

FILED
CLARK COUNTY AUDITOR

MAR 30 2026

Tax year 2025 BOR no. 2025-181
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	Chris & Edith Loney	166 Quick Rd. New Carlisle, OH 45344
2. Complainant if not owner		
3. Complainant's agent	ARTHUR Solomon	332 Mt. Vernon Ave, Springfield OH 45502
4. Telephone number and email address of contact person	937-845-0446 blinddate71@yahoo.com	937-631-8562
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
010-05-00027-000-012	166 Quick Rd.

7. Principal use of property primary residence

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 ^x (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
010-05-00027-000-012	\$126,590.00	\$206,310.00	\$79,720.00

if 100%
fixed up.
As #1
cash
Buyer in
Clark Co.
i would
not pay
a penny
more.

9. The requested change in value is justified for the following reasons: see exhibit.
lack of upgrades & deferred maintenance. Major repairs needed to roof & exterior. Plumbing is original. HVAC original. Cosmetic remodel needed. \$65-\$75,000 in repairs/upgrades needed.
\$126,590 is fair market value. - Arthur Solomon

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)(6) 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 3/29/26 Complainant or agent (printed) 3-30-26 Edith C Loney owner Title (if agent) Realtor

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this _____ day of _____, 20____.

Notary _____

[Exhibit 1]

Roof is 26 yrs, old
Exterior paint 23 yrs, old
Replacement WINDOWS 33 yrs, old
Furnace 34 yrs, old
Kitchen remodel 14 yrs, old

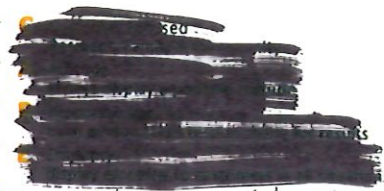
There have been NO home improvements in the past 4 yrs. and only 2 in the past 12 yrs.

Yet in 6 yrs. the value of our home & property has gone up \$80,000.00!

And \$40,000.00 just in the past 2 yrs.

Opinion of Value \$126,590.00

Current Value
\$206,310.00



* There are NO comparable properties in this neighborhood!

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 166 QUICK RD

Map ID: 010-05-00027-000-012

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

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

LONEY CHRIS FRANCIS & EDITH CLARE

GENERAL INFORMATION

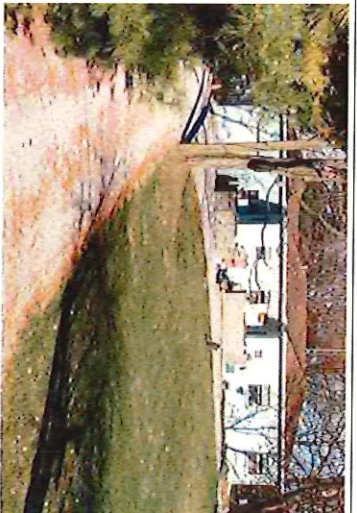
Routing No. BNWZ-E1 015-00
 Class Residential
 Living Units 1
 Neighborhood 010R0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500027000012 11/25/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000			49,980
A-Undeveloped	AC .9500			11,870
A-Right Of Way	AC .0500			

Total Acres: 2

Legal Acres: 2.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	21,650	61,850	61,850	0	61,850
Building	50,560	144,460	144,460	0	126,640
Total	72,210	206,310	206,310	0	188,490

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
09/27/24	JL	10-Adv	3-Other
07/12/18	RVT	R-Review	3-Other
12/13/17	GSK	10-Adv	3-Other
09/22/17	ASH	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
11/30/11	JCW	2-Information At Door	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/12/07	0119		POLD BLDG		Closed Permit
03/28/07	0101		POLD BLDG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/02/87	21,400			10/310		CADWELL CHESTER C & THERESA A
01/01/83						

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 27
 Legal Descriptions:
 N W COR S W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 166 QUICK RD

Parcel Id: 010-05-00027-000-012

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

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

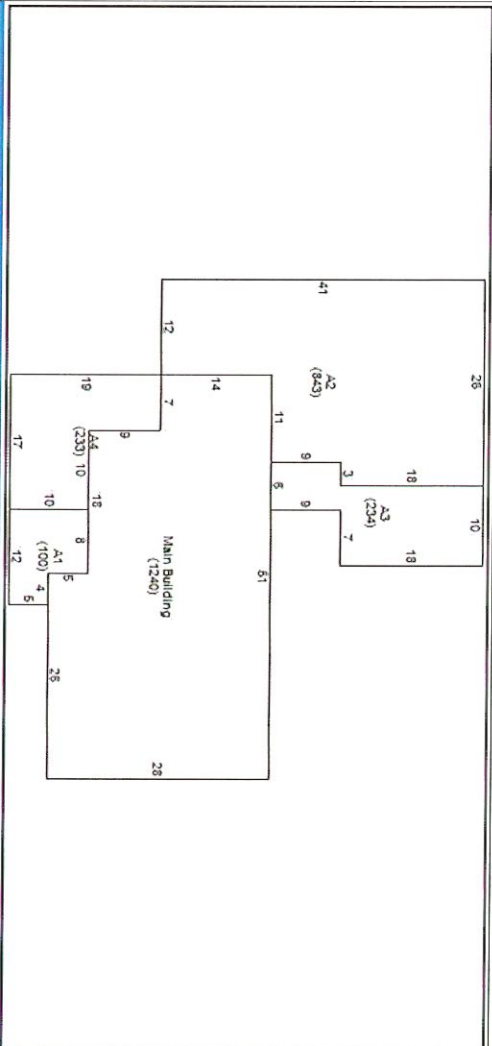
Story height	1	Total Rooms	4
Exterior Walls	4-Block	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	6
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	4-Oil	Unfinished Area	
System Type	3-Hot Water	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	166,950	% Good	66
Plumbing	1,400	Market Adj	
Basement	-5,840	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	162,510	Adj Factor	27,400
Ground Floor Area	1,240		
Total Living Area	1,240	Dwelling Value	134,660
Building Notes			

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					1,240						
1		28			100						2,900
2		59			843						26,700
3		1			234						10,400
4		26			233						1,500

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI MH	2007		30X48	1,440	C	1	288	A	A			9,800

Condominium / Mobile Home Information

Complex Name		Number	
Condo Model		Unit Type	
Unit Number		Unit View	
Unit Level		Model (MH)	
		Model Make (MH)	