

MAR 26 2026

Tax year 2025 BOR no. 2025-164  
 County Clark Date received 3/26/2026

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	ALIYA / MUSTIEB RANGA	4200 MOSS POINT LANE
2. Complainant if not owner	INWATA	SPRINGFIELD OHIO
3. Complainant's agent		45304

4. Telephone number and email address of contact person  
 937-408-9547 unicornranginara@yahoo.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
050-02-00015-401-010	4200 MOSS POINT LANE SP OHIO 45304
<del>050-02-00015-401-010</del>	<del>MOSS POINT LANE SP OHIO 45304</del>

7. Principal use of property PERSONAL HOME

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
<del>050-02-00015-401-010</del>	<del>530,000</del>	<del>706,860</del>	<del>176,860</del>
050-02-00015-401-010	530,000	706,860	176,860
<del>050-02-00015-401-010</del>	<del>530,000</del>	<del>706,860</del>	<del>176,860</del>

9. The requested change in value is justified for the following reasons:  
 Most of the houses sold in the area in the last 3-4 years have been sold on these valuations. of the similar size (see attached) page.

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 NONE and total cost \$ 0.

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 3/24/26 Complainant or agent (printed) MUJTEEB RANGINWALA Title (if agent) OWNER

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 24 day of March 2026

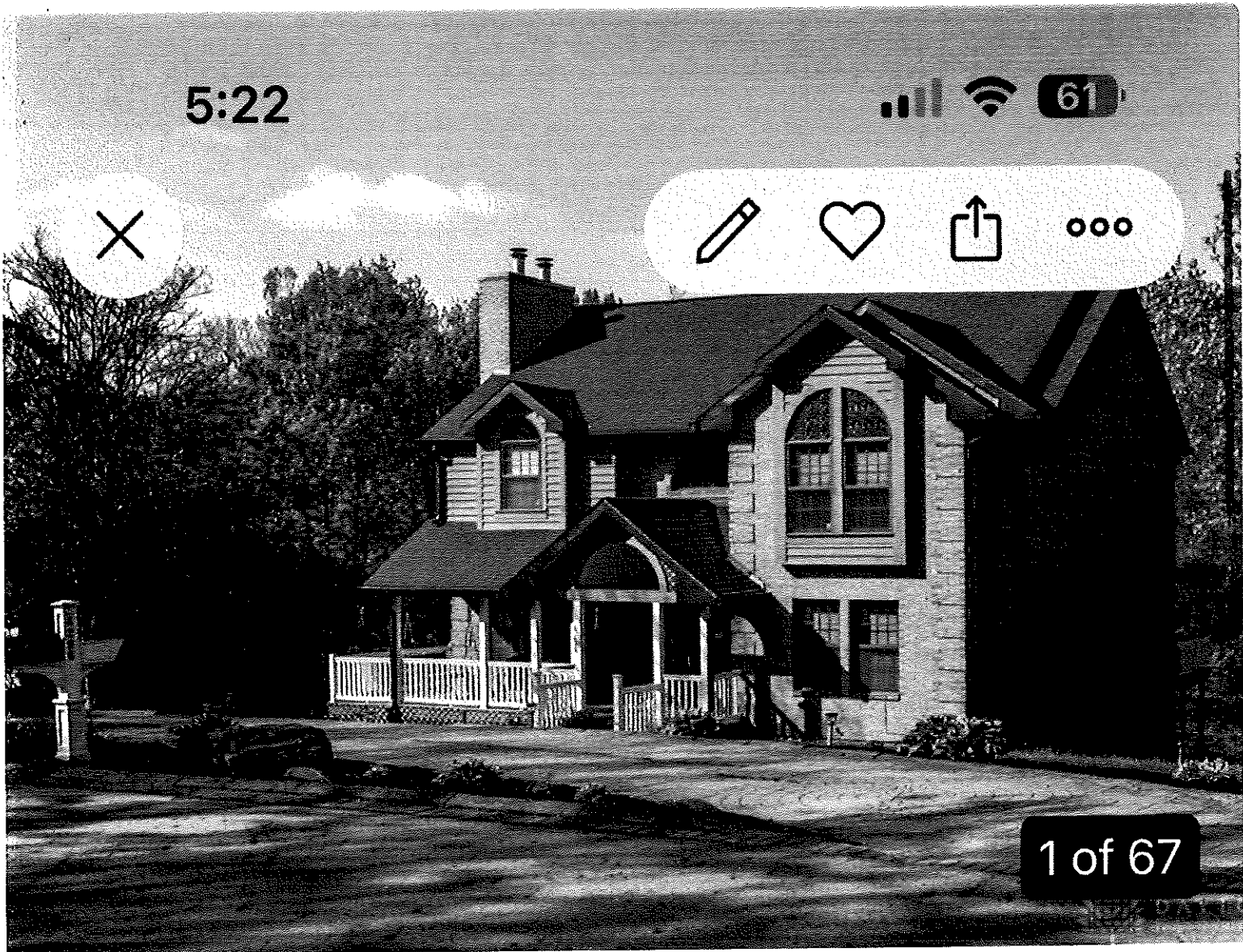
Notary [Signature]



