

MAR 25 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-156
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	MOIN A. RANGINWALA	2671 Killkenny Ct - Springfield OH 45503
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
937-408-4206 mranginwala@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
340-03-00031-105-017	2671 Killkenny Ct - Springfield OH 45503

7. Principal use of property

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
340-03-00031	\$25,000	1,153,870	328,870
105-017			

9. The requested change in value is justified for the following reasons:
There are 3 comparable homes, 2 were sold & one was not sold & taken off the market. They were all less than \$800,000
224 Roscommon Dr, 429 Broyntonburne Dr, 2642 Killkenny Ct - *

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 \$ _____. No improvements

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

* The cost of building went up from \$634,530 to 1,014,210 which is more than 50% increase in value. This is not right. It is too much & the value has not gone up that much.

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 3/25/26 Complainant or agent (printed) MOIN A. RANGIWA Title (if agent) _____

Complainant or agent (signature) *Moin Rangiwa*

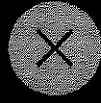
Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

5:15

62



\$750,000

5 beds 6 baths 6,363 sqft

2642 Kilkenny Ct, Springfield, OH 45503

Est. \$4,501/mo

[Get pre-qualified](#)

Facts & features

\$--
Zestimate®

Single family residence

\$118/sqft

Built in 1990

\$-- HOA

1.25-acre lot

Show more >

What's special

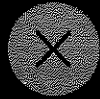
Spectacular, 5 bed, 5.5 bath home nestled in Seans Woods! Situated on a quiet cul-de-sac, this grand beauty has it all. The circle driveway approach invites you. The open, 2 story entry welcomes you with a formal

Call agent

Message agent

5:16

62



\$789,900

5 beds 5 baths 4,048 sqft

224 Roscommon Dr, Springfield, OH 45503

Est. \$4,740/mo

[Get pre-qualified](#)

Facts & features



\$758,900
Zestimate®



Single family
residence



\$195/sqft



Built in 1988



\$-- HOA



1.35-acre lot

Show more >

What's special

LARGE ISLAND

IMPRESSIVE ENTRY WITH CHANDELIER

+5 MORE

Luxuriously remodeled 5-bedroom, 4.5-bath

Contact

Request a tour

as early as tomorrow at 9:00 am



Sold on 09/30/25

Sold: \$770,000

4 beds 4 baths 5,648 sqft

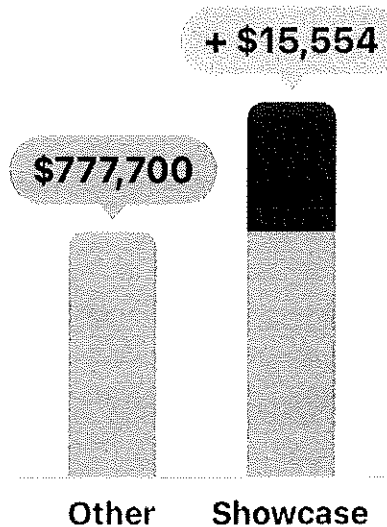
429 Braytonburne Dr, Springfield, OH 45503

Est. refi payment: \$4,095/mo **Refi your loan**

**Increase your sale
price up to**

\$793,254

Get a complimentary Zillow ShowcaseSM listing and you can sell for up to 2% more.



Claim home

Sell for more
with a free Showcase listing

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2671 KILKENNY CT

Map ID: 340-03-00031-105-017

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

RANGINWALA MOIN AHMED

GENERAL INFORMATION

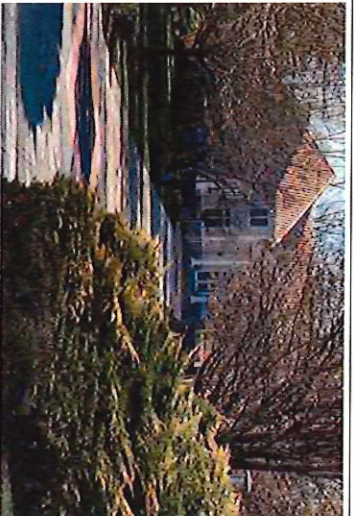
Routing No. 0031-02 004-00
 Class Residential
 Living Units 1
 Neighborhood 340R0109
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400300031105017 12/14/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			107,100
A-Undeveloped	AC 1.5200			32,560

Total Acres: 2.52

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	48,880	139,660	139,660	0	139,660
Building	354,970	1,014,210	1,014,210	0	986,950
Total	403,850	1,153,870	1,153,870	0	1,126,610

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
06/17/24	NV	10-Adv	3-Other
06/25/18	JHR	R-Review	3-Other
11/21/17	AGS	10-Adv	3-Other
11/08/11	PRC	2-Information At Door	1-Owner
01/19/06	RG		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/22/24				340/6248	AF-Affdavitt	RANGINWALA ZEEBA MOIN
08/16/00						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 SEANS WOODS SEC II ALL 18334 & PT 18333
 18333 & 18334
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2671 KILKENNY CT

Parcel Id: 340-03-00031-105-017

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

Dwelling Information

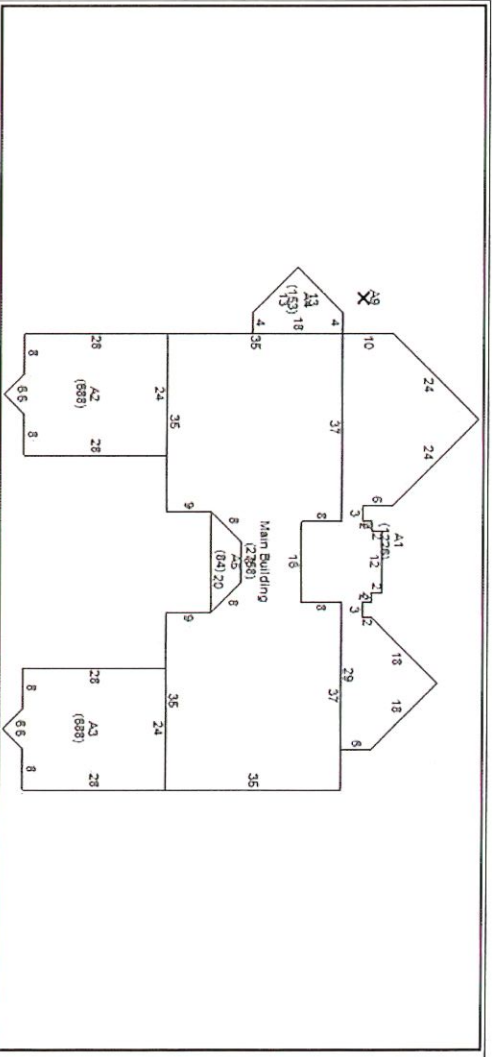
Story height	2	Total Rooms	9
Exterior Walls	5-Stucco	Bedrooms	4
Style	09-Unique	Family Rooms	0
Year Built	1999	Full Baths	4
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	16
Bath Remod	2-No		
Basement	6-5 Bsm/5 Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	1240
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	500
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	S-		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	865,000	% Good	73
Plumbing	29,300	Market Adj	
Basement	-10,090	Functional	
Heating	30,780	Economic	
Attic	0	% Complete	
Other Features	100,776	C&D Factor	1
Subtotal	1,015,770	Adj Factor	1
		Additions	262,100
Ground Floor Area	2,758		
Total Living Area	6,979	Dwelling Value	1,003,610
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Gr	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,758							223,700
1	55	35			1,226							41,200
2		59			688							41,200
3		59			688							27,900
7		55			153							13,400
8		35			84							11,500
9		26			1,000							

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
TC1-Tns Ct Asp	1999		60X120	1 C	1		A		A			10,600

Condominium / Mobile Home Information

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