

MAR 26 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-162  
County Clark Date received 3/26/2026

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	MATTHEW PORTEUS	14579 Hibana London Rd London, OH 43140	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
PORTEUS14@GMAIL.COM 937 206-1751			
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	
2801506348000020		14579 Hibana London Rd London, OH 43140	
7. Principal use of property <u>Primary Residence</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
2801506348000020	430,000	513,300.00	83,300
9. The requested change in value is justified for the following reasons: <u>NEARBY VALUATIONS AS ATTACHED, INCOMPLETE REHAB WORK, SETTLING FOUNDATIONS</u>			

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 DEC 2025, ROOF and total cost \$ 20,000

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.

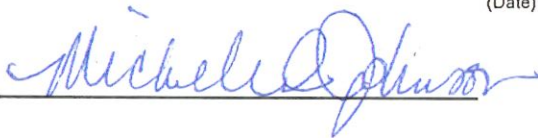
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/25/2026 Complainant or agent (printed) MATTHEW PORTBUS Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

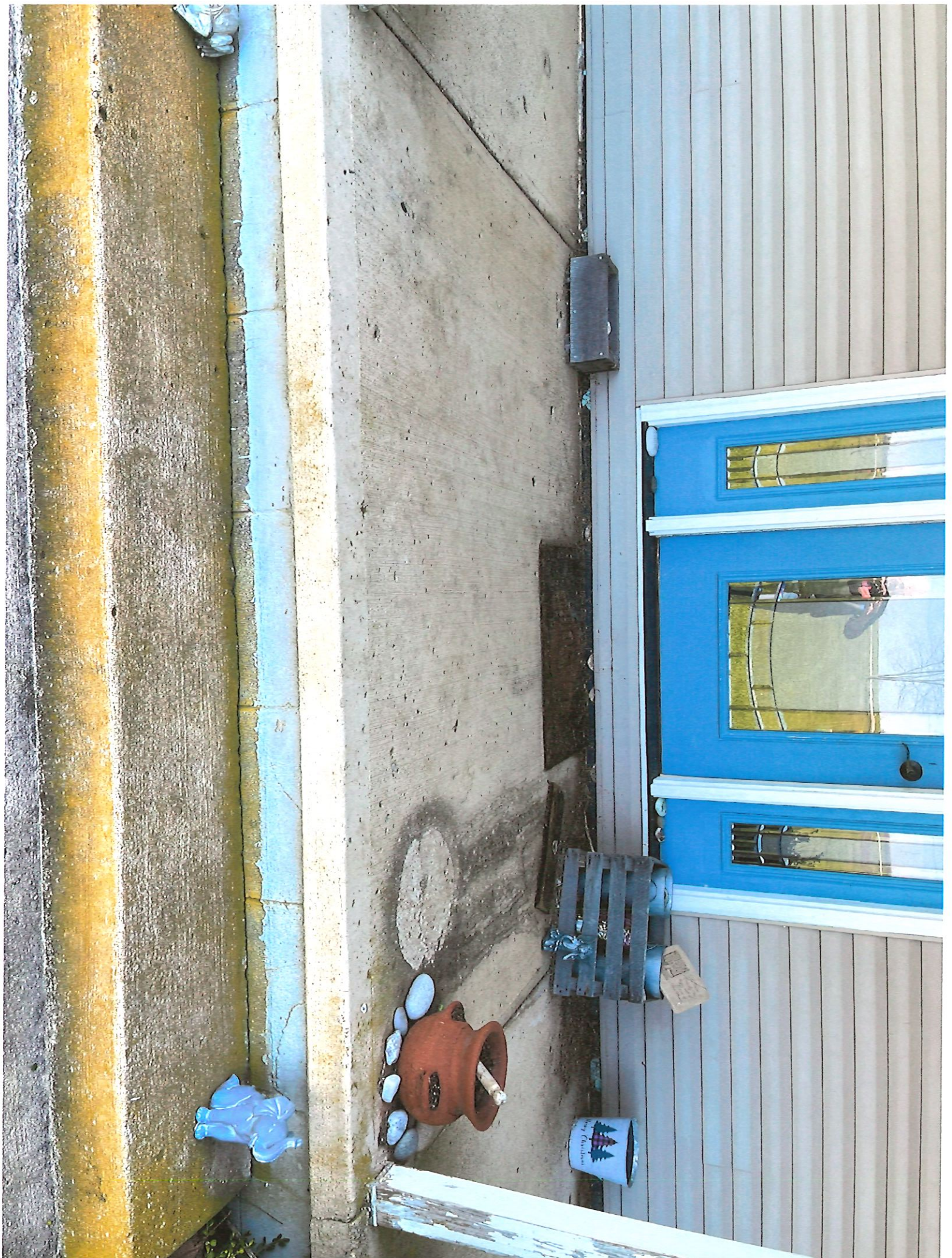
Sworn to and signed in my presence, this 25 day of March 2026  
(Date) (Month) (Year)