JEREMY C BERG  
Notary Public  
State of Ohio  
My Comm. Expires  
July 10, 2027

5:22

61



1 of 67

Sold on 08/29/25

**Sold: \$460,000**

4 beds 4 baths 3,976 sqft

4296 Autumn Creek Dr, Springfield, OH 45504

5:22

📶 📶 📶 📶 📶 🔋 60



1 of 3

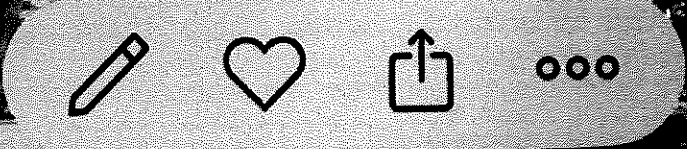
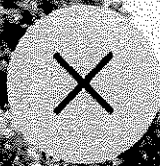
Sold on 05/09/25

**Zestimate®: \$539,000**

🏠 3 beds 🚿 3 baths 📏 3,476 sqft

4254 Hummingbird Way, Springfield,  
OH 45502

5:23



1 of 14

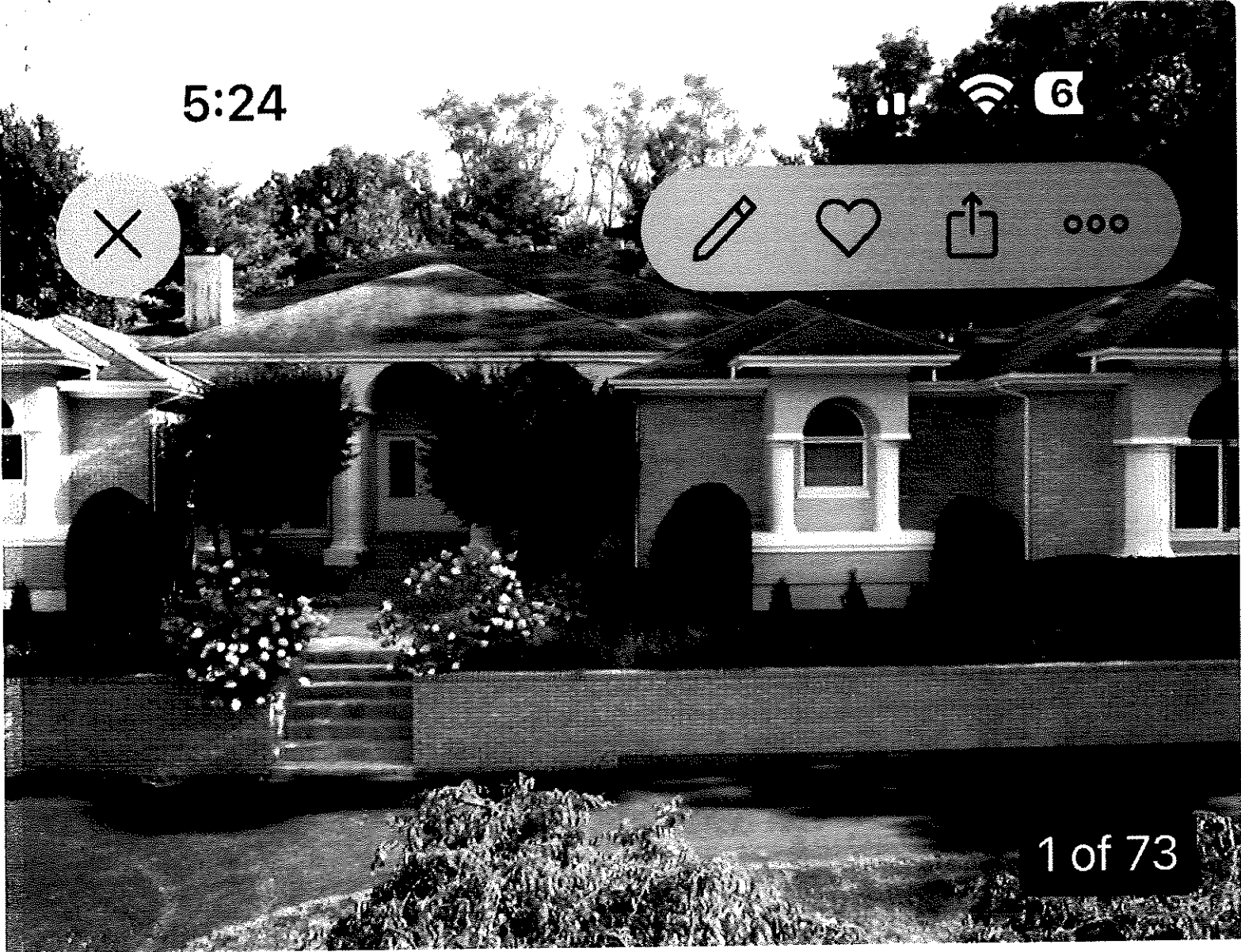
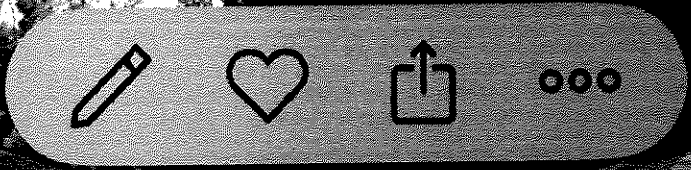
Sold on 06/20/24

**Zestimate®: \$499,800**

4 beds 3 baths 2,688 sqft

4214 Stone Bridge Dr, Springfield, OH 45504

5:24



1 of 73

Sold on 10/21/24

**Sold: \$550,000**

3 beds 6 baths 3,145 sqft

4191 Autumn Creek Dr, Springfield, OH 45504

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 4200 MOSS POINT LN

Map ID : 050-02-00015-401-010

LUC: 510-SINGLE FAMILY, PLATTED

Card : 1 of 1

Tax Year: 2025

Printed: 03/30/26

**CURRENT OWNER**

RANGINWALA ALIYA TRUSTEE

**GENERAL INFORMATION**

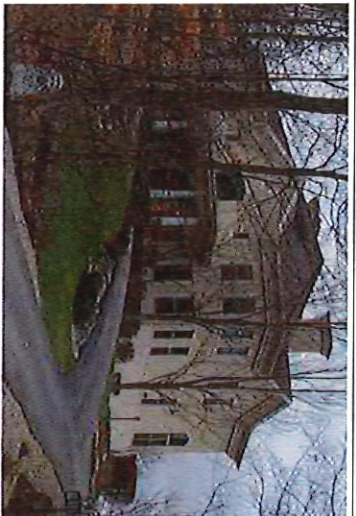
Routing No. GNE1-G1 022-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R0004  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nwisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0500200015401010 12/29/2023

