

MAR 30 2026

Tax year 2025 BOR no. 2025-199  
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.

1. Owner of property		Name <u>Jodi Pentob</u>		Street address, City, State, ZIP code <u>2716 SHARE ST + SPFLD OH 45505</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937 605 4934</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>340-07-00022-401-013</u>			<u>2716 SHARE ST. SPFLD. OH 45505</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>340-07-00022-401-013</u>	<u>166,340.00</u>	<u>66,340.00</u>	<u>31,920.00</u>		
		<u>91,180</u>	<u>24,840</u>		
9. The requested change in value is justified for the following reasons: <u>NO IMPROVEMENTS HAVE BEEN MADE TO HOUSE. PROPERTY VALUES IN AREA HAVE GONE DOWN.</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
and sale price \$ 85,000 ; 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 0 and total cost \$ 0.

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 3/31/24 Complainant or agent (printed) Jodi Perrow Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Jodi Perrow

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

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2716 SHARE ST

Map ID: 340-07-00022-401-013

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

ANDERSON DARRELL E & LOUELLA G

**GENERAL INFORMATION**

Routing No. 0022-01 004-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0099  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3400700022401013 12/9/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 52 120			14,280

Total Acres: .1433

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,000	14,280	14,280	0	14,280
Building	26,920	76,900	76,900	0	81,430
<b>Total</b>	<b>31,920</b>	<b>91,180</b>	<b>91,180</b>	<b>0</b>	<b>95,710</b>

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
06/14/24	KQ	10-Adv	3-Other
04/24/18	GBL	R-Review	3-Other
11/29/17	KRT	10-Adv	3-Other
07/15/11	RV/T	2-Information At Door	1-Owner
05/23/06	DS		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/31/25	85,000	2-Land & Building	0-Valid Sale		AF-Affidavit	ANDERSON LOUELLA G
01/31/25					SV-Survivorship Deed	ANDERSON DARRELL E & LOUELLA G
06/25/07						ANDERSON LOUELLA G
06/18/07	78,400		0-Valid Sale			WARD GEORGE E

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section:  
 Legal Descriptions:  
 LAYNES 3RD ADD ALL  
 13681  
 Addl. Tieback:

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Parcel Id: 340-07-00022-401-013

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**Dwelling Information**

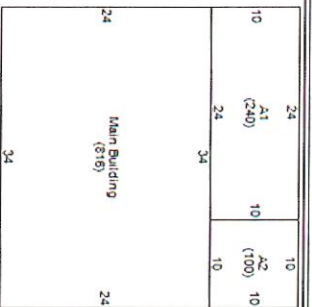
Story height	1	Total Rooms	6
Exterior Walls	6-Alt/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1952	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	120
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	120,310	% Good	60
Plumbing		Market Adj	
Basement	-7,820	Functional	
Heating	4,280	Economic	
Attic	0	% Complete	
Other Features	2,380	C&D Factor	
Subtotal	119,150	Adj Factor	1
		Additions	2,100
Ground Floor Area	816		
Total Living Area	816	Dwelling Value	73,590
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					816						
1		26			240						1,400
2		26	54		100						2,100

**Outbuiding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1952		22X16	352	D	1		A	A			3,310

**Condominium / Mobile Home Information**

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