

MAR 30 2026

Tax year 2025 BOR no. 2025-177  
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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	WILLIAM H CRANE	85 HIGH ST, P.O. BOX 11, CLIFTON, OH 45316	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	(937) 270-0346		
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		
1201200032304001	N 190 CLAY ST, CLIFTON, OH 45316		
7. Principal use of property	GARAGE		
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
1201200032304001	\$ 60,000.	\$ 126,550	\$ 66,550
9. The requested change in value is justified for the following reasons: THIS IS NOT A HOUSE. IT IS AN EMPTY SHELL. PLEASE, SEE PHOTOS.			

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

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.

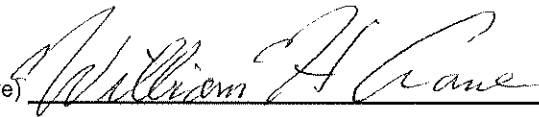
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) WILLIAM H CRANE Title (if agent) \_\_\_\_\_

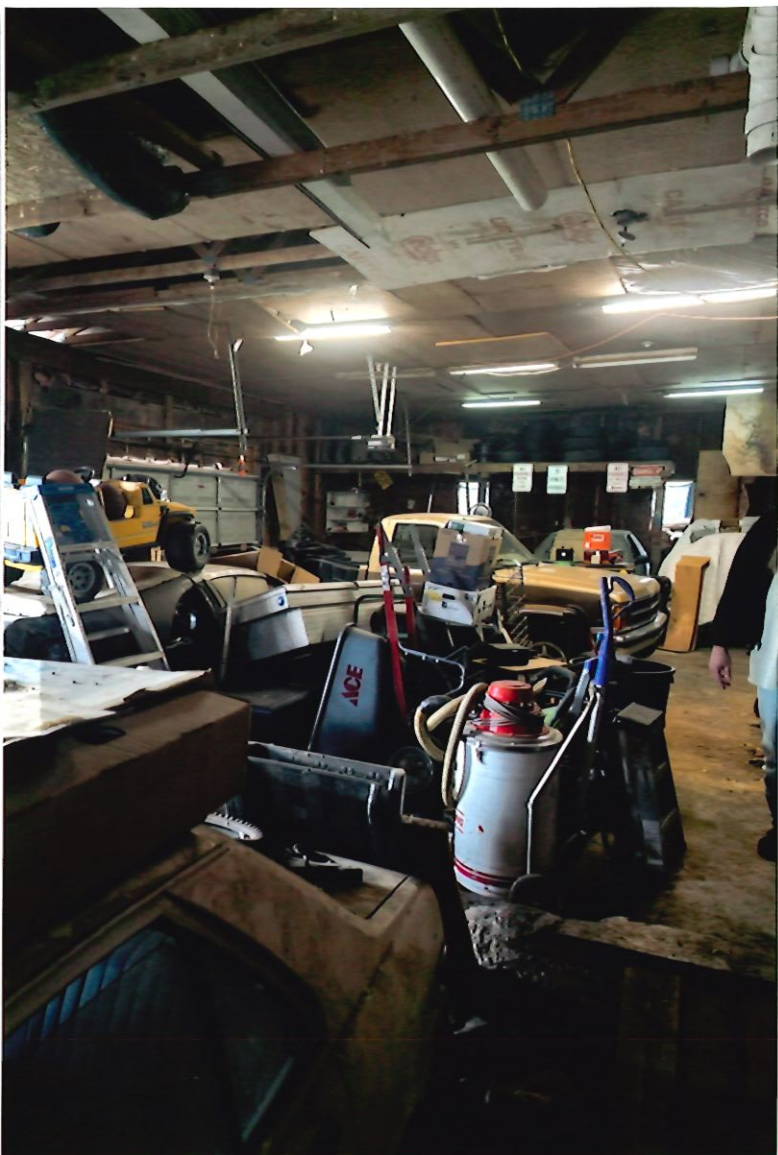
Complainant or agent (signature) 

