

FILED
CLARK COUNTY AUDITOR

MAR 30 2026

Tax year 2025 BOR no. 2025-201
County Clark Date received 3/30/2025

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	Michael D. Jenkins	1101 Plattsburg Rd.	South Charleston, Oh 45368
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
Michael D. Jenkins - 937-917-9020 - mdjmichael@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	
130-08-00003-000-025		1101 Plattsburg Rd South Charleston, Oh 45368	
7. Principal use of property Home - Live here			
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
130-08-00003-000-025	\$50,000.00	\$75,210.00	\$25,210.00
9. The requested change in value is justified for the following reasons: Complaint and photos included			

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

DTE 1
Rev. 12/22

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.

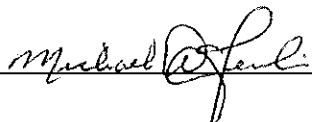
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/27/2026 Complainant or agent (printed) MICHAEL D. JENKINS Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Michael D. Jenkins
11101 Plattsburg Road
South Charleston, Ohio 45368
937-917-9020
mdj michael@yahoo.com

Date: March 27, 2026

Clark County Board of Revision
31 N. Limestone Street
Springfield, OH 45502

**RE: Complaint Against the Auditor's Valuation — Parcel
130-08-00003-000-025**

To the Members of the Board:

I am submitting this complaint regarding the 2025 valuation of my property, Parcel 130-08-00003-000-025, located at 11101 Plattsburg Road, South Charleston, Ohio 45368. After reviewing the Auditor's assigned value and comparing it to the property's actual condition and relevant market data, it is clear that the current valuation does not reflect true market value and is not supported by the available evidence.

-
- Auditor's current valuation: \$75,210
 - Requested corrected valuation: \$50,000

This request is based on documented physical condition issues and environmental factors that demonstrate the property would not sell for the value currently assigned under the mass-appraisal model. The Auditor's valuation appears to rely on generalized assumptions that do not apply to this specific parcel. Mass appraisal is efficient for broad assessments, but it cannot accurately capture:

- Parcel-specific deterioration
- Deferred maintenance
- Aging mechanical systems
- Site-specific limitations affecting marketability

The enclosed evidence (Exhibits A–F) shows that the property's condition is materially below the standard assumed in the model.

The property has multiple deficiencies that significantly impact market value, including

Aging or outdated mechanical systems

- Drainage and grading issues affecting the site
- Interior damage to walls, ceilings, and flooring
- General deferred maintenance requiring substantial investment
- A substantial increase in semi-truck traffic directly on Plattsburg Road, creating elevated noise, vibration, dust, and reduced residential desirability
- The proposed construction of a utility-scale solar farm in close proximity to the property, introducing uncertainty, potential construction disruption, and long-term changes to the surrounding area that negatively affect buyer perception and marketability

These issues directly affect what a willing buyer would pay and must be reflected in the valuation.

Ohio law requires valuations to be both fair and uniform. The current valuation creates inequity when compared to similarly situated properties. The requested adjustment aligns this parcel with:

- Market-supported values
- Its documented physical condition
- Neighboring parcels with similar characteristics

This correction ensures compliance with statutory requirements for equitable assessment.

I respectfully request that the Board:

1. Review the enclosed evidence packet
2. Consider the documented condition issues and environmental impacts
3. Adjust the valuation to \$50,000, which reflects true market value and ensures uniformity

Thank you for your time and consideration.

Sincerely,
Michael D. Jenkins

Solar Farm Notice

A copy of the public notice regarding the proposed utility-scale solar farm near the property is included. This notice demonstrates:

- The project's proximity to the parcel
- The potential for construction disruption
- Long-term changes to the surrounding area
- Increased uncertainty that negatively affects marketability and buyer perception

This documentation supports the argument that environmental and location-based factors materially reduce the property's value.

Exhibit A — Exterior Deterioration

Photos showing siding wear, weathering, paint failure, and other exterior issues.

