

MAR 25 2026

Tax year 2025 BOR no. 2025-155
County Clark County Date received 3/25/2026

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		ZHANG HANG	1823 Highland Ave Springfield OH 45503
2. Complainant if not owner		YALING TAO	
3. Complainant's agent			
4. Telephone number and email address of contact person 614-448-6194 zhanghang168@gmail.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	
3400700029430006		1823 HIGHLAND AVE Springfield OH	
7. Principal use of property <u>Residential</u>			
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
3400700029430006	38,000.00	79,880.00	41,880.00.
9. The requested change in value is justified for the following reasons: <u>Purchase price \$38,000 in 2024.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01/23/2024
and sale price \$ 38,000 ; 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 _____ 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)(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 03/15/2026 Complainant or agent (printed) ZHANG HANG Title (if agent) _____

Complainant or agent (signature)  _____

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1823 HIGHLAND AVE

Map ID: 340-07-00029-430-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

ZHANG HANG

GENERAL INFORMATION

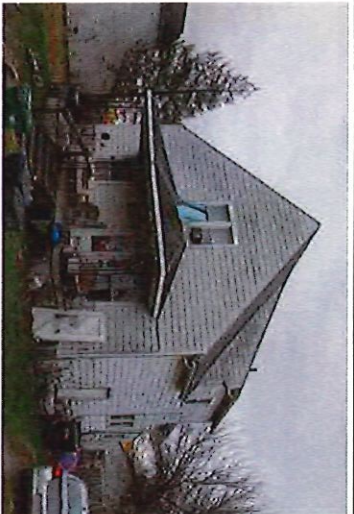
Routing No. 0029-01 009-00
 Class Residential
 Living Units 1
 Neighborhood 340R0061
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700029430006 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 40 108			5,990

Total Acres: .0992

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,100	5,990	5,990	0	5,990
Building	25,860	73,890	73,890	0	66,900
Total	27,960	79,880	79,880	0	72,890

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
05/07/24	LB	10-Adv	3-Other
05/31/18	CPS	R-Review	3-Other
11/27/17	CHM	10-Adv	3-Other
08/03/11	MAG	5-Occupant Not Home	3-Other
03/08/11	TT		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor	Status
01/23/24	38,000					FREEZE LINDA F	Closed Permit
05/19/09	22,000			EX-Executor/S/Executix De		MILLER ARTHUR MC KAY	

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 MC NALLY
 5630
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 340-07-00029-430-006

LUC: 510-SINGLE FAMILY, PLATTED L

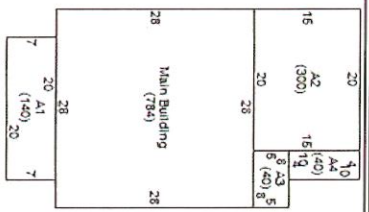
Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

Story height	2	Total Rooms	7
Exterior Walls	6-ALV/nyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1901	Full Baths	1
Eff Year Built	1977	Half Baths	0
Year Remodeled	1977	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	3-Part 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	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1



Dwelling Computations

Base Price	166,780	% Good	34
Plumbing		Market Adj	
Basement	-3,170	Functional	
Heating	5,940	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	169,550	Adj Factor	1
		Additions	12,300
Ground Floor Area	784		
Total Living Area	1,908	Dwelling Value	69,950

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					784						
1		1			140						5,600
2		55	35		300						26,600
3		58	35		40						2,600
4			1		40						1,600

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1963		18x16	288	C	1		F	F			3,140
CI2-Comc Pave	1963		26x11	286	C	1		A	A			510
RS1-Frame Shed	1963		9x8	72	C	1		F	A			290

Condominium / Mobile Home Information

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