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

Notary \_\_\_\_\_







**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 190 N CLAY ST

Map ID: 120-12-00032-304-001

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

CRANE WILLIAM H

**GENERAL INFORMATION**

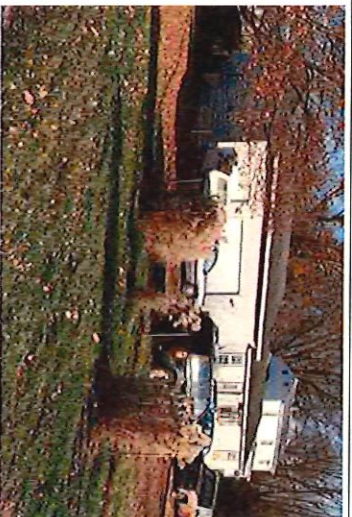
Routing No. ESW1-E1 042-00  
 Class Residential  
 Living Units 1  
 Neighborhood 120R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Clifton Corp Green Co Colsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1201200032304001 12/7/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 103 174			20,250

Total Acres: .4114

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	7,090	20,250	20,250	0	20,250
Building	37,210	106,300	106,300	0	88,680
<b>Total</b>	<b>44,300</b>	<b>126,550</b>	<b>126,550</b>	<b>0</b>	<b>108,930</b>

Value Flag 1-COST APPROACH  
 Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied Y

**Entrance Information**

Date	ID	Entry Code	Source
10/15/24	EB	10-Adv	3-Other
07/24/18	TAS	R-Review	3-Other
12/27/17	DXS	10-Adv	3-Other
12/21/11	JHC	5-Occupant Not Home	3-Other
07/11/06	MH		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/30/05	145,000			120/1495		VENTERS JANICE EVELYN
03/15/01						

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 BATES & LEWIS N PT & PT VAC ALLEY E  
 OL 78  
 Addl. Tieback:

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**Dwelling Information**

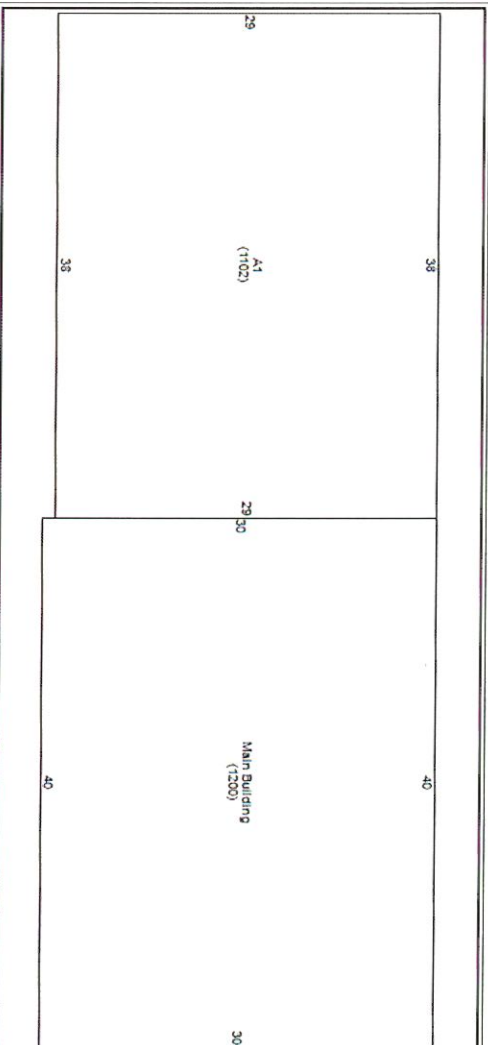
Story height	1	Total Rooms	3
Exterior Walls	6-ALV/Inyl	Bedrooms	1
Style	03-Ranch	Family Rooms	0
Year Built	1987	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled	2004	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmnt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	138,720	% Good	67
Plumbing		Market Adj	
Basement	-9,020	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	129,700	Adj Factor	19,400
Ground Floor Area	1,200		
Total Living Area	1,200	Dwelling Value	106,300
Building Notes			

**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					1,200						
1		59			1,102						29,000

**Additions**

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