

FILED
CLARK COUNTY AUDITOR

MAR 30 2026

Tax year 2025 BOR no. 2025-176
County Clark Date received 3/30/2026

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	<u>Robert W. Baker</u>	<u>3350 Tracy Road</u>	
2. Complainant if not owner		<u>Spfld., Oh 45504</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>Cell: 937-605-8167</u> <u>rgbaker@sbcglobal.net</u>			
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	
<u>1017</u>		<u>3350 Tracy Road</u>	
<u>10296 (1026)</u>		<u>Spfld., Ohio 45504</u>	
<u>1023, 1024</u>			
7. Principal use of property <u>Conservation easement (Tech. Land Trust)</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
<u>See Attached</u>	<u>\$956,079</u>	<u>1,173,610</u>	<u>-217,531</u>
9. The requested change in value is justified for the following reasons: <u>Based from Development and/or any farming</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 9-25 and total cost \$ 3,500.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Parcel Number	Opinion Value	Current Value	Change of Value
050-02-00014-101-017	122,941	175,630	-52,689
050-02-00014-301-026	541,184	592,750	-51,566
050-02-00014-301-023	259,600	370,860	-111,260
050-02-00014-301-024	32,354	34,370	-2,016

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 3-30-26 Complainant or agent (printed) Robert Balcar Title (if agent) w/a

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-30-26 day of _____ (Date) _____ (Month) _____ (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : SAINT PARIS PIKE Map ID: 050-02-00014-101-017

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

BAKER ROBERT Q

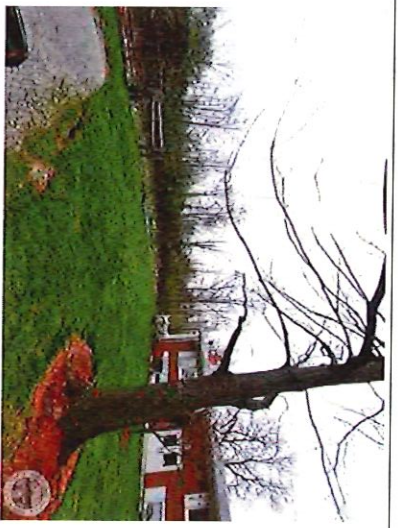
GENERAL INFORMATION

Routing No. GSE3-A2 018-00
 Class A
 Living Units
 Neighborhood 050A0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nw/sd

CAUV Y
 Field Review Flag:

Property Notes

Note Codes:
 F0-Fema Flood Zone 0%-25%



Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 2,020	175,630	175,630	0	0
Building 0	0	0	0	0
Total 2,020	175,630	175,630	0	0

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

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Woodland	AC 25.0900			175,630
A-Right Of Way	AC .0200			
Total Acres: 25.11 Legal Acres: 25.1100 NBHD Fact: 1.0000				

Entrance Information

Date	ID	Entry Code	Source
11/12/24	EB	10-Adv	3-Other
07/20/18	GSK	R-Review	3-Other
11/10/11	JPH	0-Vac Or Obv Only	3-Other
08/01/06	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/24/05	87,500		
06/24/05			

Deed Reference	Deed Type	Grantor
		NELSON SHEILA R

Property Factors

Topo: 4-Rolling
 Utilities:
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 14
 Legal Descriptions:
 PT W MID PT N W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : SAINT PARS PIKE

Parcel Id: 050-02-00014-101-017

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Area
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks
Pre-Fab

Misc

Qty

Grade C	Functional
CDU AV-AVERAGE	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design 0	

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Bulding Values

Misc Building No
Gross Building:

Misc Adjusted Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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

Situs : 3350 TROY RD

Map ID: 050-02-00014-301-023

LUC: 511-SINGLE FAMILY, 0-9-999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/3/26

CURRENT OWNER

BAKER ROBERT Q & GAY L

GENERAL INFORMATION

Routing No. GSE3-E2 006-00
 Class Residential
 Living Units 1
 Neighborhood 050R00000
 District
 Zoning
 Alternate Id
 Tax District German Township Nwisd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 18,880	53,930	53,930	0	53,930
Building 110,930	316,930	316,930	0	318,680
Total 129,810	370,860	370,860	0	372,610

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

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Undeveloped	AC .9000			8,030
A-Right Of Way	AC .1100			
A-Homesite	AC 1.0000			45,900

Total Acres: 2.01

Legal Acres: 2.0100

NBHD Fact: 1.0000

Entrance Information

Date	ID	Entry Code	Source
10/03/24	KQ	10-Adv	3-Other
08/08/18	GBL	R-Review	3-Other
01/29/18	GSK	5-Occupant Not Home	3-Other
12/14/17	ASH	10-Adv	3-Other
11/15/11	JPH	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price Type	Validity

Deed Reference	Deed Type	Grantor

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 14
 Legal Descriptions:
 P T S W Q R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 3350 TROY RD

