

MAR 31 2026

Tax year 2025 BOR no. 2025-192
County Clark Date received 3/31/2026

DTE
Form 1202

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	AVA M VAN BOURBONDIEN	222 PATTON DR SPRINGBORD, OH 45066
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 937-207-1506 AVAVANB1103@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
3400600006410015	1501 SAINT PARIS RD SPRINGFIELD, OH 45504

7. Principal use of property

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
3400600006410015	\$121,000	\$216,950	-\$95,950

9. The requested change in value is justified for the following reasons:
PURCHASED FOR \$121,000

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 9/27/2024
and sale price \$ 121,000 ; 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 1/21/26 Complainant or agent (printed) AVA VAN BOURHONDIEU Title (if agent) _____

Complainant or agent (signature) *AVA Van Bourhondieu*

Sworn to and signed in my presence, this 21st day of January 2026

Notary *Cheri L. Hanson*



PRELIMINARY TITLE REPORT

FILE NO: 24-42440 jr
CLOSING DATE:
LOAN OFFICER: Michelle West
BORROWER: Ava Van Bourgondien
OWNERS: Ava Madeline Van Bourgondien and Richard Van Bourgondien
FINANCIAL INSTITUTION: IH Credit Union
ADDRESS OF PROPERTY: 1501 Saint Paris Road, City of Springfield, Clark County, Ohio

Gorman, Veskauf, Henson & Wineberg hereby certify that it has made a thorough examination of the public records of Clark County, Ohio, covering the period from February 14, 1986, to the date hereof for title to the following described real estate:

Situate in the County of Clark, State of Ohio, and in the City of Springfield, bounded and described as follows:

Lot 8828 and part 8827 Hills and Dales, having 80.00 feet frontage

A good merchantable fee simple title thereto is now vested in Richard Van Bourgondien and Ava Madeline Van Bourgondien by a Limited Warranty Deed dated September 27, 2024 and filed for record October 2, 2024 at 12:28 p.m. in Volume 2243, Page 602 of the Official Records of Clark County, Ohio, free from any defects or encumbrances except:

(1) TAXES:	2022	PAID
	2023 1 st half:	\$1,385.52 PAID
	2023 2 nd half:	\$1,385.52 PAID

SPECIAL ASSESSMENTS: NONE

(2) **UNCANCELLED MORTGAGE:** Linda W. Riddle, unmarried, and Brooks Miller aka Brooks A. Miller, unmarried, to Accredited Home Lenders, Inc. in the amount of \$110,500.00 dated January 2, 2002 and filed for record February 4, 2002 at 2:29 p.m. in Volume 1517, Page 2554 of the Official Records of Clark County, Ohio. This mortgage was assigned to Popular Financial Services, LLC by an Assignment recorded January 21, 2003 in Volume 1580, Page 526 of the Official Records of Clark County, Ohio. The mortgage was further assigned to JP Morgan Chase by an Assignment recorded April 28, 2003 in Volume 1600, Page 1139 of the Official Records of Clark County, Ohio. The mortgage was further assigned to Bank of New York formerly known as Bank of New York Successor Trustee for JP Morgan Chase Bank, NA Trustee of Certificate Holders of Equity 1 ABS, Inc. Mortgage Pass Through Certificate Series 2002-4 by an assignment recorded May 2, 2022 in Volume 2209, Page 3681 of the Official Records of Clark County, Ohio. **SEE MORTGAGE NOTE BELOW.**

(3) **OTHER** (easements, plat, etc. for title insurance):

Restrictions, easements and setbacks, if any, in the Hills and Dales Addition as recorded in Volume 8, Page 10 of the Plat Records of Clark County, Ohio.

SPECIAL REMARKS:

The mortgage recited above was ordered cancelled in Case Number 23CV317 by the Entry Confirming Sale Ordering Deed and Distribution filed June 20, 2024. The mortgage has not yet been released at the Recorder's Office.

Title Request indicates that the borrower will be Ava Van Bourgondien, however, title is currently vested in Richard Van Bourgondien and Ava Madeline Van Bourgondien as recited above.

