

Tax year 2025

BOR no. 2025-187

County Clark

Date received 3/31/2026

MAR 31 2026

### Complaint Against the Valuation of Real Property

HILLARY HAMILTON  
AUDITOR

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		Rife Shawn	
2. Complainant if not owner		<del>2457 Mechanicsburg Rd.</del>	
3. Complainant's agent		Springfield OH 45503	
4. Telephone number and email address of contact person		5228 State Route 4 Mechanicsburg OH 43044	
937-536-7169			
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	
22003000019402006		2457 Mechanicsburg Rd Springfield OH 45503	
22003000032403025		336 Villa Road Springfield OH 45503	
7. Principal use of property <u>Rental</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
22003000019402006	\$ 60,000.00	\$ 226,610.00	\$ 162,610.00
22003000032403025	\$ 120,000.00	\$ 174,420.00	\$ 54,420.00
9. The requested change in value is justified for the following reasons:			
The property is worth what I paid for them.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A  
and sale price \$ Column A ; 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 NO 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 3/30/26 Complainant or agent (printed) Shawn Rife 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**

Situs : 2457 MECHANICSBURG RD

Map ID: 220-03-00019-402-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

RIFE SHAWN

**GENERAL INFORMATION**

Routing No. FSW5-G1 022-00  
 Class Residential  
 Living Units 1  
 Neighborhood 220R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Neisd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



2200300019402006 12/28/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000		3-Other	50,960
A-Undeveloped	AC 3.8500		3-Other	49,050
A-Right Of Way	AC .1500		3-Other	
Total Acres: 5				
Legal Acres: 5.0000				
NBHD Fact: 1.0000				

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 35,000	100,010	100,010	0	100,010
Building 44,310	126,600	126,600	0	114,410
<b>Total 79,310</b>	<b>226,610</b>	<b>226,610</b>	<b>0</b>	<b>214,420</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied

Value Flag 1-COST APPROACH

**Entrance Information**

Date	ID	Entry Code	Source
10/30/24	JL	10-Adv	3-Other
09/28/20	LA	7-Quality Check	3-Other
08/09/18	JHR	R-Review	3-Other
12/18/17	DXS	10-Adv	3-Other
11/27/17	LA	7-Quality Check	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/09/20	COUNTY-21		FD CK		Closed Permit
07/20/15	COUNTY-2		REMODEL		Closed Permit
06/24/15	COUNTY 1		FD CK		Closed Permit
11/25/14	COUNTY		DPF		Closed Permit
03/28/08			DEMO		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
01/29/20	60,000	2-Land & Building	2-Not Open Market
04/15/15	40,000	2-Land & Building	S-Sheriff
10/08/14	53,400	2-Land & Building	S-Sheriff
07/1/108	138,000		0-Valid Sale

**Deed Reference**

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		LENOX STUART & ROBIN
SD-Sheriff's Deed		KONDAUR CAPITAL CORPORATION TRUS
		WEST KEITH D
		LUCAS DALE R

**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: 10 - 05 - 19  
 Legal Descriptions:  
 JACKSON ALL BUT S E COR 6 STRIP N SI 5  
 5 & 6  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 2457 MECHANICSBURG RD

Parcel Id: 220-03-00019-402-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**Dwelling Information**

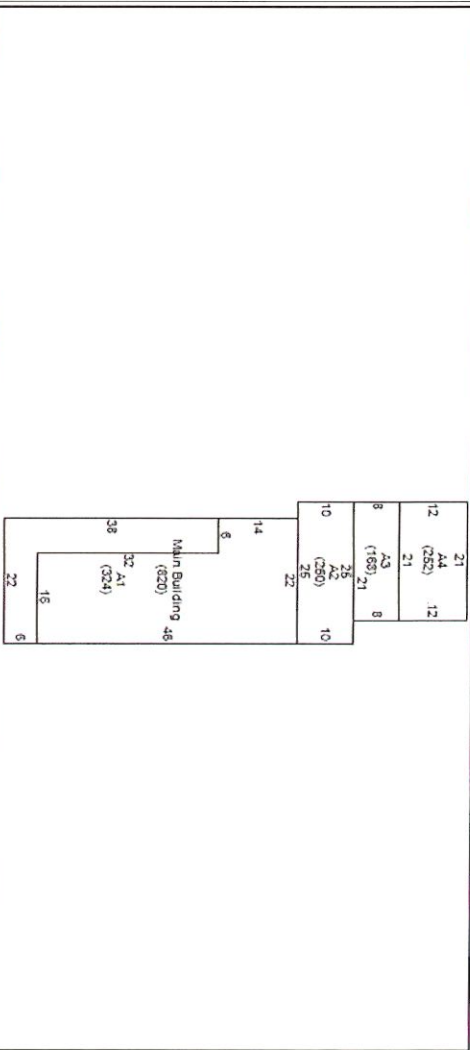
Story height	2	Total Rooms	9
Exterior Walls	6-AV/Invl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1981	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	1-None	Unfinished Area	
System Type	1-Hot Air	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	D+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	171,410	% Good	60
Plumbing		Market Adj	
Basement		Economic	
Heating	-7,740	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	163,670	Additions	26,300
Ground Floor Area	820		
Total Living Area	1,890	Dwelling Value	124,500
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					820						
1		1			324						13,000
2	58	35			250						15,900
3		3			168						10,600
4		25			252						4,400

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AB2-Flat Barn	1900		20X32	640	D	1	2	P	P			2,100

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 336 VILLA RD

Map ID : 220-03-00032-403-025

LUC : 510-SINGLE FAMILY, PLATTED

Card : 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

RIEFE SHAWN

**GENERAL INFORMATION**

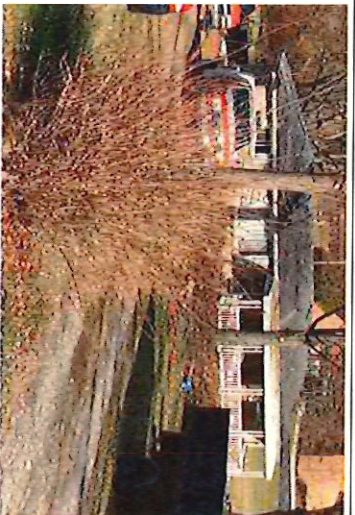
Routing No. FSW3-H2 009-00  
 Class Residential  
 Living Units 1  
 Neighborhood 220R0033  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Neisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



2200300032403025 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 125	439		51,420

Total Acres: 1.2598

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	18,000	51,420	51,420	0	51,420
Building	43,050	123,000	123,000	0	102,830
Total	61,050	174,420	174,420	0	154,250

Value Flag 1-COST APPROACH

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied N

**Entrance Information**

Date	ID	Entry Code	Source
11/24/25	ZF	A-Estimated	3-Other
09/30/24	JAL	10-Adv	3-Other
08/24/18	GBL	R-Review	3-Other
12/20/17	EFH	10-Adv	3-Other
11/09/11	JHC	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
09/15/25	PM25-0381	AC	AC		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
10/23/23	120,000	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
02/24/23		2-Land & Building	R-Related
07/01/84	22,300		

Deed Reference 220/2555

Deed Type AF-Affidavit

Grantor  
 DAY ANNA MARIE  
 DAY GERALDINE M  
 DAY HARRY E JR & GERALDINE M

**Property Factors**

Topo: 4-Rolling  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 1-Light

4-Gas

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 POLO HILLS ALL  
 16

Add. Tieback:

