

MAR 30 2026

Tax year 2025 BOR no. 2025-182
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	
Siva R. Vemana and		420 Aberfelda Dr., Springfield, OH 45504-3981	
1. Owner of property		Sakunthala Devi Vemana	
2. Complainant if not owner			
3. Complainant's agent		Thomas H. Lagos	
5057 Troy Rd., Springfield, Ohio 45502			
4. Telephone number and email address of contact person			
937-323-5555; lagosth@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	
300-06-00017-305-020		420 Aberfelda Dr., Springfield, OH 45504-3981	
7. Principal use of property <u>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
300-06-00017-305-020	618,210	709,910	(91,700)
9. The requested change in value is justified for the following reasons: The increase in value is not justified. This large house requires significant maintenance and, therefore, has a limited number of potential buyers.			

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.

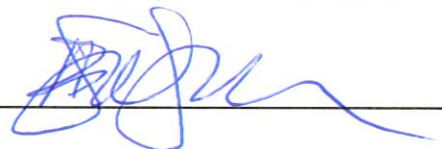
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 March 30, 2026 Complainant or agent (printed) Thomas H. Lagos Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary 



SAMUEL J. PETROFF
Attorney At Law
My Commission has no expiration date
Section 147.03 O.R.C.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 420 ABERFELDA DR

Map ID: 300-06-00017-305-020

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

VEMANA SIVA R & SAKUNTHALA DEVI

GENERAL INFORMATION

Routing No. SNW2-F1 028-00
 Class Residential
 Living Units 1
 Neighborhood 300R0014
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3000600017305020 12/6/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 149 375			69,590

Total Acres: 1.2827

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,360	69,590	69,590	0	69,590
Building	224,110	640,320	640,320	0	636,160
Total	248,470	709,910	709,910	0	705,750

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
07/22/24	LB	10-Adv	3-Other
05/08/18	GBL	R-Review	3-Other
11/28/17	DXS	10-Adv	3-Other
03/22/12	DWP	2-Information At Door	1-Owner
05/08/06	ARC		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/25/18				WD-General Warranty Deed		VEMANA SAKUNTHALA DEVI
08/23/89	33,000					REDDY DOMODAR K

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 ABERFELDA HILLS ADDN NO 5
 104
 Addl. Tieback:

