

FILED
CLARK COUNTY AUDITOR

MAR 25 2025

Tax year 2025 BOR no. 2025159
County Clark Date received 3/25/2026

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	James T. Hall	2100 Pond Drive SPFLD OH
2. Complainant if not owner		
3. Complainant's agent		

45505

4. Telephone number and email address of contact person 937-504-3072 JHall5567@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
3400700021310004	2100 Pond Drive SPFLD OH 45505

7. Principal use of property occupies - Lives in

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
	N/A 85000	109300	24300

9. The requested change in value is justified for the following reasons:
NEEDS windows + Dry wall work + Furnace old, Front door + garage needs more work + some damage to Roof House in Loft area.

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 09 25 25 and total cost \$ \$2800.00.

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

↓
Patio + Partial
garage siding
NOT complete
METAL SULKING

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) James T. Hall Title (if agent) _____

Complainant or agent (signature) James T. Hall

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 2100 POND DR

Map ID: 340-07-00021-310-004

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

CURRENT OWNER

HALL JAMES T

GENERAL INFORMATION

Routing No. 0021-02 440-00
 Class Residential
 Living Units 1
 Neighborhood 340R0096
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700021310004 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 68 110			15,860

Total Acres: .1717

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,550	15,860	15,860	0	15,860
Building	32,700	93,440	93,440	0	89,130
Total	38,250	109,300	109,300	0	104,990

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
06/12/24	KQ	10-Adv	3-Other
05/18/18	JHR	R-Review	3-Other
11/22/17	KRT	10-Adv	3-Other
09/13/11	DLY	5-Occupant Not Home	3-Other
05/09/06	MH		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/16/97	44,500					BOWSHER JERRY L & MARIEL A

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 BELMONT MEADOWS ADDN NO 6
 14545
 Addl. Tieback:

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Parcel Id: 340-07-00021-310-004

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Card: 1 of 1

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Dwelling Information

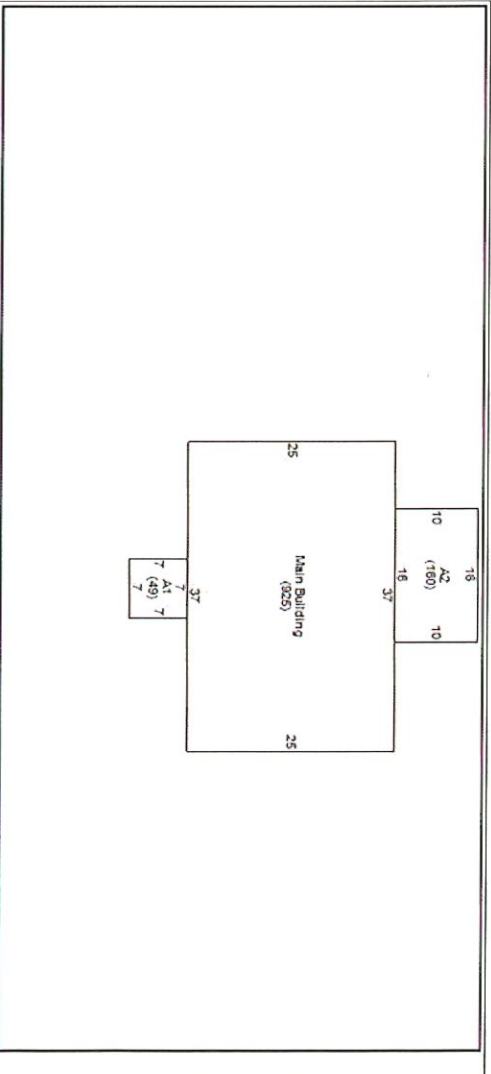
Story height	1	Total Rooms	5
Exterior Walls	6-AV/Vrnyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1958	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	123,230	% Good	70
Plumbing		Market Adj	
Basement	-8,010	Functional Economic	
Heating	4,390	% Complete	
Attic	0	C&D Factor	1
Other Features	6,264	Adj Factor	
Subtotal	125,870	Additions	800
Ground Floor Area	925		
Total Living Area	925	Dwelling Value	88,910
Building Notes			

Misc & Gross Buiding Values

Misc Building No
Gross Building:
Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					925						
1		26			49						300
2		26			160						900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1962		16x24	384	C	1		A	A			4,530

Condominium / Mobile Home Information

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