

MAR 26 2026

Tax year 2025 BOR no. 2025-165
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.

1. Owner of property		Name <u>LISA + BRIAN COTTERMAN</u>		Street address, City, State, ZIP code <u>112 DARTMOUTH RD.</u>	
2. Complainant if not owner		<u>SPRINGFIELD, OH 45504</u>			
3. Complainant's agent					
4. Telephone number and email address of contact person <u>LISA COTTERMAN 937-408-7062 faithbuildersrentals@gmail.com</u>					
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 <u>1800600016105006</u>			Address of property <u>3214 LOWER VALLEY PIKE / SPFLD / OH / 45506</u>		
7. Principal use of property <u>VACANT PROPERTY</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		
<u>1800600016105006</u>	<u>60,000.00</u>	<u>166,080.00</u>	<u>(106,080.00)</u>		
9. The requested change in value is justified for the following reasons: <u>PROPERTY IS UNLIVABLE. IT HAS NO ELECTRIC, PLUMBING, OR HVAC. CONDITION WAS CHANGED ON THE AUDITOR'S INFO TO POOR BUT IT IS THE SAME AS BEFORE. NO IMPROVEMENTS HAVE BEEN MADE.</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 _____ 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.

- 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 3/26/26 Complainant or agent (printed) LISA COTTERMAN Title (if agent) OWNER

Complainant or agent (signature) 

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

(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 3214 LOWER VALLEY PIKE

Map ID : 180-06-00016-105-006

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER

COTTERMAN LISA & BRAIN

GENERAL INFORMATION

Routing No. DNE7-A2 006-00
 Class Residential
 Living Units 1
 Neighborhood 180R0000
 District
 Zoning
 Alternate Id
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

Property Notes

Note Codes:
 F3-Fema Flood Zone 76%-100%



1800600016105006 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .4800	0-Flooding	-10	30,340
A-Right Of Way	AC .0200			

Total Acres: .5

Legal Acres: 0.5000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,620	30,340	30,340	0	30,340
Building	47,510	135,740	135,740	0	126,240
Total	58,130	166,080	166,080	0	156,580

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
10/17/24	KQ	10-Adv	3-Other
07/20/18	RVT	R-Review	3-Other
12/01/17	AKF	10-Adv	3-Other
12/02/14	LA	7-Quality Check	
05/21/14	LA	7-Quality Check	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/11/13	COUNTY-1:		DPF		Closed Permit
10/17/12	COUNTY-2		REMODEL		Closed Permit
09/12/12	COUNTY		FD CK		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/27/12	30,300	2-Land & Building	
07/16/12	35,000		
10/29/98	30,000		
10/01/96			

Deed Reference

Deed Type

Grantor
 BANK OF NEW YORK MELLON THE
 GIBSON WAYNE
 ENGLE JOHN GRAHAM & PATRICIA MAE

SD-Sheriff's Deed

Property Factors

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

Legal Description

Parcel Tieback: 1800600016105005
 Range - Township - Section: - - -
 Legal Descriptions:
 RIVERDALE SUB DIV
 6
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 3214 LOWER VALLEY PIKE

Parcel Id: 180-06-00016-105-006

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

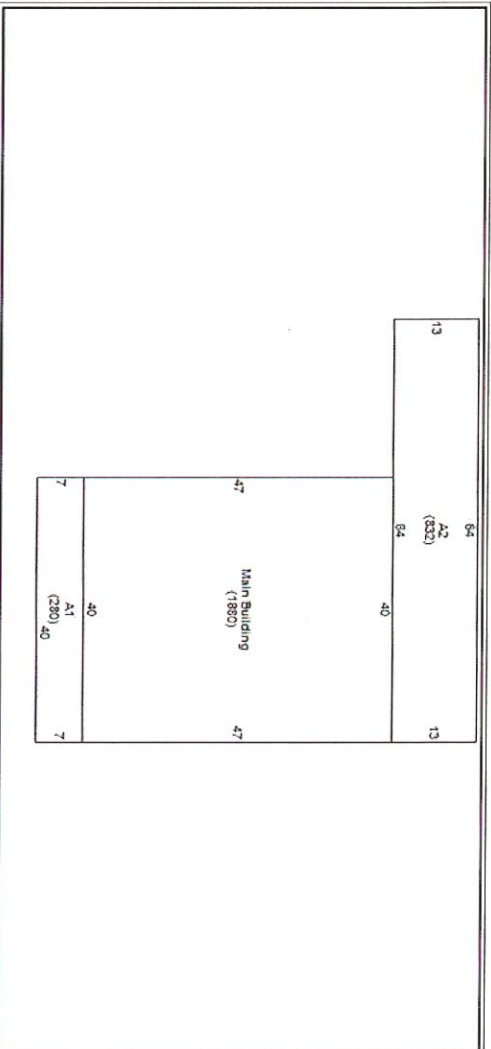
Story height	1.5	Total Rooms	5
Exterior Walls	6-ALV/myl	Bedrooms	3
Style	07-Cape Cod	Family Rooms	0
Year Built	1953	Full Baths	1
Eff Year Built	1981	Half Baths	0
Year Remodeled	1981	Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	5
Bath Remod	2-No		
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	P-Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	PR-POOR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	266,750	% Good	47
Plumbing		Market Adj	
Basement	-13,340	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	253,410	Additions	13,600
Ground Floor Area	1,880		
Total Living Area	3,290	Dwelling Value	132,700
Building Notes			

Misc & Gross Blding Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					1,880						7,300
1		28			280						21,700
2		28			832						

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
PR1-Porch, Ope	2000		9x20	180	C	1		P	P			2,350
WD1-Wood Deck	2001		12x20	240	C	1		P	P			690

Condominium / Mobile Home Information

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