Exhibit B — Mechanical System Age/Condition

Photos documenting furnace age, water heater condition, electrical panel, and other mechanical systems.

Exhibit C — Drainage and Grading Issues

Photos showing standing water, erosion, slope problems, and drainage concerns.

Exhibit D — Interior Damage

Photos of wall damage, ceiling issues, flooring deterioration, and moisture-related problems.

Exhibit E — Deferred Maintenance

Photos of areas requiring repair or replacement, including structural and cosmetic issues.

Exhibit F — Environmental/Location Impacts

Photos documenting:

- Increased semi-truck traffic on Plattsburg Road
 - Proximity to proposed solar farm footprint
-

Property Condition Summary — Parcel 130-08-00003-000-025

- Exterior deterioration and weather-related wear
- Aging mechanical systems
- Drainage and grading issues
- Interior wall, ceiling, and flooring damage
- General deferred maintenance
- Increased semi-truck traffic
- Proposed solar farm nearby

These factors materially reduce the property's market value.

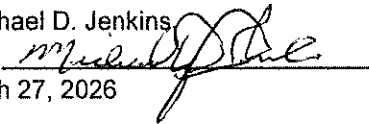
Key Points:

- The property's condition is significantly below the assumptions used in the mass-appraisal model.
- Increased semi-truck traffic has reduced residential desirability and introduced noise, dust, and vibration.
- The proposed solar farm creates uncertainty, potential construction disruption, and long-term changes to the surrounding area.
- These environmental factors materially reduce marketability and buyer perception.
- The requested value of \$50,000 aligns with the property's actual condition and ensures equity and uniformity.

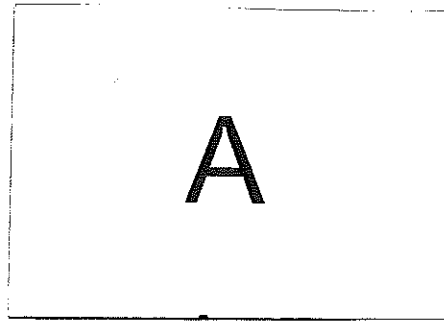
Closing

"I respectfully request that the Board adjust the valuation to \$50,000. Thank you."

