

MAR 30 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-180
County Clark Date received 3/30/2026

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	SHIV PARVATI LLC	383 E LEFFEL LN, SPRINGFIELD, OH 45505	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	(334) 294 1249 kuldip1116@gmail.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		
305-07-00032-200-012	383 E LEFFEL LN, SPRINGFIELD, OH 45505		
7. Principal use of property	MOTEL		
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
305-07-00032-200-012	2,618,420	4,905,030	-2,286,610
9. The requested change in value is justified for the following reasons: NO CHANGE HAS HAPPEN IN PROPERTY CONDITION AND OPERATIONS.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 4/19/2024

and sale price \$ 5,500,000 ; 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 3/28/2026 Complainant or agent (printed) SHIV PARVATI LLC
KULDIP PATEL Title (if agent) MEMBER

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this March 28th day of 2026
(Date) (Month) (Year)

Notary [Signature]



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 383 E LEFFEL LN Map ID: 305-07-00032-200-012

LUC: 410-MOTELS AND TOURIST CABINS

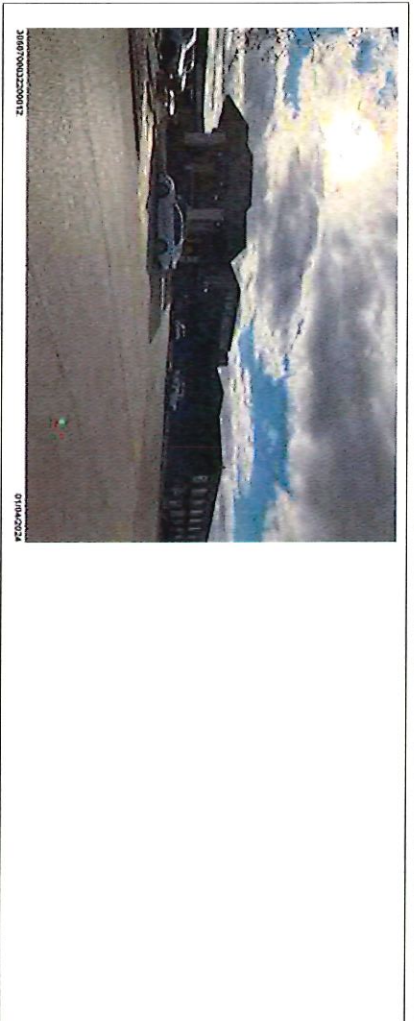
Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
SHIV PARVATI LLC	Routing No. SSW3-C2 187-00 Class C-Commercial Living Units Neighborhood 300C1000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site	AC	115000	7.0300		808,450
Total Acres: 7.03 Legal Acres: 7.03					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	282,960	808,450	808,450	808,450	0
Building	1,433,800	4,096,580	4,096,580	1,809,970	0
Total	1,716,760	4,905,030	4,905,030	2,618,420	0
Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/27/25	STP	10-Adv	3-Other
05/09/18	RVT	1-Entrance (Inspection)	4-Employee
06/22/12	DWP	2-Information At Door	3-Other
10/19/06	JL		

Date Issued	Number	Price	Permit Purpose	Note	Status
02/12/15	1500100		FIRE REPR		Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
04/23/24	5,500,000	2-Land & Building	0-Valid Sale
08/08/19	2,100,000		

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location:
 Spot Loc:

Legal Description
 Parcel TieBack: Addl. TieBack:
 Range - Township - Section: 09 - 05 - 32
 Legal Descriptions: MID PT N E QR