This certificate does not purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct Mortgage Location Survey or Boundary Survey or inspection would disclose, rights to file mechanic's liens, rights of the State of Ohio to file Medicaid Recovery Liens, special taxes and assessments, not shown by the County Treasurer's records or zoning and other governmental regulations and judgments or suits pending in any Municipal Courts, or judgments or suits pending in any federal court. This certificate does not cover any pending, discharged or closed U.S. Bankruptcy Court cases. This certificate does not purport to cover liens asserted by the United States of America or the State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste and Disposal Act and Federal Superfund Amendments, and under Racketeering Influence Corrupt Organizations Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located. This certificate does not cover special assessments due and payable in the year 2024 or any subsequent year. This certificate does not cover defects which would arise under the application of Heifner v. Bradford, 4 Ohio St. 3d 49 (1983). Although the undersigned may show, in this report, liens, encumbrances, judgments, or other matters against persons, parties, or entities with names similar to the name of a past or present fee simple title holder of the above captioned property, the undersigned is only responsible for finding and showing items where the name on the lien, encumbrance, judgment, or other matter exactly matches that of the fee simple title holder. The undersigned is not responsible for any indexing error or omission on the part of any government agency.

AUDITOR'S INFORMATION:

NAME: Richard Van Bourgondien and Ava Madeline Van Bourgondien

DESCRIPTION: same as above

PERM. PARCEL NO.: 340-06-00006-410-015

PROPERTY VALUATION:

Land: \$9,000.00

Building: \$47,100.00

Total: \$56,100.00

DATED: October 1, 2024
at 7:59 a.m.

GORMAN, VESKAUF, HENSON & WINEBERG

BY: 

Shawn M. Taylor, Attorney

City Title, LLC
ALTA Universal ID: 1020520
30 Warder Street, Ste. 250
Springfield, OH 45504



COMMITTED TO EXCELLENCE

File No./Escrow No. : CTA-31607
Print Date & Time: September 26, 2024 2:12 pm
Officer/Escrow Officer : John M. Spencer
Settlement Location : 30 Warder Street, Ste. 250
Springfield, OH 45504

Property Address: 1501 Saint Paris Road
Springfield, OH 45504

Buyer: Richard Van Bourgondien
1975 Appian Way Null
Springfield, OH 45503
Ava Madeline Van Bourgondien
222 Patton Dr.
Springboro, OH 45066

Seller: The Bank of New York Mellon fka The Bank of New York as successor trustee for
JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity
One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-4
C/O PHH Mortgage Corporation
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409

Settlement Date: September 27, 2024
Disbursement Date: September 27, 2024

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	121,000.00	Sale Price of Property	121,000.00	
		Deposit		3,630.00
		Prorations/Adjustments		
3,675.85		County Taxes 01/01/24 - 09/27/24		3,675.85
		Other Loan Charges		
45.00		Document Preparation Fee-Deed to DeedPro		
		Title Charges and Escrow/Settlement Charges		
		Electronic Delivery Fee to City Title, LLC	25.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Electronic Verification Fee to City Title, LLC	40.00	
		Settlement Fee to City Title, LLC	275.00	
		Title Binder Fee to City Title, LLC	100.00	
		Title Examination Fee to City Title, LLC	275.00	
		Wire Fee to City Title, LLC	35.00	
175.00		Wire Fees to City Title, LLC		
		Owner's Title Insurance to City Title, LLC Coverage: 121,000.00 Premium: 695.75	695.75	
		Commissions		
605.00		Real Estate Commission to Realhome Services And Solution, Inc.		
3,630.00		Real Estate Commission to Keller		
		Government Recording and Transfer Charges		
		Recording Fees to Clark County Recorder	50.50	
128.00		Recording Fees-POAs to Clark County Recorder		
		Transfer Tax to Clark County Auditor	484.00	
		Miscellaneous		
		Buyer's Premium to Allisource Online Auction, Inc.	6,050.00	
750.00		Closing Coordination & Processing Fee to Allisource Holdings LLC		
3,025.00		Referral Fee to New Residential Sales Corp		
Seller			Buyer	
Debit	Credit		Debit	Credit
12,033.85	121,000.00	Subtotals	129,030.25	7,305.85
		Due from Buyer		121,724.40
108,966.15		Due to Seller		
121,000.00	121,000.00	Totals	129,030.25	129,030.25

