

MAR 25 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 7025-152
County Clark Date received 3/25/2026

DTE 1
Rev. 12/22

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	James D. Billet	3438 Rockview Dr.
2. Complainant if not owner		Sp101, OHIO 45504
3. Complainant's agent		

4. Telephone number and email address of contact person
937-717-2013

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
300-06-00023-406-022	3438 Rockview Dr.

7. Principal use of property Primary Residents

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
-022	330,000	448,590	98,590 98,590

9. The requested change in value is justified for the following reasons:
You sell it for \$450,000 and I will move

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3/25/26 Complainant or agent (printed) James Bilet Title (if agent) _____

Complainant or agent (signature) James Bilet

Sworn to and signed in my presence, this _____ day of _____, 20____
(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3438 ROCKVIEW DR

Map ID: 300-06-00023-406-022

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

CURRENT OWNER

BILLET JAMES D & JULIE

GENERAL INFORMATION

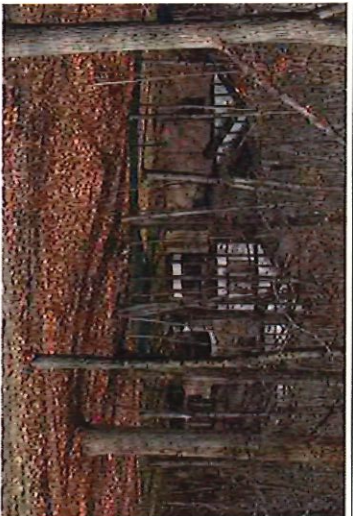
Routing No.: SNW1-H1 032-00
 Class: Residential
 Living Units: 1
 Neighborhood: 300R0014
 District:
 Zoning:
 Alternate Id:
 Tax District: Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600023406022 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 310 286	0-Flooding	-5	104,980

Total Acres: 2.0354

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	36,740	104,980	104,980	0	104,980
Building	120,260	343,610	343,610	0	326,530
Total	157,000	448,590	448,590	0	431,510

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
08/12/24	KQ	10-Adv	3-Other
05/08/18	GBL	R-Review	3-Other
11/29/17	DXS	10-Adv	3-Other
02/23/12	RVT	2-Information At Door	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/08/90	48,000					PATTON LARRY K & THOMAS A BROWN

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ABERFELDA HILLS ADDN 6
 5

Addl. Tieback:

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Dwelling Information

Story height	2	Total Rooms	9
Exterior Walls	3-Mas&Fr	Bedrooms	3
Style	06-Colonial	Family Rooms	1
Year Built	1991	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	12
Bath Remod			
Basement	4-Full Bsmt		

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	
Phy. Condition	G-Good Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	

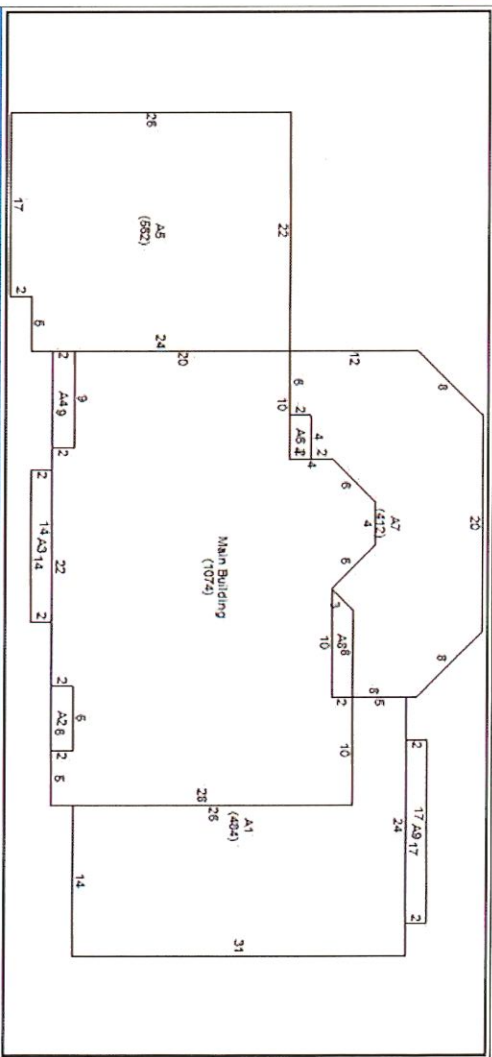
Grade	A-	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	341,830	% Good	67
Plumbing	14,600	Market Adj	
Basement	0	Functional	
Heating	11,700	Economic	
Attic	0	% Complete	
Other Features	10,092	C&D Factor	1
Subtotal	378,220	Additions	90,200
Ground Floor Area	1,074		
Total Living Area	2,778	Dwelling Value	343,610

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,074						
1	55	35M			484						72,900
2		1	35M		12						2,000
3		52	50		28						6,100
4		50	50		18						2,200
5		59M			562						32,400
6		25	50		8						1,000
7		25			412						11,600
8			50		18						2,200

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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