Notary 

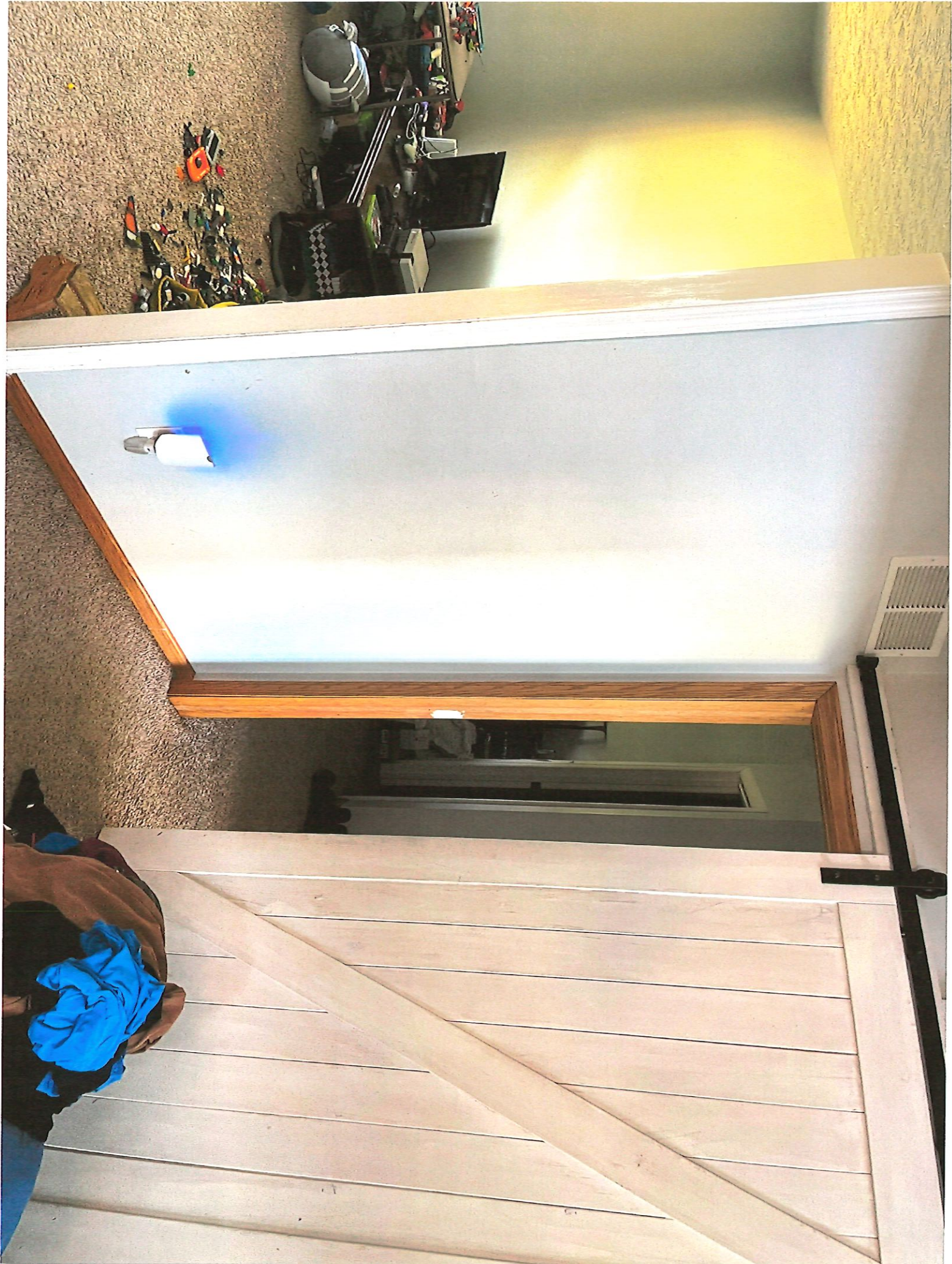
MICHELLE D. JOHNSON, Notary Public  
In and for the State of Ohio  
My Commission Expires 5/5/2029













