

MAR 26 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-166
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		Richard E. Fries, Jr.	1521 Eastridge Ave, Springfield, OH 45503	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person 630-342-1152, ohiofreeze@stglobal.net				
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		
2200300021121002		1521 Eastridge Ave, Springfield, OH 45503		
7. Principal use of property <u>Home 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	
2200300021121002	\$279,928.57	\$325,710.00	\$45,781.43	
9. The requested change in value is justified for the following reasons: <u>The average value of 7 comparable properties was \$279,928.57. The housing inflation rate from 2022 to 2024 was 21.80%, when the inflation rate is applied to the previous property value equaled \$279,657.15</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.

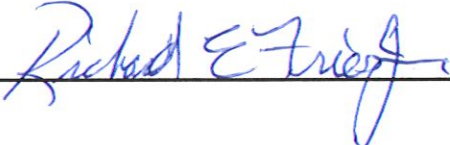
- The property was sold in an arm's length transaction. The property lost value due to a casualty.
 A substantial improvement was added to the property. Occupancy change of at least 15% had a substantial economic impact on my property.

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 25 MARCH 2026 Complainant or agent (printed) Richard E. Fries Jr. Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

For property

Parcel Number	Address	Last Assessment New		Increase percentage	Year Built/ Sq Feet
		Value as of 2022,2023,2024	Assessment Value in 2025		
2200300021121002	1521 Eastridge Ave	\$230,550.00	\$325,710.00	41.28%	2004/ 1509

Properties	Address	Sale price	Sale date	Year Built	Sq Feet
2200300021120001	1508 EASTRIDGE AVE	\$295,000.00	13-Aug-24	2004	1586
2200300027216008	4638 EASTRIDGE ST	\$320,000.00	6-Nov-24	2005	1607
2200300027216010	4642 EASTRIDGE ST	\$275,000.00	27-Mar-24	2005	1574
2200300027216014	4650 EASTRIDGE ST	\$252,000.00	18-Jan-23	2005	1607
2200300021120004	4647 RIDGEWOOD RD E	\$310,000.00	5-Apr-24	2004	1586
2200300027410033	4239 MIDFIELD ST	\$262,500.00	26-Jul-23	2006	1572
2200300020108022	3913 HARRIS LN	\$245,000.00	9-Dec-22	2002	1556
		\$1,959,500.00			
Average		\$279,928.57	Number of properties		7

Housing inflation was 21.80% from 2022 to 2024. Our property value from the last assessment was \$230,550.00 and after applying the inflation rate of 21.80% to the house value of \$230,550.00 the new property value should be \$279,657.15.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1521 EASTRIDGE AVE

Map ID: 220-03-00021-121-002

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER

FRIES RICHARD E JR & ANITA S

GENERAL INFORMATION

Routing No. FNMW3-A1 112-00
 Class Residential
 Living Units 1
 Neighborhood 220R0025
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Nelsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2200300021121002 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .5207			78,010

Total Acres: .5207

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,300	78,010	78,010	0	78,010
Building	86,700	247,700	247,700	0	221,790
Total	114,000	325,710	325,710	0	299,800

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
09/19/24	KQ	10-Adv	3-Other
08/21/18	TAS	R-Review	3-Other
12/20/17	GSK	10-Adv	3-Other
10/11/11	JPH	2-Information At Door	1-Owner
11/16/05	JB		

Sales/Ownership History

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		JAHNS DEBRA L & JEANA G BAUCANT

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Transfer Date	Price	Type	Validity
07/23/10	167,500	2-Land & Building	0-Valid Sale
09/27/04	149,500		
06/05/03			

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:
 NORTHDRIDGE SUBD NO 17
 789
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 220-03-00021-121-002

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Dwelling Information

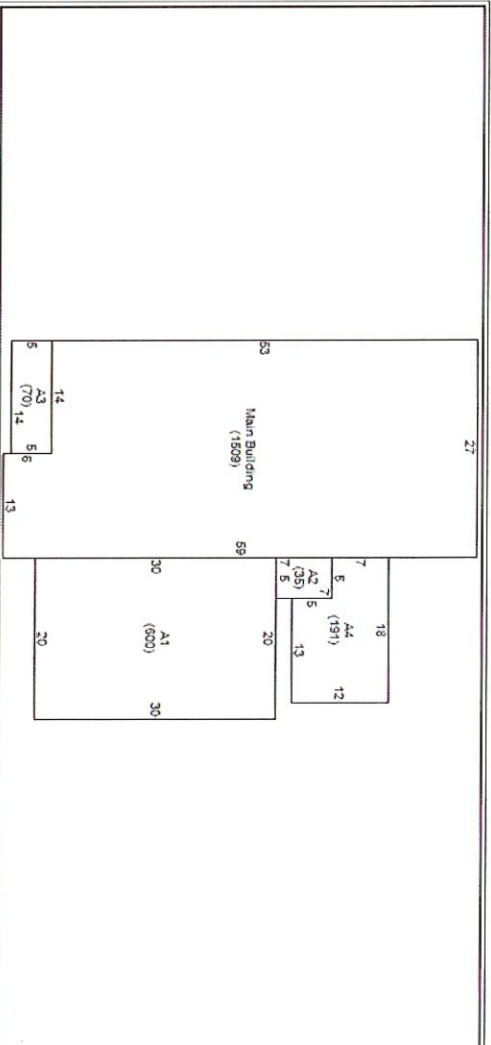
Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	2004	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	11
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	500
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	220,470	% Good	85
Plumbing	9,300	Market Adj	
Basement	0	Functional	
Heating	7,400	Economic	
Attic	0	% Complete	
Other Features	23,300	C&D Factor	1
Subtotal	260,470	Adj Factor	1
Ground Floor Area	1,509	Additions	26,300
Total Living Area	1,509	Dwelling Value	247,700

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,509						
1		59M			600					25,500	
2		25			35					700	
3		1			70					3,400	
4		26			191					1,300	

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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