

MAR 30 2026

Tax year 2025 BOR no. 2025-185  
County CLARK Date received 3/30/2025

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	Andrew + Carah Birch	445 N. BROADMOOR BLVD	
2. Complainant if not owner		Springfield, OH 45504	
3. Complainant's agent	Andrew BIRCH		
4. Telephone number and email address of contact person <u>614-561-0175 / andybirch88@gmail.com</u>			
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	
<u>3400600006206003</u>		<u>445 N. BROADMOOR BLVD</u>	
		<u>Springfield, OH 45504</u>	
7. Principal use of property <u>Residential</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
<u>3400600006206003</u>	<u>\$390,640</u>	<u>\$443,020</u>	<u>-52,380</u>
9. The requested change in value is justified for the following reasons: <u>SEE ATTACHED PAGE - ALL SALES ON MY DIRECT BLOCK IN PAST 12 MOS</u>			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

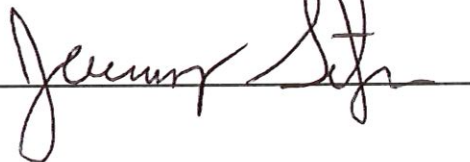
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/30/26 Complainant or agent (printed) Andrew Birch Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-30-2026 day of March 2026  
(Date) (Month) (Year)

Notary 



Jeremy R Sigler  
Notary Public - State of Ohio  
My Commission Expires 2-21-2024

Sold Property Address	Parcel Number	Date Sold	Price	Sq Ft	Price/Sq Ft
440 S Broadmoor Blvd	3400600006206000	1/22/2026	\$ 282,500.00	2363	\$ 119.55
440 N Broadmoor Blvd	3400600006205030	11/12/2025	\$ 287,000.00	2066	\$ 138.92
2115 Oak Knoll Dr	3400600006205020	3/20/2025	\$ 470,000.00	3571	\$ 131.62
407 N Broadmoor Blvd	3400600006207000	8/15/2025	\$ 262,500.00	2018	\$ 130.08
Average Price per foot					\$ 130.04

County Valuation	Price/Sq Ft
445 N Broadmoor Blvd 3400600006206000	\$ 443,020.00 3004 \$ 147.48

My Estimate \$ 390,640.16 3004 \$ 130.04

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 445 N BROADMOOR BLVD

Map ID: 340-06-00006-206-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

BIRCH ANDREW L & CARAH A

**GENERAL INFORMATION**

Routing No. 0036-04 008-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0016  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400600006206003 12/13/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 98 222			59,580

Total Acres: .4994 Legal Acres: 0.0000 NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	20,850	59,580	59,580	0	59,580
Building	134,200	383,440	383,440	0	350,660
<b>Total</b>	<b>155,050</b>	<b>443,020</b>	<b>443,020</b>	<b>0</b>	<b>410,240</b>

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
04/05/24	LB	10-Adv	3-Other
05/30/18	GBL	R-Review	3-Other
09/21/17	AGS	10-Adv	3-Other
09/19/17	LRW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
08/22/11	NAC	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/19	287,500	2-Land & Building	0-Valid Sale			O DONNELL MELINDA L
12/27/16	219,000	2-Land & Building	0-Valid Sale	TD-Trustee'S Deed		SMITH AMY D TRUSTEE
09/30/03	255,000					JAMISON JOHN D

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 BROADMOOR 4 ALL  
 13374  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

Situs : 445 N BROADMOOR BLVD

Parcel Id: 340-06-00006-206-003

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CLARK COUNTY**

**Dwelling Information**

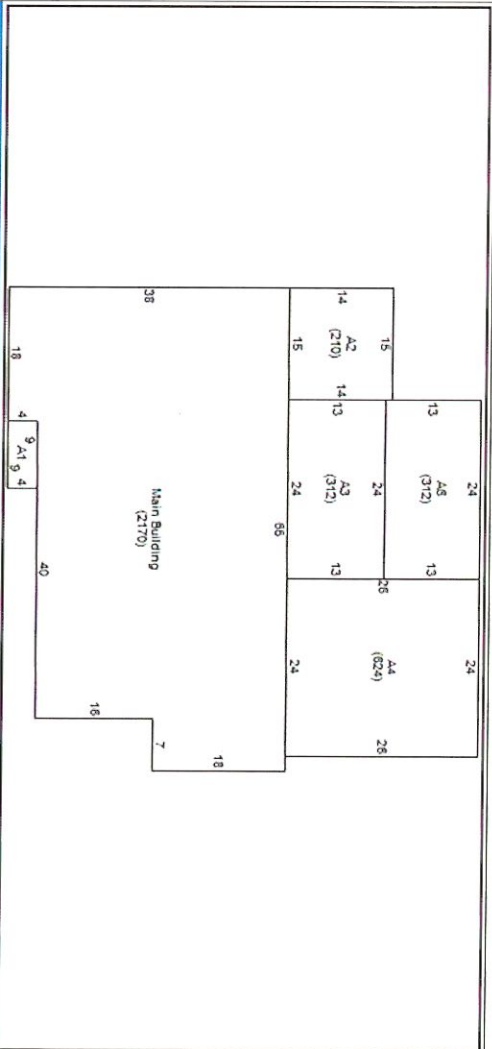
Story height	1	Total Rooms	8
Exterior Walls	7-Stone	Bedrooms	3
Style	03-Ranch	Family Rooms	1
Year Built	1950	Full Baths	2
Eff Year Built	1966	Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	300
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	2
Stacks			
Pre-Fab	3		
Misc	BG-Bsmt Gar	Qty	
Grade	B	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	341,340	% Good	76
Plumbing	9,100	Market Adj	
Basement	-9,190	Functional	
Heating	11,460	Economic	
Attic	0	% Complete	
Other Features	38,530	C&D Factor	1
Subtotal	391,240	Adj Factor	
		Additions	86,100
Ground Floor Area	2,170		
Total Living Area	3,004	Dwelling Value	383,440
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,170						
1		28			36						1,300
2		58	35M		210						20,600
3		3			312						27,500
4		58	35M		624						61,300
6		26			312						2,500

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)