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3/24/2026



2801505872101060

06/28/2023

**MOST RECENT PHOTO**

**LEGAL**

OWNER NIBERT DUANE E & DEANNA JENKINS  
ADDRESS 13305 BROADGAUGE RD SOUTH VIENNA OH 45369  
DESCRIPTION BAILEYS N PT  
ACREAGE 7.2700  
TAX DIST 280  
SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$101,860.00	\$35,650.00
IMPROVEMENTS	\$325,820.00	\$114,040.00
CAUV	\$0.00	\$0.00
TOTAL	\$427,680.00	\$149,690.00

**TAXES**

TAXABLE VALUE \$149,690.00  
ROLLBACKS NONE  
HALF (1ST / 2ND) \$3,022.33 / \$3,022.33  
YEAR (TOTAL / BALANCE) \$6,044.66 / \$3,022.33

**SPECIAL ASSESSMENTS**

COUNT 0  
DELINQUENT / BALANCE \$0.00 / \$0.00  
TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	6.270	273,121	\$55,960.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,900.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	1999	28x48	\$5,630.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
7/30/1998	NIBERT DUANE E & DEANNA JENKINS	REISINGER TIMOTHY S	0	\$30,000.00	Unknown
3/4/1997			0	\$50,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 1998	Baths (Full / Half)	1 / 1
Area	3,676 sqft	Rooms (Bedroom / Family)	4 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.5
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

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3/24/2026



2801505872101064

06/29/2023

**MOST RECENT PHOTO**

**LEGAL**

OWNER EVANS STEVE A & SUSAN R BAILEY  
ADDRESS 13349 BROADGAUGE RD SOUTH VIENNA OH 45369  
DESCRIPTION BAILEYS E & N PTS  
ACREAGE 7.4300  
TAX DIST 280  
SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$97,140.00	\$34,000.00
IMPROVEMENTS	\$351,930.00	\$123,180.00
CAUV	\$0.00	\$0.00
TOTAL	\$449,070.00	\$157,180.00

**TAXES**

TAXABLE VALUE	\$157,180.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$3,173.56 / \$3,173.56
YEAR (TOTAL / BALANCE)	\$6,347.12 / \$3,173.56

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	4.826	210,212	\$36,920.00
ACREAGE Unknown	0	0	1.604	69,879	\$14,320.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,900.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	2001	48x30	\$6,240.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
8/3/2010	EVANS STEVE A & SUSAN R BAILEY	PAPENFUS SCOTT N & TERESA L	1	\$155,000.00	VALID SALE - EXCL FR RATIO
12/27/1999	PAPENFUS SCOTT N & TERESA L	BRUNER LAND COMPANY INC	0	\$26,000.00	Unknown
12/27/1999			0	\$33,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 2000	Baths (Full / Half)	2 / 0
Area	3,134 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	Unknown / 0 sqft / 0 sqft	Stories	1.5
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	1

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3/24/2026



2801506348000024 12/2/2023

**LEGAL**

OWNER SEUFER SHANA  
 ADDRESS 4841 N HOUSTON PIKE LONDON OH 43140  
 DESCRIPTION N HOBSON  
 ACREAGE 1.3800  
 TAX DIST 280  
 SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$48,310.00	\$16,910.00
IMPROVEMENTS	\$258,450.00	\$90,460.00
CAUV	\$0.00	\$0.00
TOTAL	\$306,760.00	\$107,370.00

**TAXES**

TAXABLE VALUE \$107,370.00  
 ROLLBACKS Homestead  
 HALF (1ST / 2ND) \$1,920.85 / \$1,920.85  
 YEAR (TOTAL / BALANCE) \$3,841.70 / \$1,920.85

**SPECIAL ASSESSMENTS**

COUNT 0  
 DELINQUENT / BALANCE \$0.00 / \$0.00  
 TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	1.000	43,560	\$45,900.00
ACREAGE Unknown	0	0	0.270	11,761	\$2,410.00
ACREAGE Unknown	0	0	0.110	4,792	\$0.00