**Land Information**

Type	AC	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000			85,680
A-Undeveloped	AC	1.2000			25,700
Total Acres: 2.2		Legal Acres: 2.2000	NBHD Fact: 1.0000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	38,980	111,380	111,380	0	111,380
Building	208,420	595,480	595,480	0	564,820
<b>Total</b>	<b>247,400</b>	<b>706,860</b>	<b>706,860</b>	<b>0</b>	<b>676,200</b>

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
09/25/24	KQ	10-Adv	3-Other
07/05/18	TAS	R-Review	3-Other
12/14/17	ANM	10-Adv	3-Other
11/29/11	JPH	5-Occupant Not Home	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
12/13/11				WD-General Warranty Deed		RANGINWALA ALIYA F
06/29/98						HARPER KIMBERLY R KELLEY
06/16/98	51,900					

**Property Factors**

Topo: 4-Rolling  
 Utilities: 1-Paved  
 Street/Road: 1-Paved  
 Traffic:

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 BEECHWOOD HILLS SUBD NO 3  
 46  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 4200 MOSS POINT LN

Parcel Id: 050-02-00015-401-010

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

**Dwelling Information**

Story height	2	Total Rooms	11
Exterior Walls	5-Stucco	Bedrooms	5
Style	06-Colonial	Family Rooms	0
Year Built	1999	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Add. Fixtures	2
Kitchen Remod		Total Fixtures	14
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	2104
Phys. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	3
Stacks			
Pre-Fab			
Misc	BG-Bsmt Gar	Qty	

Grade A-  
CDU AV-AVERAGE  
Market Adj  
% Complete 0  
Cost & Design 0

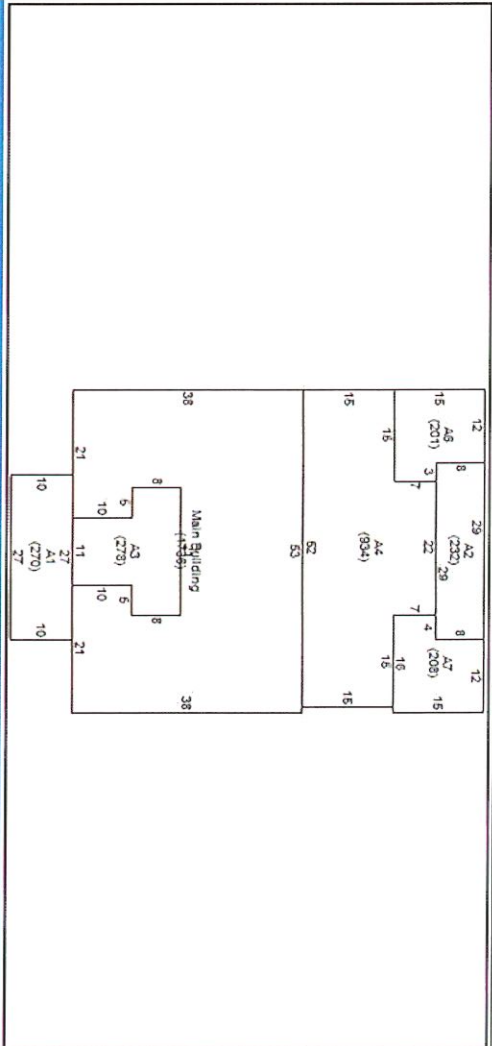
Functional Economic % Good Ovr NBHD Fact 1

**Dwelling Computations**

Base Price	466,060	% Good	68
Plumbing	18,800	Market Adj	
Basement	0	Functional Economic	
Heating	16,590	% Complete	
Attic	0	C&D Factor	1
Other Features	138,060	Adj Factor	150,800
Subtotal	639,510	Additions	
Ground Floor Area	1,736		
Total Living Area	4,684	Dwelling Value	585,670

**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					1,736						
1		2			270						19,700
2		2			232						17,000
3		55	35		278						39,800
4		55	35		934						133,600
6		25	25		201						5,700
7		25	25		208						5,900

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
LP3-Mas Patio	2009		12x48	576	C	1		A	A			570
RP3-Rc Pool	2017		X	550	C	1		A	A			9,240

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)