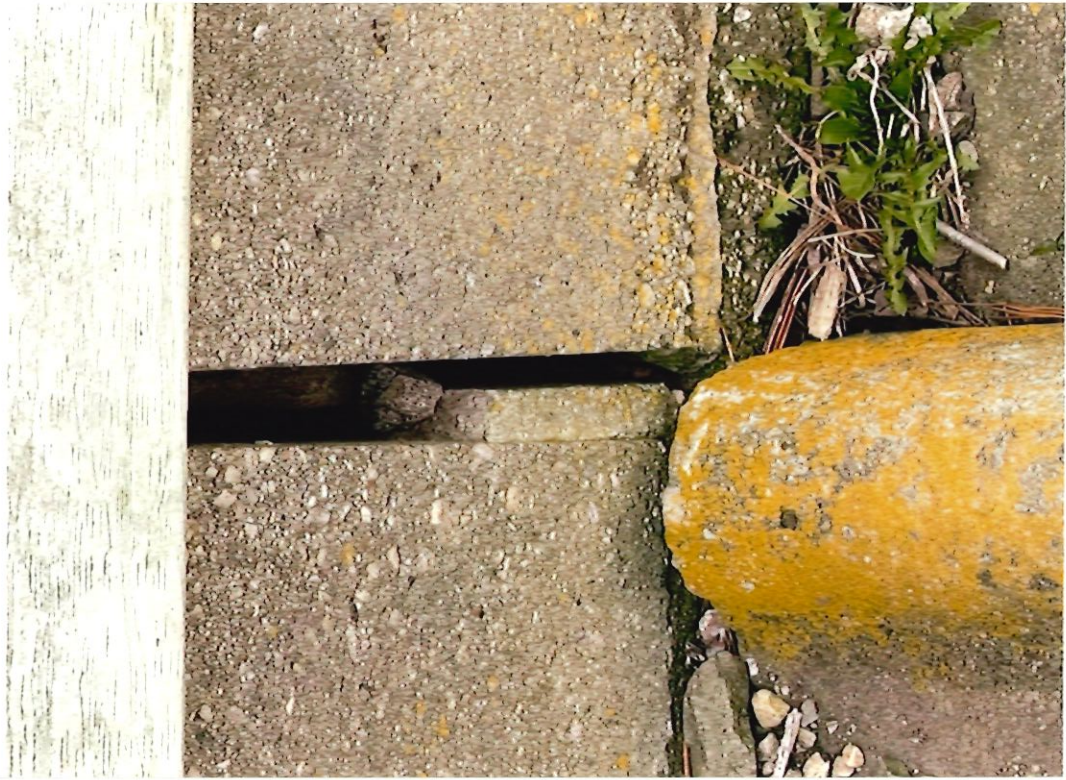
Owner: Michael D. Jenkins

Signature: 