**IMPROVEMENTS**

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/10/2017	SEUFER SHANA	MORRISON DONALD R JR & SHANA	0	\$0.00	Unknown
2/26/2009	MORRISON DONALD R JR & SHANA	MORRISON DONALD R	0	\$0.00	Unknown
9/8/2005	MORRISON DONALD R	OSWALD ROBERT S	0	\$159,000.00	Unknown
6/5/2002			0	\$172,500.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	RANCH BUILT 1999	Baths (Full / Half)	2 / 0
Area	1,652 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	PART / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

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3/24/2026

**MOST RECENT PHOTO**



2801506151000035 12/2/2023

**LEGAL**

OWNER STARKEY GENE R  
ADDRESS 14241 URBANA-LONDON RD LONDON OH 43140  
DESCRIPTION WILLIAM B HARRISON  
ACREAGE 5.0000  
TAX DIST 280  
SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$79,990.00	\$28,000.00
IMPROVEMENTS	\$205,000.00	\$71,750.00
CAUV	\$0.00	\$0.00
TOTAL	\$284,990.00	\$99,750.00

**TAXES**

TAXABLE VALUE \$99,750.00  
ROLLBACKS NONE  
HALF (1ST / 2ND) \$1,976.76 / \$1,976.76  
YEAR (TOTAL / BALANCE) \$3,953.52 / \$1,976.76

**SPECIAL ASSESSMENTS**

COUNT 0  
DELINQUENT / BALANCE \$0.00 / \$0.00  
TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.820	166,399	\$34,090.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,900.00
ACREAGE Unknown	0	0	0.180	7,841	\$0.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	2002	30x30	\$4,100.00
(RC2) - CANOPY	2023	16x30	\$3,110.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
12/2/2015	STARKEY GENE R	CAHALAN GREGORY & CATHERINE MARY	0	\$185,000.00	VALID SALE
3/16/1995			0	\$0.00	Unknown
3/16/1995	CAHALAN GREGORY & CATHERINE MARY		0	\$25,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 1996	Baths (Full / Half)	2 / 1
Area	1,607 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	CRAWL / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

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**MOST RECENT PHOTO**



2801506151000037 12/2/2023

**LEGAL**

**OWNER** MESSINGER JANA & CRAIG ARROWOOD  
**ADDRESS** 14295 URBANA-LONDON RD LONDON OH 43140  
**DESCRIPTION** WILLIAM B HARRISON  
**ACREAGE** 5.0000  
**TAX DIST** 280  
**SCHOOL DIST** NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$76,440.00	\$26,750.00
IMPROVEMENTS	\$228,970.00	\$80,140.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$305,410.00</b>	<b>\$106,890.00</b>

**TAXES**

**TAXABLE VALUE** \$106,890.00  
**ROLLBACKS** NONE  
**HALF (1ST / 2ND)** \$2,117.25 / \$2,117.25  
**YEAR (TOTAL / BALANCE)** \$4,234.50 / \$2,117.25

**SPECIAL ASSESSMENTS**

**COUNT** 0  
**DELINQUENT / BALANCE** \$0.00 / \$0.00  
**TOTAL / BALANCE** \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	2.000	87,120	\$15,000.00
ACREAGE Unknown	0	0	1.450	63,162	\$16,310.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,000.00
ACREAGE Unknown	0	0	0.370	16,117	\$130.00
ACREAGE Unknown	0	0	0.180	7,841	\$0.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	2000	30x30	\$4,100.00
(RS1) - FRAME UTILITY SHED	2005	12x24	\$1,450.00
(AL1) - 1s LEAN TO	2000	10x30	\$690.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/13/2018	MESSINGER JANA & CRAIG ARROWOOD	ABBOTT BRUCE W	2	\$295,700.00	MULTIPLE PARCEL SALE - VALID
5/24/2016	ABBOTT BRUCE W	HILLARD ROBERT G	3	\$290,000.00	NOT OPEN MARKET
6/21/2005	HILLARD ROBERT G	HILLARD R G & SARAH	0	\$0.00	Unknown
7/11/1997			0	\$21,000.00	Unknown

