

MAR 24 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-168
County CLARK Date received 3/24/26

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	Daniel Anderson	PO Box 2194, Springfield, OH 45501
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person	419-852-5077	

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
050-02-00021-000-031	4585 Willowdale Rd., Springfield, OH 45502

7. Principal use of property Rental (3 small apartments within 1 building/triplex)

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
050-02-00021-000-031	\$175,200	\$268,090	-\$92,890

9. The requested change in value is justified for the following reasons:

These units have very small bedrooms (9x10, and 10x10), which don't fit most modern furniture (standard queen bed and frame only leave a couple of feet on 2 sides of the bed, and less when the door is open). This causes rent to be much lower than what other apartments can command. \$10,950 NOI / 7% = \$156,430. @ 6.25% Cap. = \$175,200. I typically require 7-8% (as do many other investors, if not more) -- I am okay w/ less of a return due to proximity to my home (i.e., it's worth more to me than it is to others / I pay more than fair market value).

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

I am on the state's (DTE's) list of approved mass appraisal vendors and will provide my own testimony; and, I will provide a report from a fee appraiser as well.

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

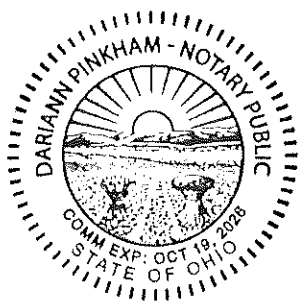
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-24-26 Complainant or agent (printed) Daniel Anderson Title (if agent) owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 24th (Date) day of March (Month) 2026 (Year)

Notary [Signature]



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County CLARK

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If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
050-02-00021-000-032	4615 Willowdale Rd., Springfield, OH 45502

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Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
050-02-00021-000-032	\$175,200	\$268,090	-\$92,890

1 unit vacant since Nov. 2025, significant damage, still in need of

9. The requested change in value is justified for the following reasons: repairs.

These units have very small bedrooms (9x10, and 10x10), which don't fit most modern furniture (standard queen bed and frame only leave a couple of feet on 2 sides of the bed, and less when the door is open). This causes rent to be much lower than what other apartments can command. \$8,190 NOI / 7% = \$117,000. @ 6% Cap. = \$131,040. I typically require 7-8% (as do many other investors, if not more) -- I am okay w/ less of a return due to proximity to my home (i.e., it's worth more to me than it is to others / I pay more than fair market value).

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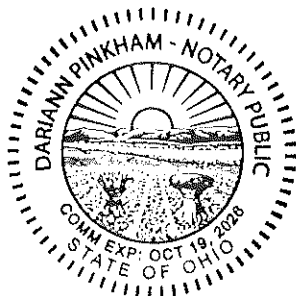
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-24-20 Complainant or agent (printed) Daniel Anderson Title (if agent) owner

Complainant or agent (signature) *[Signature]*

Sworn to and signed in my presence, this 24th day of March 2020
(Date) (Month) (Year)

Notary *[Signature]*



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4585 1 WILLOWDALE RD

Map ID : 050-02-00021-000-031

LUC: 531-THREE FAMILY, 0-9.999 AC

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

ANDERSON DANIEL

GENERAL INFORMATION

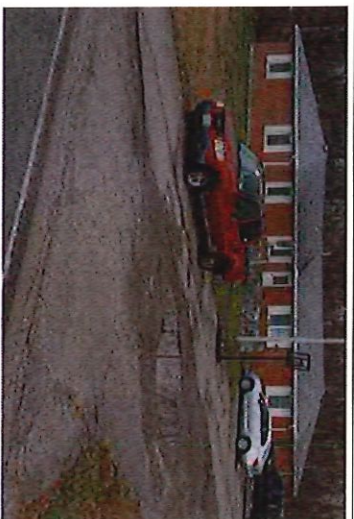
Routing No. GNW3-00 029-00
 Class Residential
 Living Units 3
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0500200021000031 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Undeveloped	AC .0600			540
A-Right Of Way	AC .0900			
A-Homesite	AC 1,0000			45,900
Total Acres: 1.15		Legal Acres: 1.1500	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,250	46,440	46,440	0	46,440
Building	77,580	221,650	221,650	0	194,100
Total	93,830	268,090	268,090	0	240,540

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

Entrance Information

Date	ID	Entry Code	Source
10/08/24	KQ	10-Adv	3-Other
07/02/18	GBL	R-Review	3-Other
12/18/17	ASH	10-Adv	3-Other
11/30/11	JPH	2-Information At Door	1-Owner
08/08/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
09/14/15	230,000	2-Land & Building	0-Valid Sale
09/08/15			
04/30/13			

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		ANDERSON DANIEL & BRIDGET V
SV-Survivorship Deed		BAKER VERNON M & CAROLYN W TRUST
		BAKER VERNON M & CAROLYN W

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 2-Medium
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 21
 Legal Descriptions:
 MID PT N E QR (TR 2)
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 050-02-00021-000-031

