

MAR 30 2026

Tax year 2025 BOR no. 2025-184  
County CLARK Date received 3/30/2025

HILLARY HAMILTON  
AUDITOR

**Complaint Against the Valuation of Real Property**

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	GARY ARMSTRONG	109 E WARD ST Springfield Oh
2. Complainant if not owner		45504
3. Complainant's agent		
4. Telephone number and email address of contact person	937 206 5657 gary ARMSTRONG 432 @ icloud.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
340-07-00035-116-018	109 E WARD ST Springfield Ohio
	45504

7. Principal use of property Residential

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
340-07-00035	59,000	<del>70,650</del>	82,420
116-018		<del>149,420</del>	

9. The requested change in value is justified for the following reasons:  
condition need total Rehab/removed upstairs apt  
kit/bath/dawn stairs never had normal kit/both central/ac  
stayed working/Needs roof for ins.purpose/new drive Total cost 120,000-150,000

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 3-30-2026 Complainant or agent (printed) GARY ARMSTRONG 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**

Stus : 109 111 E WARD ST

Map ID: 340-07-00035-116-018

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

ARMSTRONG GARY A

**GENERAL INFORMATION**

Routing No. 0035-03 005-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0028  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Spsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035116018 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 198			12,810

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,480	12,810	12,810	0	12,810
Building	45,010	128,610	128,610	0	96,980
<b>Total</b>	<b>49,490</b>	<b>141,420</b>	<b>141,420</b>	<b>0</b>	<b>109,790</b>

Total Acres: .2273

Legal Acres: 0.2300

NBHD Fact: 1.0000

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
04/12/24	LB	10-Adv	3-Other
05/31/18	GSK	R-Review	3-Other
10/03/17	AGS	10-Adv	3-Other
08/23/11	MJT	5-Occupant Not Home	3-Other
02/10/06	AH		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
01/06/05	81,000		

Deed Reference	Deed Type
340/4355	

Grantor  
 ALLGIER DONNA M

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 05 - 35  
 Legal Descriptions:  
 LIMESTONE  
 S SI WARD 313 1/2 W OF

Addl. Tieback:

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Parcel Id: 340-07-00035-116-018

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

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**CLARK COUNTY**

**Dwelling Information**

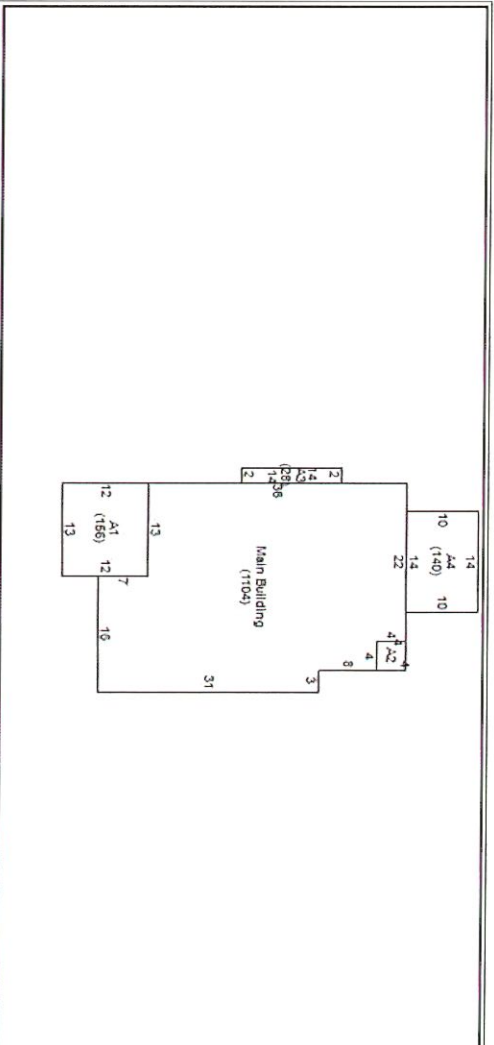
Story height	2	Total Rooms	8
Exterior Walls	1-Frame	Bedrooms	2
Style	14-Duplex	Family Rooms	0
Year Built	1901	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	6-.5 Brnvl/5 Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Brnt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C	Functional	
CDU	FR-FAIR	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	231,090	% Good	44
Plumbing	7,200	Market Adj	
Basement	-2,700	Functional	
Heating	8,220	Economic	
Attic	11,890	% Complete	
Other Features	0	C&D Factor	1
Subtotal	255,700	Adj Factor	
		Additions	12,800
Ground Floor Area	1,104		
Total Living Area	2,392	Dwelling Value	125,310
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					1,104						10,900
1		3			156						1,300
2		25	35		16						2,000
3		58	35		28						14,800
4		35	25		140						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1915		20X20	400	C	1		P	P			3,300

**Condominium / Mobile Home Information**

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