**RESIDENTIAL**

<b>Building (CARD: 1)</b>	COLONIAL BUILT 1997	<b>Baths (Full / Half)</b>	2 / 1
<b>Area</b>	1,974 sqft	<b>Rooms (Bedroom / Family)</b>	3 / 0
<b>Basement (Code / Finished / Total)</b>	FULL / 0 sqft / 0 sqft	<b>Stories</b>	2.0
<b>Heat Full Type</b>	ELECTRIC	<b>Cooling</b>	CENTRAL HEAT
<b>External Wall</b>	ALUMINUM/VINYL	<b>Fireplace Stacks</b>	0

2801506348000027



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3/24/2026

**MOST RECENT PHOTO**



2801506348000027 12/2/2023

**LEGAL**

**OWNER** COUGHLIN STEPHEN P & BONNIE S  
**ADDRESS** 14395 URBANA-LONDON RD OH  
**DESCRIPTION** WILLIAM B HARRISON N HOBSON PT  
**ACREAGE** 7.5000  
**TAX DIST** 280  
**SCHOOL DIST** NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$99,370.00	\$34,780.00
IMPROVEMENTS	\$305,150.00	\$106,800.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$404,520.00</b>	<b>\$141,580.00</b>

**TAXES**

**TAXABLE VALUE** \$141,580.00  
**ROLLBACKS** NONE  
**HALF (1ST / 2ND)** \$2,806.54 / \$2,806.54  
**YEAR (TOTAL / BALANCE)** \$5,613.08 / \$2,806.54

**SPECIAL ASSESSMENTS**

**COUNT** 0  
**DELINQUENT / BALANCE** \$0.00 / \$0.00  
**TOTAL / BALANCE** \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.060	133,294	\$34,430.00
ACREAGE Unknown	0	0	2.400	104,544	\$18,000.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,000.00
ACREAGE Unknown	0	0	0.530	23,087	\$190.00
ACREAGE Unknown	0	0	0.260	11,326	\$0.00
ACREAGE Unknown	0	0	0.250	10,890	\$1,750.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(RP3) - REINFORCED CONCRETE POOL	2018	16x34	\$9,630.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/13/2017	COUGHLIN STEPHEN P & BONNIE S	LEACH KELLY & KAREN TIEMAN	0	\$265,000.00	VALID SALE
3/28/2016	LEACH KELLY & KAREN TIEMAN	HALL DONALD R TRUSTEE	0	\$0.00	NOT OPEN MARKET
1/8/2016	HALL DONALD R TRUSTEE	HALL DONALD R	0	\$0.00	NOT OPEN MARKET
3/3/2008	HALL DONALD R	HALL DONALD R & GEORGIA	0	\$0.00	Unknown
5/25/1999	HALL DONALD R & GEORGIA		0	\$0.00	Unknown

**RESIDENTIAL**

<b>Building (CARD: 1)</b>	RANCH BUILT 1998	<b>Baths (Full / Half)</b>	2 / 0
<b>Area</b>	2,474 sqft	<b>Rooms (Bedroom / Family)</b>	3 / 0
<b>Basement (Code / Finished / Total)</b>	PART / 0 sqft / 0 sqft	<b>Stories</b>	1.0
<b>Heat Full Type</b>	GAS	<b>Cooling</b>	CENTRAL HEAT WITH A/C
<b>External Wall</b>	ALUMINUM/VINYL	<b>Fireplace Stacks</b>	0

2801506348000016



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3/24/2026

**MOST RECENT PHOTO**



2801506348000016

08/03/2023

**LEGAL**

OWNER BALTZER MICHAEL L  
ADDRESS 14447 URBANA-LONDON RD LONDON OH 43140  
DESCRIPTION N HOBSON PT  
ACREAGE 5.0000  
TAX DIST 280  
SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$72,290.00	\$25,300.00
IMPROVEMENTS	\$351,430.00	\$123,000.00
CAUV	\$0.00	\$0.00
TOTAL	\$423,720.00	\$148,300.00

**TAXES**

TAXABLE VALUE	\$148,300.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$2,935.26 / \$2,935.26
YEAR (TOTAL / BALANCE)	\$5,870.52 / \$2,935.16

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.470	151,153	\$26,030.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,000.00
ACREAGE Unknown	0	0	0.200	8,712	\$70.00
ACREAGE Unknown	0	0	0.170	7,405	\$1,190.00
ACREAGE Unknown	0	0	0.160	6,970	\$0.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	2002	30x48	\$7,630.00
(AL1) - 1s LEAN TO	2017	12x48	\$2,760.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
10/3/2017	BALTZER MICHAEL L	BALTZER MICHAEL L & MECHELE I	2	\$0.00	Unknown
6/1/1999	BALTZER MICHAEL L & MECHELE I	MANSFIELD MARILYN J & CHOYA	0	\$33,000.00	Unknown
6/8/1994			0	\$0.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	COLONIAL BUILT 2003	Baths (Full / Half)	2 / 1
Area	2,352 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	2.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	1