LUC: 531-THREE FAMILY, 0-9,999 AC U

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

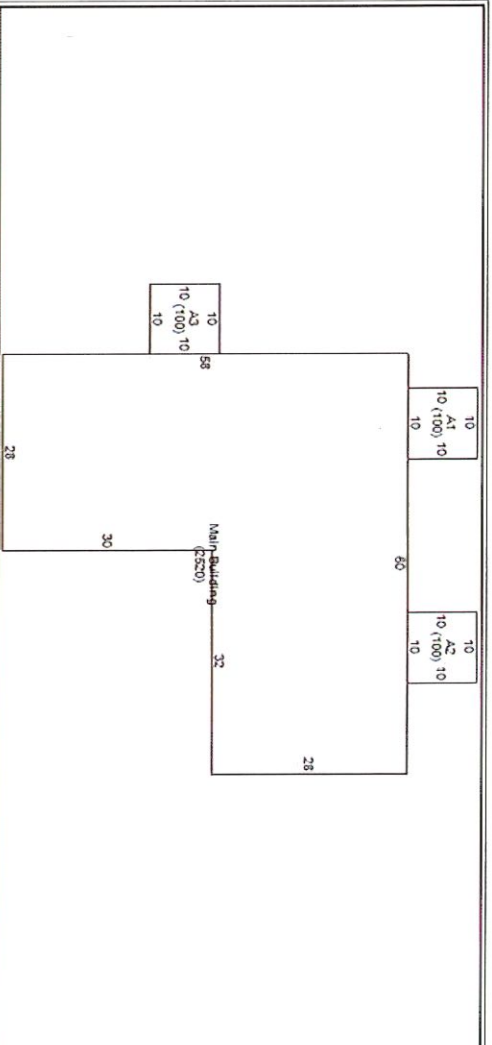
Story height	1	Total Rooms	12
Exterior Walls	2-Brick	Bedrooms	6
Style	15-Triplex	Family Rooms	2
Year Built	1970	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	6
Kitchen Remod		Total Fixtures	15
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	1-None	FB/LA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmnt 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	306,370	% Good	73
Plumbing	14,400	Market Adj	
Basement	-18,790	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	301,980	Adj Factor	1
Ground Floor Area	2,520	Additions	1,200
Total Living Area	2,520	Dwelling Value	221,650

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					2,520						
1		26			100						600
2		26			100						600
3		26			100						600

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Map ID: 050-02-00021-000-032

LUC: 531-THREE FAMILY, 0-9,999 AC

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

ANDERSON DANIEL

GENERAL INFORMATION

Routing No. GNW/3-00 028-00
 Class Residential
 Living Units 3
 Neighborhood 050R0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nw/sd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0500200021000032 12/6/2023

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08/08/06	J1		

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Date Issued	Number	Price	Purpose	Note	Status
12/03/15	COUNTY		FD CK		Closed Permit

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Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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Dwelling Information

Story height	1	Total Rooms	12
Exterior Walls	2-Brick	Bedrooms	6
Style	15-Triplex	Family Rooms	2
Year Built	1970	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	6
Kitchen Remod		Total Fixtures	15
Bath Remod			
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	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	

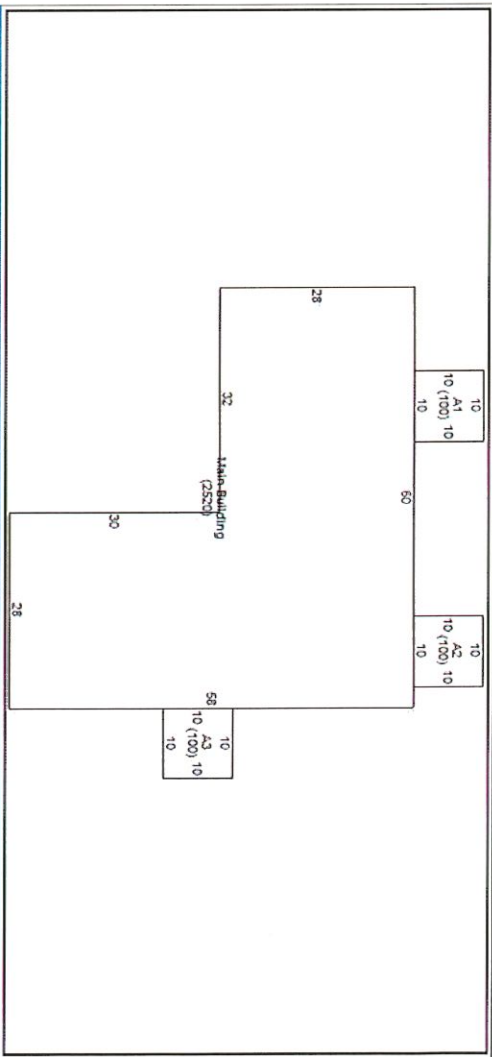
Stacks			
Pre-Fab			
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Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	