

MAR 27 2026

Tax year 2025/2026 BOR no. 2025-196
County Clark Date received 3/27/2026

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	<u>Kristin Robledo</u>	<u>2121 Woodside Ave Springfield 45503</u>	
2. Complainant if not owner			
3. Complainant's agent	<u>Arthur Solomon</u>		
4. Telephone number and email address of contact person			
<u>937-688-6894 Robledo.kristin@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>3400700023122005</u>		<u>2121 Woodside Ave</u>	
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
<u>3400700023122005</u>	<u>103,000.00</u>	<u>137,320</u>	<u>34,320</u>
9. The requested change in value is justified for the following reasons: <u>There have been no significant upgrades to my hom since I bought it.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8-22-24
and sale price \$ 103,000.00 ; 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 3-18-20 Complainant or agent (printed) Kristin Rebledo Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) _____ (Month) _____ (Year)

Notary _____

Clark County Board of Revision
31 N. Limestone St.
Springfield, OH 45501

RE: Request for Reduction of Property Valuation
Owner: Kristin Robledo

To the Clark County Board of Revision,

My name is Arthur Solomon, Realtor and Team Lead of the Solomon Group at Coldwell Banker Heritage. I am submitting this statement on behalf of Kristin Robledo regarding the property listed below.

Property Address: 2121 Woodside Ave, Springfield, OH 45503

This property sold in 2024 for \$103,000 in an arm's-length transaction that represents the fair market value of the property at the time of sale. The current proposed value of \$137,320 exceeds the actual sale price by approximately \$34,000.

Under Ohio property valuation standards, a recent arm's-length sale is generally considered the best evidence of a property's true market value. Because this property sold recently on the open market, the sale price should be used as the most accurate indicator of value.

The proposed assessment significantly exceeds the amount that a willing buyer and seller agreed upon in the marketplace. Therefore, the current valuation appears to be inconsistent with the property's verified market transaction.

Based on the documented 2024 sale, the realistic market value of the property is:

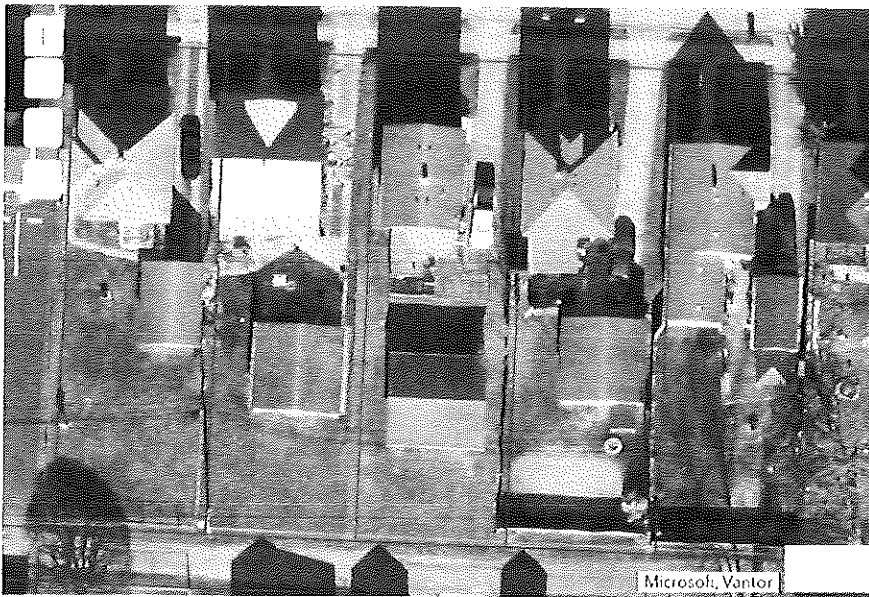
Estimated True Market Value: \$103,000

For these reasons, we respectfully request that the Clark County Board of Revision review the current assessment and adjust the valuation to reflect the verified arm's-length sale price.

If additional information is required, please feel free to contact me.