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1501 SAINT PARIS RD

Map ID : 340-06-00006-410-015

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

VAN BOURGONDIEN AVA MADELINE

GENERAL INFORMATION

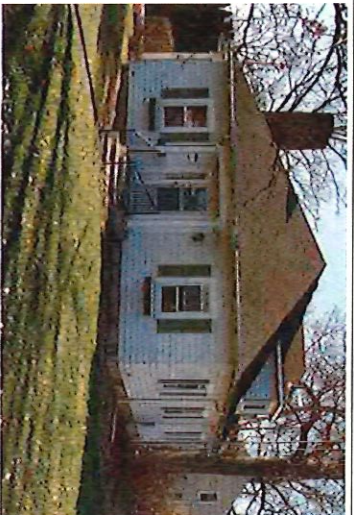
Routing No. 0006-01 009-00
 Class Residential
 Living Units 1
 Neighborhood 340R0012
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006410015 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 80 150			27,700

Total Acres: .2755

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,700	27,700	27,700	0	27,700
Building	66,240	189,250	189,250	0	178,150
Total	75,940	216,950	216,950	0	205,850

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
06/18/18	CPS	R-Review	3-Other
09/19/17	AGS	10-Adv	3-Other
09/09/11	ABC	5-Occupant Not Home	3-Other
02/02/06	MH		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/26/24	124,000	2-Land & Building	8-Not Validated
10/02/24	124,100	2-Land & Building	S-Sheriff
09/16/24			
04/05/02			

Deed Reference	Deed Type
QC-Quit Claim Deed	
SD-Sheriff's Deed	

Grantor
 VAN BOURGONDIEN RICHARD & AVA MA
 BANK OF NEW YORK MELLON THE
 RIDDLE LINDA W
 RIDDLE ROY R & LINDA W

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 HILLS & DALES S SI 8827 ALL 8828
 8827 & 8828
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1501 SAINT PARS RD

Parcel Id: 340-06-00006-410-015

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

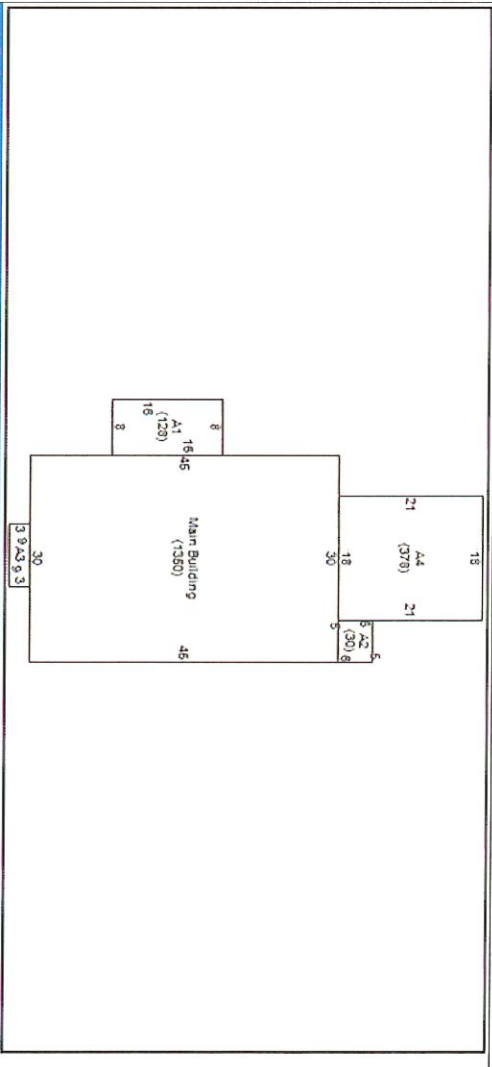
Story height	1	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	2
Style	03-Ranch	Family Rooms	2
Year Built	1930	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	191,760	% Good	70
Plumbing	7,800	Market Adj	
Basement	0	Functional	
Heating	6,820	Economic	
Attic	30,740	% Complete	
Other Features	7,517	C&D Factor	1
Subtotal	244,640	Adj Factor	18,000
Ground Floor Area	1,350		
Total Living Area	1,890	Dwelling Value	189,250
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					1,350						
1		3			128						9,700
2		26			30						200
3		1			27						1,300
4		59			378						14,500

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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