2801506348000022



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3/24/2026

**MOST RECENT PHOTO**



2801506348000022

06/14/2023

**LEGAL**

OWNER HUNTER MAC A  
 ADDRESS 0 URBANA-LONDON RD LONDON OH 43140  
 DESCRIPTION N HOBSON PT  
 ACREAGE 5.0000  
 TAX DIST 280  
 SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$30,960.00	\$10,840.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$30,960.00	\$10,840.00

**TAXES**

TAXABLE VALUE	\$10,840.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$218.86 / \$218.86
YEAR (TOTAL / BALANCE)	\$437.72 / \$0.00

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.640	158,558	\$27,300.00
ACREAGE Unknown	0	0	0.590	25,700	\$0.00
ACREAGE Unknown	0	0	0.510	22,216	\$3,570.00
ACREAGE Unknown	0	0	0.260	11,326	\$90.00

**IMPROVEMENTS**

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/10/2013	HUNTER MAC A	MOORE KELBY J & WENDY J	0	\$42,000.00	VALID SALE
5/14/2002			0	\$37,000.00	Unknown
5/14/2002	MOORE KELBY J & WENDY J	MANSFIELD MARILYN J & CHOYA	0	\$44,500.00	Unknown

2801506348000021



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3/24/2026

**MOST RECENT PHOTO**



2801506348000021 12/2/2023

**LEGAL**

OWNER EDWARDS DUSTIN & SHANNON  
 ADDRESS 14615 URBANA-LONDON RD LONDON OH 43140  
 DESCRIPTION N HOBSON PT  
 ACREAGE 5.0000  
 TAX DIST 280  
 SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$71,870.00	\$25,150.00
IMPROVEMENTS	\$235,060.00	\$82,270.00
CAUV	\$0.00	\$0.00
TOTAL	\$306,930.00	\$107,420.00

**TAXES**

TAXABLE VALUE \$107,420.00  
 ROLLBACKS NONE  
 HALF (1ST / 2ND) \$2,126.85 / \$2,126.85  
 YEAR (TOTAL / BALANCE) \$4,253.70 / \$2,126.85

**SPECIAL ASSESSMENTS**

COUNT 0  
 DELINQUENT / BALANCE \$0.00 / \$0.00  
 TOTAL / BALANCE \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.170	138,085	\$23,780.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,000.00
ACREAGE Unknown	0	0	0.430	18,731	\$3,010.00
ACREAGE Unknown	0	0	0.240	10,454	\$80.00
ACREAGE Unknown	0	0	0.160	6,970	\$0.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(WD1) - Unknown	2020	0x0	\$5,080.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
11/27/2018	EDWARDS DUSTIN & SHANNON	OTTO GREGORY L & JACQUELINE R	0	\$254,000.00	VALID SALE
9/14/2018	OTTO GREGORY L & JACQUELINE R	MORAN JAMES D & AMANDA J	0	\$254,900.00	VALID SALE
9/30/2002	MORAN JAMES D & AMANDA J	HALL BYRON G & CARLA J	0	\$161,500.00	Unknown
8/27/2002			0	\$106,700.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 1997	Baths (Full / Half)	2 / 0
Area	2,275 sqft	Rooms (Bedroom / Family)	2 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.5
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

2801506348000018



Hillary Hamilton  
County Auditor  
Clark County, Ohio  
clarkcountyauditor.org

3/24/2026

**MOST RECENT PHOTO**



2801506348000018 12/2/2023

**LEGAL**

OWNER SCHWARTZ DOUGLAS A & KATHY J  
ADDRESS 14515 URBANA-LONDON RD LONDON OH 43140  
DESCRIPTION N HOBSON PT  
ACREAGE 5.0000  
TAX DIST 280  
SCHOOL DIST NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$80,170.00	\$28,060.00
IMPROVEMENTS	\$291,570.00	\$102,050.00
CAUV	\$0.00	\$0.00
TOTAL	\$371,740.00	\$130,110.00