Respectfully submitted,

Arthur Solomon
Realtor | Team Lead
The Solomon Group – Coldwell Banker Heritage
937-631-5562



[CLICK TO INTERACT](#)

Location

Parcel 3400700023122005
Owner ROBLEDO KRISTIN M
Address 2121 WOODSIDE AVE SPRINGFIELD OH 45503
City/Township SPRINGFIELD CORPORATION

[^](#) [Jump To](#) [v](#)



Tax Payer Address

Mailing Name KRISTIN M ROBLEDO
Mailing Address 2121 WOODSIDE AVE
City, State, Zip SPRINGFIELD OH 45503

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2025	\$17,060.00	\$120,260.00	\$137,320.00	\$5,970.00	\$42,090.00	\$48,060.00
2024	\$15,590.00	\$67,290.00	\$82,880.00	\$5,460.00	\$23,550.00	\$29,010.00
2023	\$15,590.00	\$67,290.00	\$82,880.00	\$5,460.00	\$23,550.00	\$29,010.00
2022	\$15,590.00	\$67,290.00	\$82,880.00	\$5,460.00	\$23,550.00	\$29,010.00
2021	\$12,180.00	\$61,550.00	\$73,730.00	\$4,260.00	\$21,540.00	\$25,800.00
2020	\$12,180.00	\$61,550.00	\$73,730.00	\$4,260.00	\$21,540.00	\$25,800.00

Historic Appraised (100%) Values



Property for \$103,000 on 8/22/24

8/22/24

Legal

Legal Acres	0.000	Homestead Reduction	NO
Legal Description	WARDER PARK ADD ALL 9720 (Not to be used on legal documents)	Owner Occupied Reduction	YES
Land Use	(510) SINGLE FAMILY, PLATTED LOT	Neighborhood	340R0064
Section		Town	
Range		Appraisal ID	
Card Count	1	Annual Tax	\$2,087.18

Owners

Name	Ownership
ROBLEDO KRISTIN M	100%

Residential

Dwelling 1

Number Of Stories	2.0	Exterior Wall	ASBESTOS
Style	OLD STYLE	Heating	GAS
Year Built	1928	Cooling	CENTRAL HEAT WITH A/C
Year Remodeled		Attic	NONE
Number of Rooms	5	Basement	FULL
Number of Bedrooms	2	Total Living Area	1,276 sqft
Number of Full Baths	1	Ground Floor Area	572 sqft
Number of Half Baths	1	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C-	Fireplace Openings / Stacks	1 / 1

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Jump To 

No Commercial Records Found.

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RG1) - FRAME OR CONCRETE BLOCK DETACHED GARAGE	1	24x24	576	C	1998	\$10,280.00	\$3,600.00
Totals						\$10,280.00	\$3,600.00

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
8/22/2024	ROBLEDO KRISTIN M	PHALANX HOLDINGS LLC	3201 (/)	GW - Unknown	2 - NOT OPEN MARKET	0	\$103,000.00
7/19/2024	PHALANX HOLDINGS LLC	COMFORT LIVING LLC	2717 (/)	GW - Unknown	- Unknown	4	\$0.00
5/21/2024	COMFORT LIVING LLC	COCHENOUR DONALD E JR	1888 (/)	GW - Unknown	3 - PROPERTY CHANGED AFTER SALE	0	\$58,000.00
4/29/2009	COCHENOUR DONALD E JR	COCHENOUR JUDITH E & DONALD E	1278 (/)	AF - AFFIDAVIT	- Unknown	0	\$0.00
9/25/2006	COCHENOUR JUDITH E & DONALD E	COCHENOUR JUDITH E	4414 (/)	QC - QUIT CLAIM DEED	- Unknown	0	\$0.00
11/1/1981	COCHENOUR JUDITH E	COCHENOUR DONALD E JR	0 (/)	- Unknown	- Unknown	0	\$0.00

