

MAR 27 2026

Tax year 2025 BOR no. 2025-172

DTE 1
Rev. 12/22

County Clark Date received 3/27/2026

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	Thomas D Reiber III	6263 Kelley Ave, Springfield Ohio 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 308-7341 T.reiber@acl.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		
0500200033302002	6263 Kelley Ave Springfield Ohio 45502		
7. Principal use of property <u>Single family 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
	225,000.00	305,430.00	80,430.00
9. The requested change in value is justified for the following reasons: <u>no improvements, could use landscaping, concrete and patio awning</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 2/20/24 and total cost \$ \$2500.00

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 3/27/20 Complainant or agent (printed) Thomas D Peiber III Title (if agent) _____

Complainant or agent (signature) Tommy Peiber III

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 6263 KELLEY AVE

Map ID : 050-02-00033-302-002

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

REIBER THOMAS D III

GENERAL INFORMATION

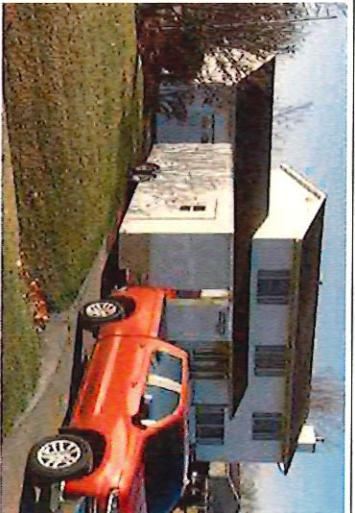
Routing No. GNW1-F1 025-00
 Class Residential
 Living Units 1
 Neighborhood 050R0003
 District
 Zoning
 Alternate Id
 Tax District German Township Nw1sd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0500200033302002 11/23/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000			49,980
A-Undeveloped	AC ,4080			5,100
Total Acres: 1.408		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 19,280	55,080	55,080	0	55,080
Building 87,620	250,350	250,350	0	239,170
Total 106,900	305,430	305,430	0	294,250

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
12/11/17	ANM	10-Adv	3-Other
12/02/11	JHC	2-Information At Door	1-Owner
08/15/06	PJ		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
03/07/22	178,000	2-Land & Building	0-Valid Sale	MCFADDEN ANNETTE N & THOMAS D RE
09/02/15	193,000	2-Land & Building	0-Valid Sale	HOFFMAN IAN MARK & NICOLE W
09/19/12	197,500		0-Valid Sale	SURRATT LARRY J & DEBORAH L
06/25/07			0-Valid Sale	JENNINGS ROBERT L & BARBARA S

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 WILLOW RUN SEC 2
 20

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6263 KELLEY AVE

Parcel Id: 050-02-00033-302-002

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

Card: 1 of 1

Tax Year: 2025

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Dwelling Information

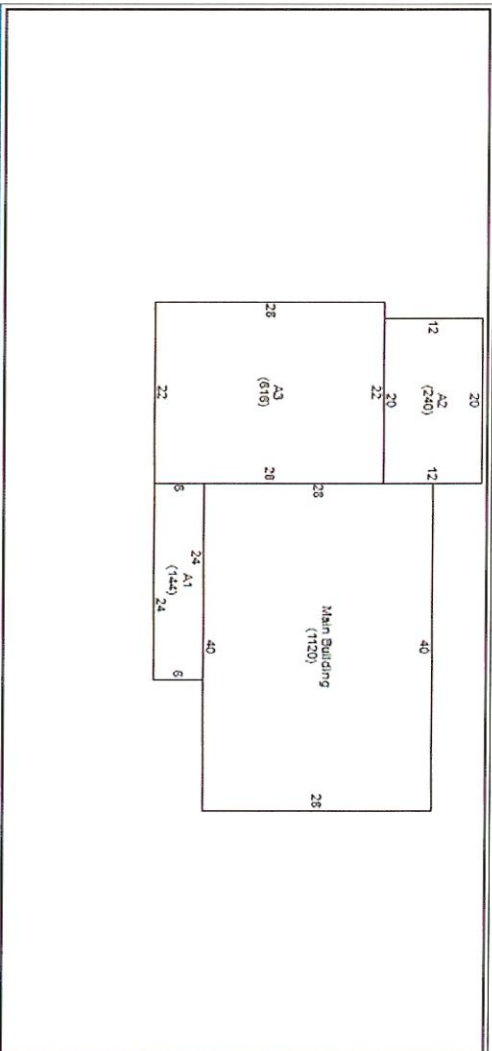
Story height	2	Total Rooms	7
Exterior Walls	6-Al/Vinyl	Bedrooms	4
Style	06-Colonial	Family Rooms	0
Year Built	1996	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phys. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab	1		
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	251,960	% Good	78
Plumbing	7,800	Market Adj	
Basement	-5,880	Functional	
Heating	8,970	Economic	
Attic	0	% Complete	
Other Features	5,054	C&D Factor	1
Subtotal	267,900	Adj Factor	1
		Additions	26,800
Ground Floor Area	1,120		
Total Living Area	2,240	Dwelling Value	235,760
Building Notes			

Misc & Gross Building 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					1,120						
1		1			144						6,900
2		26	54		240						5,700
3		59			616						21,800

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2003		24X30	720	C	1		G	G			14,590

Condominium / Mobile Home Information

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