

APR - 9 2025

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-174  
County CLARK Date received 4/9/2026

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	1500 Villa Road LLC	Attn: Marlin Scharf, 1105 E. County Line, Suite 207 Lakewood, NJ 08701	
2. Complainant if not owner	Northeastern Local School District Board of Education	4435 Bosart Rd., Springfield, OH 45503	
3. Complainant's agent	Robert M. Morrow, Esq.	612 Park Street, Ste 300, Columbus, OH 43215	
4. Telephone number of contact person	614-573-3015		
5. Email address of complainant	bmorrow@parkstreetlg.com		
6. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
3200300026400009	1500 VILLA RD SPRINGFIELD OH 45503		
3200300026400015	0 VILLA RD SPRINGFIELD OH 45503		
3200300026400016	1500 VILLA RD SPRINGFIELD OH 45503		
8. Principal use of property	nursing home		
9. 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
3200300026400009			0
3200300026400015			0
3200300026400016	Total three parcels: 21,308,210	Total three parcels: 21,308,210	0
10. The requested change in value is justified for the following reasons: School Districts supports auditor's valuation.			

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_
14. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown
15. 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.

16. 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 or 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 4-8-26 Complainant or agent Robert M. Morrow Title (if agency) Attorney for Bd of Educ

*Robert M. Morrow*  
Signature

Sworn to and signed in my presence, this 8<sup>th</sup> day of April year 2026

Notary *Leanna Carpenter*  
Signature



LEANNA CARPENTER  
Notary Public, State of Ohio  
My Commission Expires:  
06-04-2029