF-GOOD	288
C	CI1	ASPHALT OR BLACKTOP PAVING	22000*

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10458 MARQUART RD

Parcel Id: 250-01-00020-000-058

LUC: 429-OTHER RETAIL STRUCTURES

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

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
00	S	000	00-None	0	10.920	0.00				0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	10,920
Replace, Cost New Less Depr	601,290
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	601,290
NBHD Fact	1,0000
Value per SF	55.06

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	10,920
Total Gross Building Area	10,920

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value