

MAR 30 2026

Tax year 2025 BOR no. 2025-198  
County Clark Date received 3/30/2026

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	Brenda K. Jackson	25 Larchmont Rd, Springfield, OH 45503
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 772-321-1818 bjackson6@gmail.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
3000760017405009	25 Larchmont Rd, Springfield, OH 45503

7. Principal use of property Main & Daily resident

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
-009	109,370	129,370	20,000

9. The requested change in value is justified for the following reasons: gravel drive is on top of sewer line  
back structure not a garage & has only 110 electric, roof has leaks,  
all windows have black mold mold under kitchen sink not  
location 2nd property from RT40 very noisy

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 9/2024 11/2024 and total cost \$ 747,000

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

pd by USS  
I only wanted  
land nails

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: 30 Mar 26 Complainant or agent (printed) Brenda K Jackson 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 : 25 LARCHMONT RD

Map ID: 300-07-00017-405-009

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

JACKSON BRENDA K

**GENERAL INFORMATION**

Routing No. SNEX-H1 022-00  
 Class Residential  
 Living Units 1  
 Neighborhood 300R0004  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Township Cslsd

**Property Notes**

Note Codes:



3000700017405009 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 69	183		29,990

Total Acres: .2899 Legal Acres: 0.0000 NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	10,500	29,990	29,990	0	29,990
Building	34,780	99,380	99,380	0	102,370
<b>Total</b>	<b>45,280</b>	<b>129,370</b>	<b>129,370</b>	<b>0</b>	<b>132,360</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
07/12/24	KQ	10-Adv	3-Other
04/30/18	GBL	R-Review	3-Other
11/29/17	GSK	10-Adv	3-Other
02/09/12	JPH	5-Occupant Not Home	3-Other
05/15/06	J1		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
06/25/21	COUNTY-2		FD CK	Nvc	Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/04/21	124,900	2-Land & Building	0-Valid Sale			FAIRBANKS DAVID & ANGELA
01/19/21	57,000	2-Land & Building	8-Not Validated			BROWN KELLY M
04/28/17	69,900	2-Land & Building	0X-Valid Sale - Excl Fr Ratio			FAIRBANKS PATRICIA A FAIRBANKS ARTHUR STEWART JR

**Property Factors**

Topo: 1-Level  
 Utilities: S-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 GARDEN ACRES S PT  
 4

Addl. Tieback:

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Parcel Id: 300-07-00017-405-009

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**Dwelling Information**

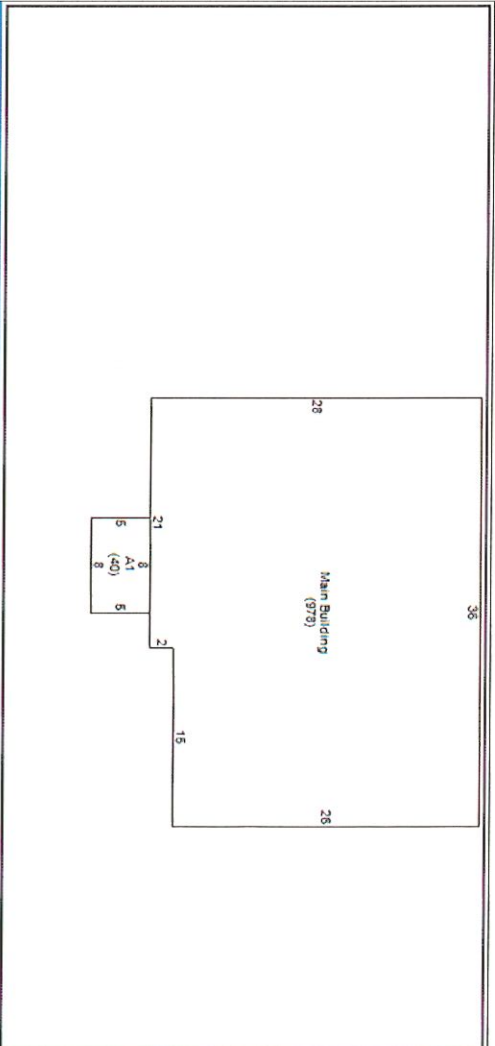
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1956	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot/Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

**Dwelling Computations**

Base Price	142,970	% Good	66
Plumbing		Market Adj	
Basement	-4,720	Functional	
Heating	4,800	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	143,050	Adj Factor	1
		Additions	1,100
Ground Floor Area	978		
Total Living Area	978	Dwelling Value	95,510
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					978						
1		28	54		40						1,700

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1949		22x24	528	D	1		F	F			3,870

**Condominium / Mobile Home Information**

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