HARRIS HOSPITALITY SPRINGFIELD LLC
 CANUS HOSPITALITY LLC

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 383 E LEFFEL LN

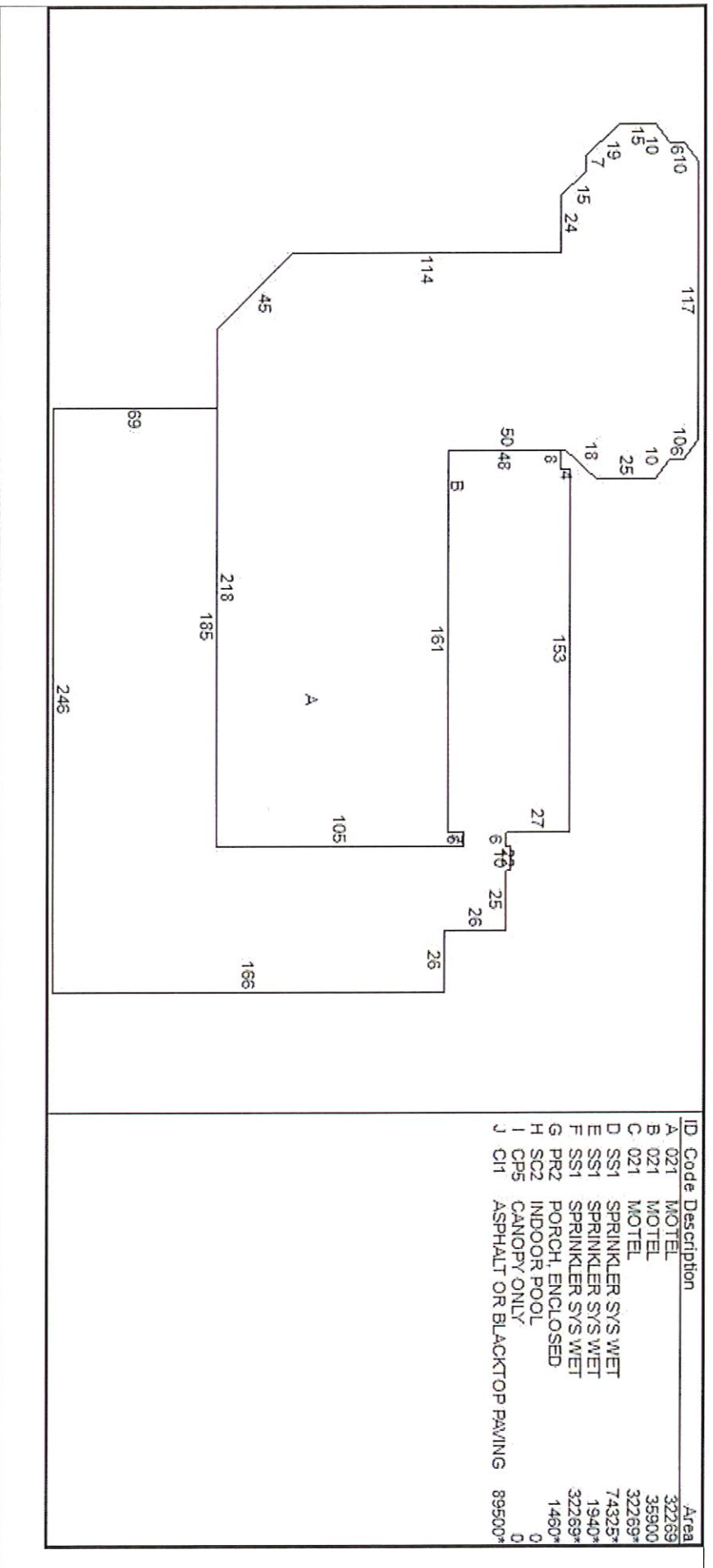
Parcel Id: 305-07-00032-200-012

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Additional Property Photos



3050700032200012 06/27/2017



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 383 E LEFFEL LN

Parcel Id: 305-07-00032-200-012

LUC: 410-MOTELS AND TOURIST CABINS

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
02 H	013 02-Motel	150	100,438	80.00	80	3,504,000	40	145	14020	1,415,620	72	101	*****	1,060,299	355,320

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	100,438
Replace, Cost New Less Depr	4,024,350
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	4,024,350
NBHD Fact	1,0000
Value per SF	40.07

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	355,320
Capitalization Rate	0.135700
Sub total	2,618,420
Residual Land Value	
Final Income Value	2,618,420
Total Gross Rent Area	100,438
Total Gross Building Area	100,438

Misc & Gross Bulding Values

Misc Building No	
Gross Building:	Misc Adjusted Value