**TAXES**

TAXABLE VALUE	\$130,110.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$2,575.41 / \$2,575.41
YEAR (TOTAL / BALANCE)	\$5,150.82 / \$2,575.41

**SPECIAL ASSESSMENTS**

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	3.840	167,270	\$34,270.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,900.00
ACREAGE Unknown	0	0	0.160	6,970	\$0.00

**IMPROVEMENTS**

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
7/30/2014	SCHWARTZ DOUGLAS A & KATHY J	SHADE JAMES R & LAURA J	0	\$180,000.00	VALID SALE
12/18/2009	FEDE MICHAEL	FEDE MICHAEL & LISA MARIE	0	\$0.00	Unknown
12/18/2009	SHADE JAMES R & LAURA J	FEDE MICHAEL	0	\$250,000.00	VALID SALE
10/13/2004	FEDE MICHAEL & LISA MARIE	MANSFIELD MARILYN I & CHOYA	0	\$0.00	Unknown
10/4/1994			0	\$29,000.00	Unknown

**RESIDENTIAL**

Building (CARD: 1)	CAPE COD BUILT 1996	Baths (Full / Half)	2 / 0
Area	2,300 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.5
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C
External Wall	ALUMINUM/VINYL	Fireplace Stacks	1

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 County Auditor  
 Clark County, Ohio  
 clarkcountyauditor.org

3/24/2026

**MOST RECENT PHOTO**



2801506348000019 12/2/2023

**LEGAL**

**OWNER** AUCK ALLEN W & JOHN E BROSHEES TRUSTEES  
**ADDRESS** 14547 URBANA-LONDON RD LONDON OH 43140  
**DESCRIPTION** N HOBSON PT  
**ACREAGE** 5.0000  
**TAX DIST** 280  
**SCHOOL DIST** NORTHEASTERN LSD

**VALUATION**

TYPE	APPRAISED	ASSESSED
LAND	\$71,850.00	\$25,150.00
IMPROVEMENTS	\$291,880.00	\$102,160.00
CAUV	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$363,730.00</b>	<b>\$127,310.00</b>

**TAXES**

**TAXABLE VALUE** \$127,310.00  
**ROLLBACKS** NONE  
**HALF (1ST / 2ND)** \$2,520.66 / \$2,520.66  
**YEAR (TOTAL / BALANCE)** \$5,041.32 / \$2,520.66

**SPECIAL ASSESSMENTS**

**COUNT** 0  
**DELINQUENT / BALANCE** \$0.00 / \$0.00  
**TOTAL / BALANCE** \$0.00 / \$0.00

**LAND**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	2.600	113,256	\$19,500.00
ACREAGE Unknown	0	0	1.040	45,302	\$7,280.00
ACREAGE Unknown	0	0	1.000	43,560	\$45,000.00
ACREAGE Unknown	0	0	0.200	8,712	\$70.00
ACREAGE Unknown	0	0	0.160	6,970	\$0.00

**IMPROVEMENTS**

DESCRIPTION	BUILT	DIMS	VALUE
(AP1) - 4 SIDES CLOSED, METAL POLE BLDG	2010	30x24	\$6,930.00
(RP2) - PREFABRICATED VINYL POOL	2002	17x35	\$4,090.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
7/1/2025	AUCK ALLEN W & JOHN E BROSHEES TRUSTEES	BROSHEES JOHN ERIC & ALLEN W AUCK	0	\$0.00	Unknown
11/10/1994	BROSHEES JOHN ERIC & ALLEN W AUCK	MANSFIELD MARILYN I & CHOYA	0	\$28,000.00	Unknown
6/8/1994			0	\$0.00	Unknown

**RESIDENTIAL**

<b>Building (CARD: 1)</b>	COLONIAL BUILT 1995	<b>Baths (Full / Half)</b>	2 / 1
<b>Area</b>	2,137 sqft	<b>Rooms (Bedroom / Family)</b>	3 / 0
<b>Basement (Code / Finished / Total)</b>	PART / 0 sqft / 0 sqft	<b>Stories</b>	2.0
<b>Heat Full Type</b>	GAS	<b>Cooling</b>	CENTRAL HEAT WITH A/C
<b>External Wall</b>	ALUMINUM/VINYL	<b>Fireplace Stacks</b>	1

