

Tax year 2025

BOR no. 2025-163

MAR 26 2026

County Clark

Date received 3/26/2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

AUDITOR

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		MUAC LLC 9200 Moss Point Lane Sp 001 04554	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
MUJEEB / ALIYA HANGNWA 937-408-9547 emicovara@jnkala.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	
0500200015901011		Moss Point Lane Sp 00	
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
0500200015901011	55,000	99,170	44,170
9. The requested change in value is justified for the following reasons: Level sale value is low; Most level not sold for years.			

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. N/A

12. If any improvements were completed in the last three years, show date NONE 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. N/A

- 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. N/A

- 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 3/26/16 Complainant or agent (printed) MUJEEB PARAGIWAH Title (if agent) OWNER

Complainant or agent (signature) 

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

Notary _____

- **4211 Grey Stone Crossing, Springfield, OH 45504** (in a subdivision, German Township area)

Price: \$59,900–\$69,900

Size: ~1.45 acres (wooded lot on cul-de-sac)

Details: Lovely wooded lot in a subdivision with rolling hills. Great spot to picture your new home. MLS #1037274 or #929307.

Residential-friendly setting. avenueohio.com

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : MOSS POINT LN

Parcel Id: 050-02-00015-401-011

LUC: 500-RESIDEN VAC, PLATTED VAC

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty

Grade	B+
CDU	AV-AVERAGE
Market Adj	Functional Economic
% Complete	% Good Ovr
Cost & Design	NBHD Fact
0	

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional Economic
Heating	% Complete
Attic	C&D Factor
Other Features	Adj Factor
0	Additions
Subtotal	
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

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
Additions											

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
Outbuilding Data												

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : MOSS POINT LN

Map ID: 050-02-00015-401-011

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER

MUAL LLC

GENERAL INFORMATION

Routing No. GNE-1-G1 021-00
 Class Residential
 Living Units
 Neighborhood 050R0004
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

15SPL-SPL .13 AC TO 017 WHICH W/B COMB W
 012 TO 018

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Undev Homesite	AC 1.0000			68,540
A-Undeveloped	AC 1.4300			30,630
Total Acres: 2.43		Legal Acres: 2.4300	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	34,710	99,170	99,170	0	0
Building	0	0	0	0	0
Total	34,710	99,170	99,170	0	0

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
07/05/18	TAS	R-Review	3-Other
11/29/11	JPH	0-Vac Or Oby Only	3-Other
08/02/06	AC		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/29/14	82,500	1-Land	0-Valid Sale		TD-Trustee'S Deed	DEMANA DOMINICK J TRUSTEE
12/05/05	105,000		0-Valid Sale		AF-Affidavit	BARNETT HUGH TRUSTEE
08/01/05	75,000		0-Valid Sale			SEKHARUDV CHANDRA Y & JYOTHI PURI
11/08/01						

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 BEECHWOOD HILLS SUBD NO 3
 47

Addl. Tieback: