



MAR 26 2026

Tax year 2025
County Clark

BOR no. 2025-171
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	Sabri & Nadera Salhieh	328 Roscommon Dr, Spfld, OH 45503	
2. Complainant if not owner			
3. Complainant's agent	Daniel C. Harkins, Esq.	PO Box 1125, Spfld, OH 45501-1125	
4. Telephone number and email address of contact person 937-324-8482; dch@dharkins.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	
3400700023317045		2531 E. Main St, Spfld, OH 45503	
7. Principal use of property Car wash			
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
3400700023317045	\$573,440	\$1,018,460	(\$445,020)
9. The requested change in value is justified for the following reasons: Neighboring property (a pharmacy) has a larger building on approximately the same size lot (1.35 acres v. 1.36 acres) (PPN: 3400700023317043) has been appraised for only \$573,440			

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 N/A and total cost \$ N/A.

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.

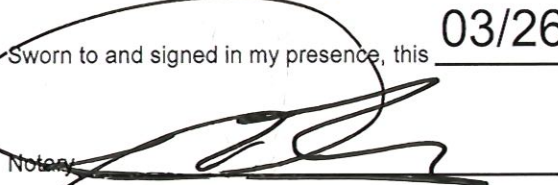
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/26/2026 Complainant or agent (printed) Sabri Salhieh Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 03/26/2026 day of _____ (Date) _____ (Month) _____ (Year)

Notary 

DANIEL CONGER HARKINS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 2531 E MAIN ST

Map ID: 340-07-00023-317-045

LUC: 453-CAR WASHES

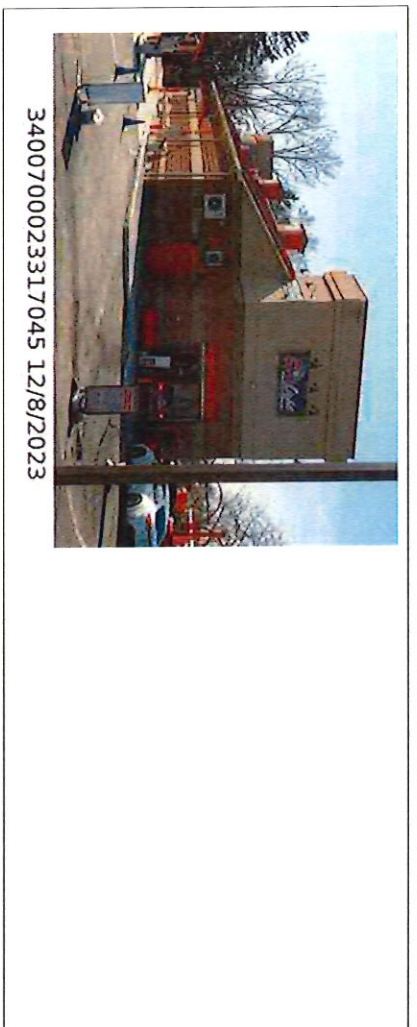
Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
SALHIEH SABRI & NADERA	Routing No. 0022-03 007-00 Class C-Commercial Living Units Neighborhood 340CC3000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes	Note Codes:
TY22 N/C BLDG & PAVING 100%	



Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	7.35	59,242		240,320
Total Acres: 1.36					
Legal Acres: 0					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	84,110	240,320	240,320	0	0
Building	272,350	778,140	778,140	0	0
Total	356,460	1,018,460	1,018,460	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information					
Date	ID	Entry Code	Source		
09/04/24	STP	10-Adv	3-Other		
04/04/22	PN	2-Information At Door	4-Employee		
06/08/21	PN	1-Entrance (Inspection)	1-Owner		
12/05/17	PRC	1-Entrance (Inspection)	3-Other		
03/27/15	MDT	1-Entrance (Inspection)	3-Other		

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
05/01/20	20-0520S		C/I BLDG	Car Wash	Closed Permit
05/01/20	COUNTY-2I		DEMO		Closed Permit
07/11/14	1400679C		ALT		Closed Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/09/19	255,000	2-Land & Building	MO-Multiple Parcel Sale - Valid	340/6008		STONEWOOD APARTMENTS INC
07/07/05	950,000					MOSKETTI RUDOLPH J JR
04/18/95	50,000					

Property Factors	
Topo: 1-Level	
Utilities: 1-All Public	
Street/Road: 1-Paved	5-Sidewalk
Traffic: 3-Heavy	
Location: 4-Major Strip	
Spot Loc:	

Legal Description	
Parcel TieBack:	Addl.TieBack:
Range - Township - Section:	- -
Legal Descriptions:	
ARLINGTON 2ND ADD ALL	
11776 11777 & 11785-11788	

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CLARK COUNTY

Situs : 2531 E MAIN ST

Parcel Id: 340-07-00023-317-045

LUC: 453-CAR WASHES

Card: 1 of 1

Tax Year: 2025

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Building Information

Year Built/Eff Year 2020 /
 Building # 1
 Structure Type 337-Car Wash - Auti
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA CARWASH

Building Other Features

Line Type +/- Meas1 Meas2 # Stp IU Line Type +/- Meas1 Meas2 # Stp IU

Interior/Exterior Information

Line	Lvl	Ff - To	Area	Perlm	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,928	292	075-Car Wash Aut	14	03-Concret	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	
2	01	01	1,352	234	075-Car Wash Aut	12	03-Concret	2-Fire Resistant	100	2-Normal	2-Normal	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,928	075-Car Wash Automatic	92		499,990
2	1,352	075-Car Wash Automatic	92		244,210

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	2020			23,000	C	1	A	A		30,660
2	C12-Conc Pave	2020			1,200	C	1	A	A		3,280

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LUC: 453-CAR WASHES

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ID	Code	Description	Area
13	A	075 CAR WASH AUTOMATIC	2928
13	B	075 CAR WASH AUTOMATIC	1352
13	C	C11 ASPHALT OR BLACKTOP PAVING	23000*
13	D	C12 CONCRETE PAVING	1200*
24	A	104 122	
24	B	104 122	
24	A	104 122	

Additional Property Photos



3400700023317006 05/10/2017

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2531 E MAIN ST Parcel Id: 340-07-00023-317-045 LUC: 453-CAR WASHES Card: 1 of 1 Tax Year: 2025 Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000	00-None	0	4,280	0.00				0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
<p>Building Cost Detail - Building 1 of 1</p> <p>Total Gross Building Area 4,280</p> <p>Replace, Cost New Less Depr 744,200</p> <p>Percent Complete 100</p> <p>Number of Identical Units</p> <p>Economic Condition Factor</p> <p>Final Building Value 744,200</p> <p>NBHD Fact 1,0000</p> <p>Value per SF 173.88</p>								

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)	
Total Gross Rent Area	4,280
Total Gross Building Area	4,280

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	