

2025 2025-179

MAR 30 2026

County Clark Date received 3/30/2026

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR
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		Sean McElfresh 3535 Rockview Dr 45504	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
740 827-8460		Sean McFAT@yahoo.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	
3000600023406030		3535 Rockview Dr Springfield, OH 45504	
7. Principal use of property <u>Primary 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
3000600023406030	\$ 416,800	\$ 535,960	\$ 119,160
9. The requested change in value is justified for the following reasons: For starters our value was just raised 100k 3 years ago; nothing has increased the value since. Also when we purchased the property the taxed value was 80% of what we paid. If we were to sell today we would be lucky to sell for \$21,000 80% of that value is			

\$ 416,800

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 None and total cost \$ _____

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

Every home Sale APP & AI APP places our property value @ \$ 521,000 and that is assuming perfect. ^{Errors sum} we need landscaping done & \$60,000 worth of new windows, we also need a new HVAC system and no one is willing to pay for a new HVAC system.

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.

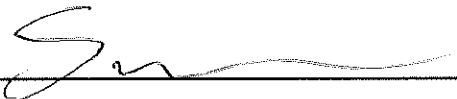
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 1-29-26 Complainant or agent (printed) Sean McElfresh 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 : 3535 ROCKVIEW DR

Map ID : 300-06-00023-406-030

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

MC ELFRESH SEAN M & ASHLEY L SILLMAN

GENERAL INFORMATION

Routing No. SNW1-H1 020-00
 Class Residential
 Living Units 1
 Neighborhood 300R0014
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600023406030 12/21/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	197 304		80,790

Total Acres: 1.3748

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	28,280	80,790	80,790	0	80,790
Building	159,310	455,170	455,170	0	446,790
Total	187,590	535,960	535,960	0	527,580

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
08/12/24	KQ	10-Adv	3-Other
05/08/18	GBL	R-Review	3-Other
11/29/17	DXS	10-Adv	3-Other
10/13/17	DEW	9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner
03/09/12		9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/27/19	372,000	2-Land & Building	0-Valid Sale			MUIR PAMELA JOYCE
03/22/93	48,000			300/3782		PATTON LARRY K & THOMAS A BROWN

Property Factors

Topo: 4-Rolling
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 2-Medium

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ABERFELDA HILLS ADDN NO 7
 10

Add. Tieback:

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Parcel Id: 300-06-00023-406-030

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Dwelling Information

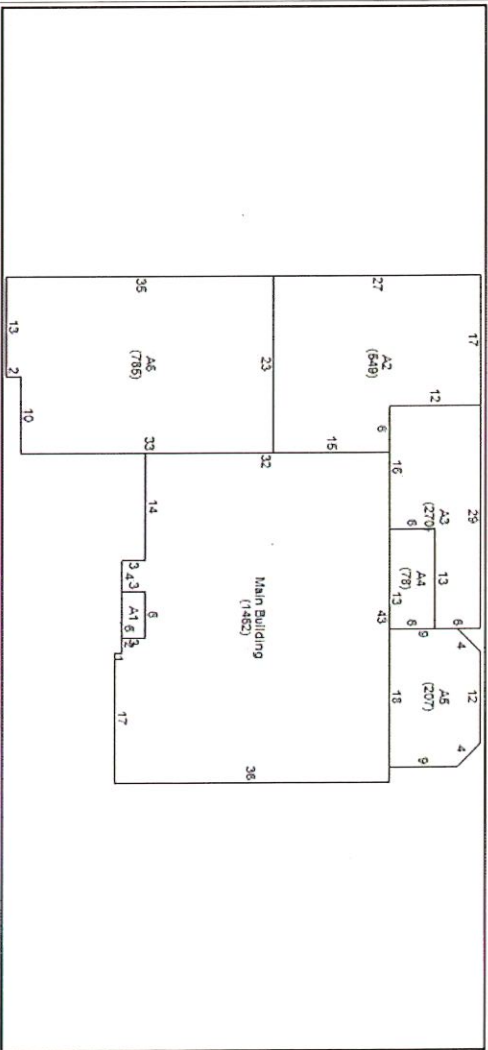
Story height	2	Total Rooms	12
Exterior Walls	2-Brick	Bedrooms	5
Style	08-Modern	Family Rooms	1
Year Built	1993	Full Baths	3
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	14
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	1200
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab	1		
Misc		Qty	
Grade	B+		
CDU	GD-GOOD	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	411,540	% Good	68
Plumbing	17,500	Market Adj	
Basement	0	Functional Economic	
Heating	13,560	% Complete	
Attic	0	C&D Factor	1
Other Features	76,318	Adj Factor	102,300
Subtotal	518,920	Additions	
Ground Floor Area	1,462		
Total Living Area	3,569	Dwelling Value	455,170

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,462						
1		1	35M		18						2,800
2		55	35M		549						77,000
3		25			270						7,100
4		55	35M		78						10,900
5		1			207						12,500
6		59M			785						40,200

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)	