Parcel Id: 050-02-00014-301-023

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

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

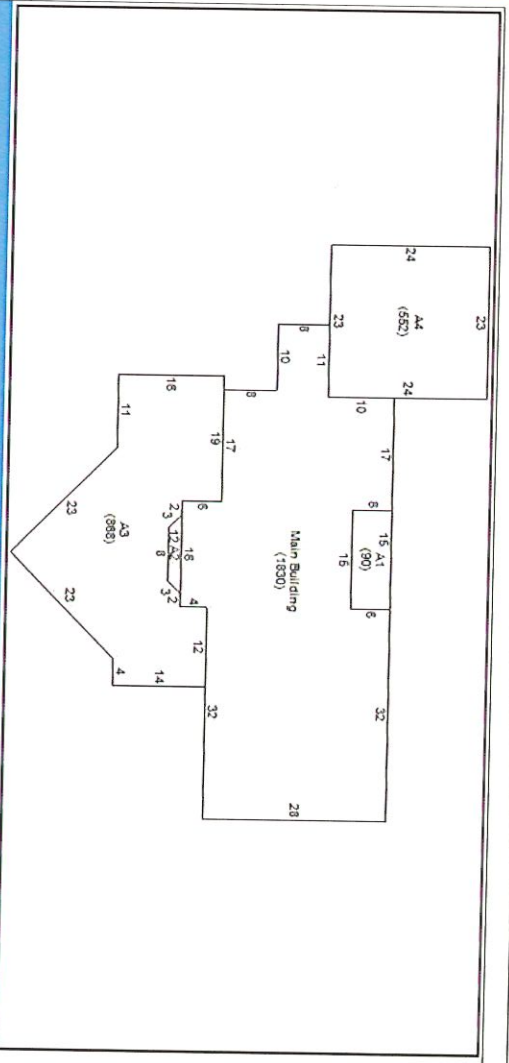
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	08-Modern	Family Rooms	1
Year Built	1984	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	12
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	B+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	301,400	% Good	80
Plumbing	13,600	Market Adj	
Basement	0	Functional	
Heating	10,730	Economic	
Attic	0	% Complete	
Other Features	14,256	C&D Factor	
Subtotal	339,990	Adj Factor	1
		Additions	44,100
Ground Floor Area	1,830		
Total Living Area	1,850	Dwelling Value	316,090
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,830						
1		1			90						5,400
2		52			20						2,300
3		25			868						22,800
4		59			552						24,800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS1-Frame Shed	2000		13x16	208	C	1		F	A			840

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

Situs : TROY RD

Map ID: 050-02-00014-301-024

LUC: 199-OTHER AGRICULTURAL U:

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER		GENERAL INFORMATION	
BAKER ROBERT Q & GAY L		Routing No.	GSE3-E2 004-00
		Class	A
		Living Units	
		Neighborhood	050A00000
		District	
CAUV		Zoning	
Field Review Flag:		Alternate Id	
		Tax District	German Township Nwlsd

Property Notes

Note Codes:



0500200014301024 12/6/2023

Land Information				
Type	Size	Influence Factors	Influence %	Value
A-Wasteland	AC	.0500		20
A-Right Of Way	AC	.1800		
A-Pasture	AC	3.1600		23,700
Total Acres: 3.39		Legal Acres: 3.3900	NBHD Fact: 1.0000	

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,300	23,720	23,720	0	0
Building	3,730	10,650	10,650	0	0
Total	12,030	34,370	34,370	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied					

Entrance Information			
Date	ID	Entry Code	Source
11/12/24	EB	10-Adv	3-Other
07/20/18	GSK	R-Review	3-Other
12/08/17	AGS	10-Adv	3-Other
11/15/11	JPH	0-Vac Or Obv Only	3-Other
08/01/06	AC		

Permit Information				
Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Grantor

Property Factors	
Topo:	1-Level
Utilities:	1-Paved
Street/Road:	1-Light
Traffic:	1-Light

Legal Description	
Parcel Tieback:	Addl. Tieback:
Range - Township - Section:	10 - 04 - 14
Legal Descriptions:	PTS N W & S W QRS

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : TROY RD

Map ID: 050-02-00014-301-026

LUC: 199-OTHER AGRICULTURAL U:

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

BAKER ROBERT Q

GENERAL INFORMATION

Routing No. GSE3-E2 007-00
 Class A
 Living Units
 Neighborhood 050A0000
 District
 Zoning
 Alternate Id
 Tax District German Township Nw1sd

CAUV Y
 Field Review Flag:

Property Notes

Note Codes:
 FO-Fema Flood Zone 0%-25%



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Pasture	AC 47.8000			358,500
A-Right Of Way	AC .9300			
A-Woodland	AC 33.1100			231,770
Total Acres: 81.84		Legal Acres: 81.8400	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	22,980	590,270	590,270	0	0
Building	870	2,480	2,480	0	0
Total	23,850	592,750	592,750	0	0

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

Entrance Information

Date	ID	Entry Code	Source
11/12/24	EB	10-Adv	3-Other
07/20/18	GSK	R-Review	3-Other
12/08/17	AGS	10-Adv	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/96	50,000			50/913		BAKER ROBERT Q & RICHARD E MOON J
04/18/95						

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 04 - 14
 Legal Descriptions:
 PTS NW & S W QRS
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : TROY RD

Parcel Id: 050-02-00014-301-026

LUC: 199-OTHER AGRICULTURAL USE

Card: 1 of 1

Tax Year: 2025

Printed: 03/3/26

CLARK COUNTY

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks
Pre-Fab

Misc

Qty

Grade C
CDU AV-AVERAGE
Market Adj
% Complete
Cost & Design 0

Functional
Economic
% Good Ovr
NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No
Gross Building:

Misc Adjusted Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr-Bit	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s Cl Mt	1950		32X24	768	D	1		P	P			2,010
AL1-1s Lean To	1950		12X24	288	D	1		P	P			470

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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