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 14579 URBANA-LONDON RD

Map ID: 280-15-06348-000-020

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

**CURRENT OWNER**

PORTEUS MATTHEW & BRITTANY D

**GENERAL INFORMATION**

Routing No. PNE4-00 023-00  
 Class Residential  
 Living Units 1  
 Neighborhood 280R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Pleasant Township Neisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,900
A-Undeveloped	AC 3.8400			34,270
A-Right Of Way	AC .1600			
Total Acres: 5		Legal Acres: 5.0000	NBHD Fact: 1.0000	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 28,060	80,170	80,170	0	80,170
Building 151,600	433,130	433,130	0	451,420
<b>Total</b> 179,660	<b>513,300</b>	<b>513,300</b>	<b>0</b>	<b>531,590</b>

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



**Entrance Information**

Date	ID	Entry Code	Source
11/05/24	EB	10-Adv	3-Other
08/21/18	RVT	R-Review	3-Other
11/29/17	AKF	10-Adv	3-Other
12/20/11	MJT	5-Occupant Not Home	3-Other
08/22/06	RG		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
08/20/15	170,000	2-Land & Building	R-Related
08/15/07			
04/14/99	31,000		
06/08/94			

**Property Factors**

Topo: 1-Level  
 Utilities: 4-Gas  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 5-Well  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 N HOBSON PT  
 6348  
 Addl. Tieback:

Grantor  
 FIELDING MELLISSA L  
 FIELDING MARVIN G JR & MELLISSA L  
 MANSFIELD MARILYN J & CHOYA

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 14579 URBANA-LONDON RD

Parcel Id: 280-15-06348-000-020

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

**Dwelling Information**

Story height	2	Total Rooms	10
Exterior Walls	6-AL/Vnryl	Bedrooms	4
Style	06-Colonial	Family Rooms	1
Year Built	2003	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	5
Kitchen Remod		Total Fixtures	13
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	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

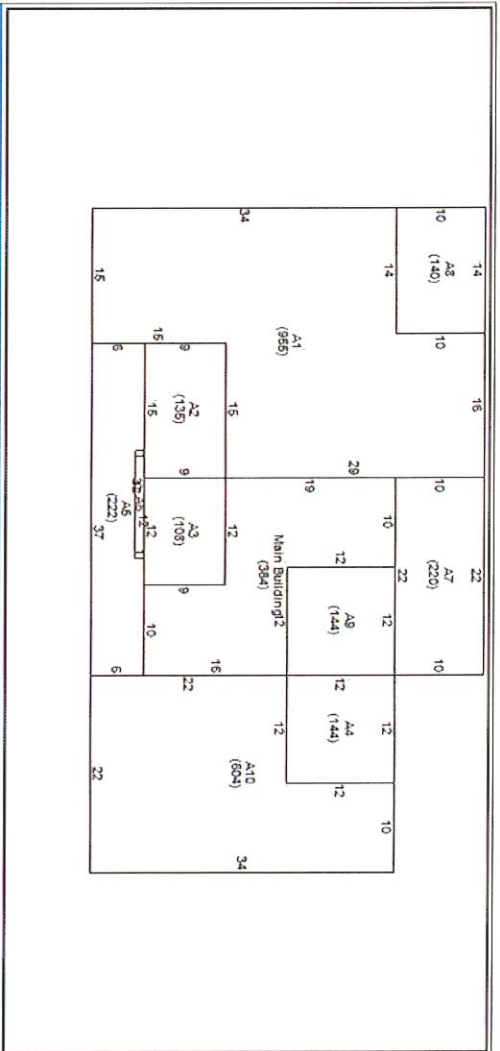
Stacks			
Pre-Fab			
Misc		Qty	
Grade	B		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	157,930	% Good	95
Plumbing	14,500	Market Adj	
Basement	0	Functional	
Heating	5,620	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	178,050	Adj Factor	1
		Additions	241,800
Ground Floor Area	364		
Total Living Area	2,505	Dwelling Value	410,950

**Misc & Gross Blding Values**

Misc Building No		Misc Adjusted Value	
BOR 04-102			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					364						
1	55	35			955						118,700
2	55	35	35		135						27,600
3	55	35			108						13,400
4	55	35			144						17,900
5		1			222						12,500
6		50			12						1,300
7		25			220						5,400
8		25			140						3,400

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2004		24X50	1,200	C	1	A	A				22,180

**Condominium / Mobile Home Information**

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