

MAR 30 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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-206-4084</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>280-04-00007-110-003</u>			<u>2173 Urbana Lisbon Rd, Mechanicsburg, OH 45369</u>		
7. Principal use of property - <u>Home</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>280-04-00007-110-003</u>	<u>129,000</u>	<u>159,350</u>	<u>\$30,350</u>		
9. The requested change in value is justified for the following reasons: <u>Property sits in Flood Plane has 100ft setback that limits buildings adding garage or limits use of property</u>					

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 \_\_\_\_\_ 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.

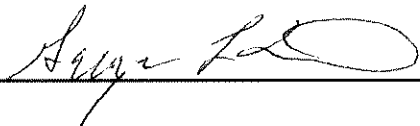
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Georgina Sturm 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 : 2173 -2175 N URBANA-LISBON RD

Map ID: 280-04-00007-110-003

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**CURRENT OWNER**

STURM GEORGEANNA

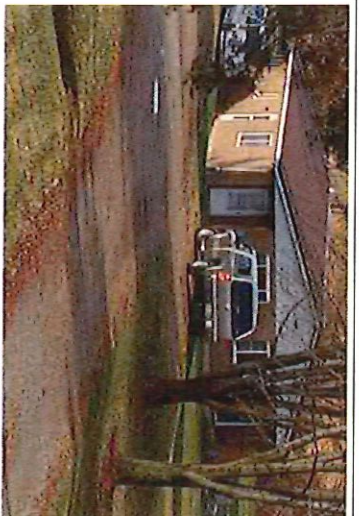
**GENERAL INFORMATION**

Routing No. PSW4-B1 011-00  
 Class Residential  
 Living Units 1  
 Neighborhood 280R0003  
 District  
 Zoning  
 Alternate Id  
 Tax District Pleasant Township Neisd

CAUV  
 Field Review Flag:

**Property Notes**

TY24 PP SHED-1, NEW DECK 2025  
 USING 2173 ADDRESS  
 Note Codes:  
 F2-Fema Flood Zone 51%-75%



2800400007110003 12/2/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000	0-Flooding	-10	38,560
A-Undeveloped	AC .6878			7,370
Total Acres: 1.6878		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	16,080	45,930	45,930	0	45,930
Building	39,700	113,420	113,420	0	101,460
<b>Total</b>	<b>55,780</b>	<b>159,350</b>	<b>159,350</b>	<b>0</b>	<b>147,390</b>

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
10/02/24	JAL	10-Adv	3-Other
05/16/24	ZF	2-Information At Door	1-Owner
08/27/18	JHR	R-Review	3-Other
12/01/17	AGS	10-Adv	3-Other
12/28/11	DWP	5-Occupant Not Home	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
02/15/24	24-COUNT		FD CK	Single Family Res	Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/07/21	39,700	2-Land & Building	8-Not Validated			MC NAMEE JAMES S
12/07/21	79,400	2-Land & Building	0-Valid Sale			MC NAMEE JAMES S
02/09/04	97,300					FERGUSON & SIEGEL INVESTMENTS
12/29/00	84,000			280/3291		

**Property Factors**

Topo: 4-Rolling  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic:

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 PLAIN VIEW AGRS SEC NO 2  
 6

Add. Tieback:

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Parcel Id: 280-04-00007-110-003

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**Dwelling Information**

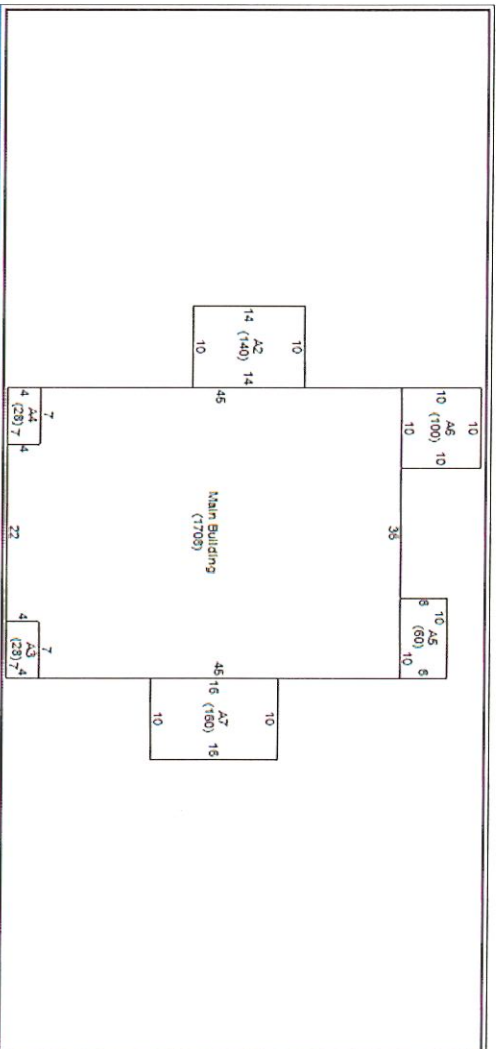
Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1973	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	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-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	213,150	% Good	53
Plumbing	4,100	Market Adj	
Basement	-13,070	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	204,180	Adj Factor	1
		Additions	5,200
Ground Floor Area	1,708		
Total Living Area	1,708	Dwelling Value	113,420
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,708						
2		26			140						800
3		2			28						1,300
4		2			28						1,300
5		26			60						400
6		26			100						600
7		25			160	2024					3,000

**Outbuilding Data**

Type	Yr Bld	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)	