Land

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2121 WOODSIDE AVE

Map ID: 340-07-00023-122-005

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

ROBLEDO KRISTIN M

GENERAL INFORMATION

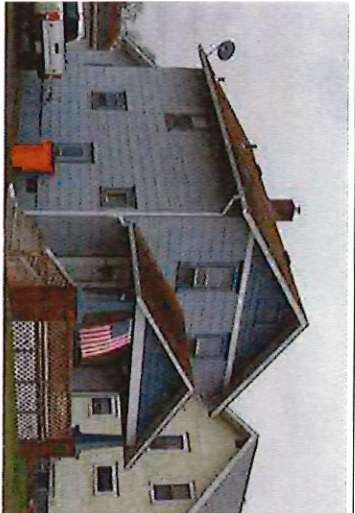
Routing No. 0023-03 009-00
 Class Residential
 Living Units 1
 Neighborhood 340R0064
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Sosed

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700023122005 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	44 140		17,060

Total Acres: .1414

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,970	17,060	17,060	0	17,060
Building	42,090	120,260	120,260	0	108,280
Total	48,060	137,320	137,320	0	125,340

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
05/02/24	KQ	10-Adv	3-Other
05/25/18	GBL	R-Review	3-Other
11/30/17	CHM	10-Adv	3-Other
09/21/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
09/19/11	DLY	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/22/24	103,000	2-Land & Building	2-Not Open Market
07/19/24			
05/21/24	58,000	2-Land & Building	3-Property Changed After Sale
04/29/09			

Deed Reference AF-Affidavit

Deed Type
 Grantor
 PHALANX HOLDINGS LLC
 COMFORT LIVING LLC
 COCHENOUR DONALD E JR
 COCHENOUR JUDITH E & DONALD E

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 WARDER PARK ADD ALL
 9720
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2121 WOODSIDE AVE

Parcel Id: 340-07-00023-122-005

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

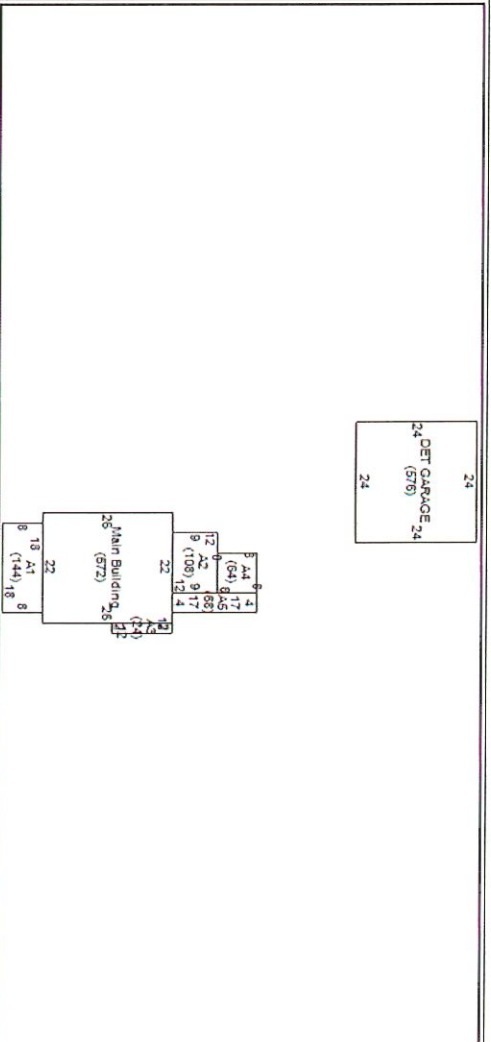
Story height	2	Total Rooms	5
Exterior Walls	8-Asbestos	Bedrooms	2
Style	04-Old Style	Family Rooms	0
Year Built	1928	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
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	147,220	% Good	61
Plumbing	2,700	Market Adj	
Basement	0	Functional	
Heating	5,240	Economic	
Attic	0	% Complete	
Other Features	6,612	C&D Factor	1
Subtotal	161,770	Adj Factor	1
Ground Floor Area	572	Additions	11,300
Total Living Area	1,276	Dwelling Value	109,980
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					572						
1		2			144						6,900
2		58	35		108						7,500
3			58		24						1,700
4			25		64						1,200
5				25	68						1,300

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1998		24X24	576	C	1	A	A	A			10,280

Condominium / Mobile Home Information

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