Date: March 27, 2026













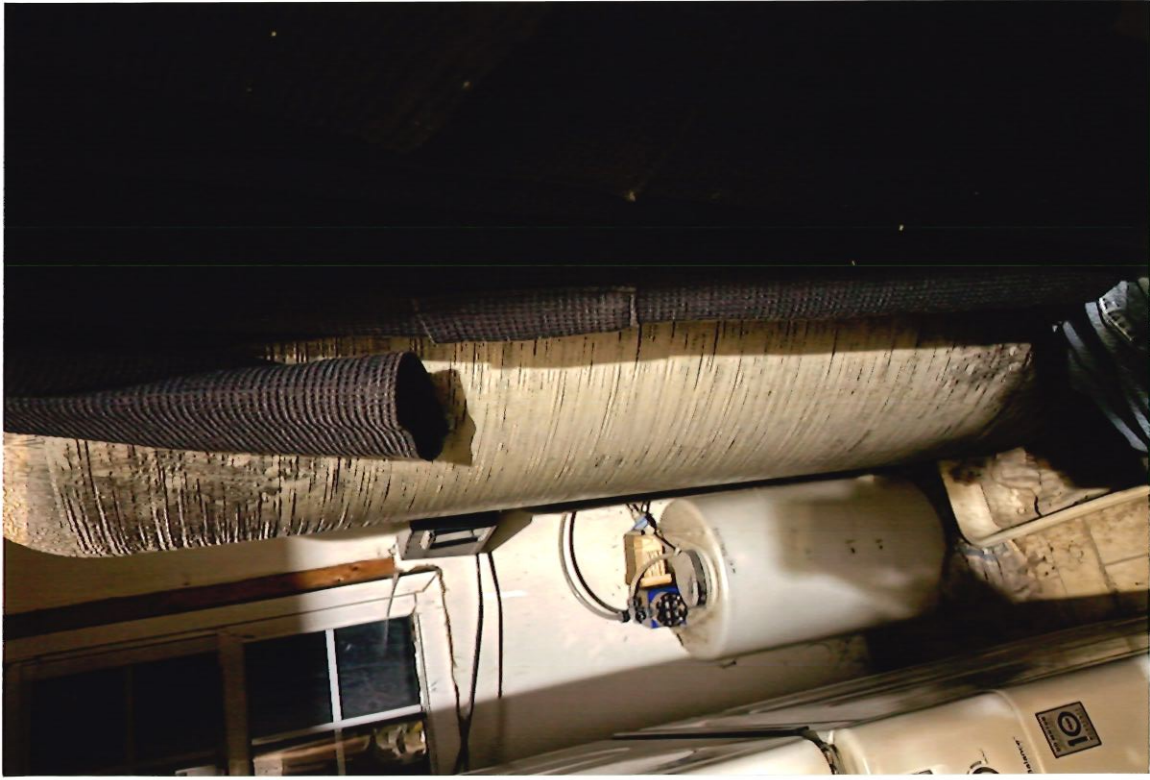






B





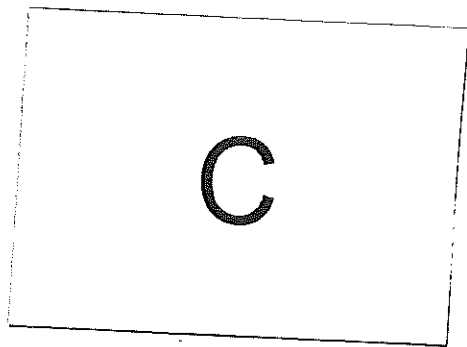
































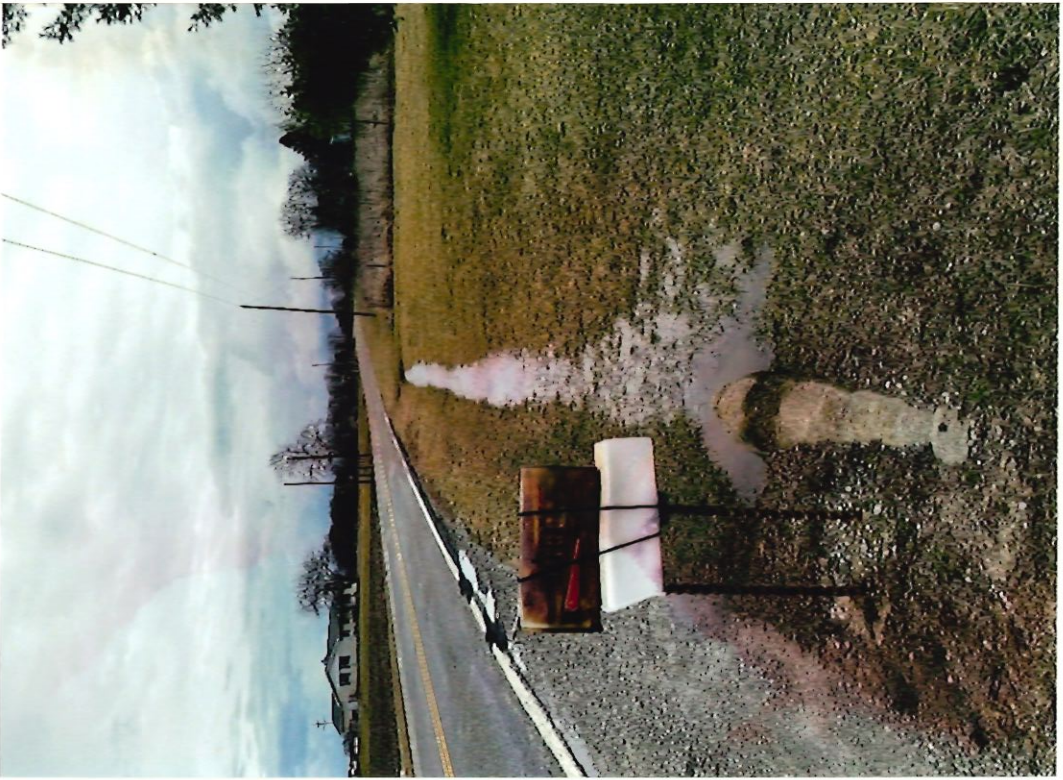




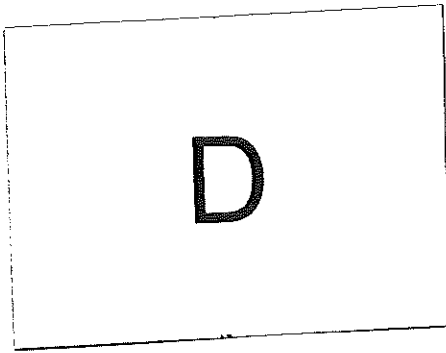
Figure 1. A rustic wooden structure, possibly a cabin or shed, with a thatched roof and a decorative knot on the wall.



Figure 1. Aerial view of the coastal plain of the Pacific Northwest, showing the characteristic horizontal bands of sedimentary layers.



























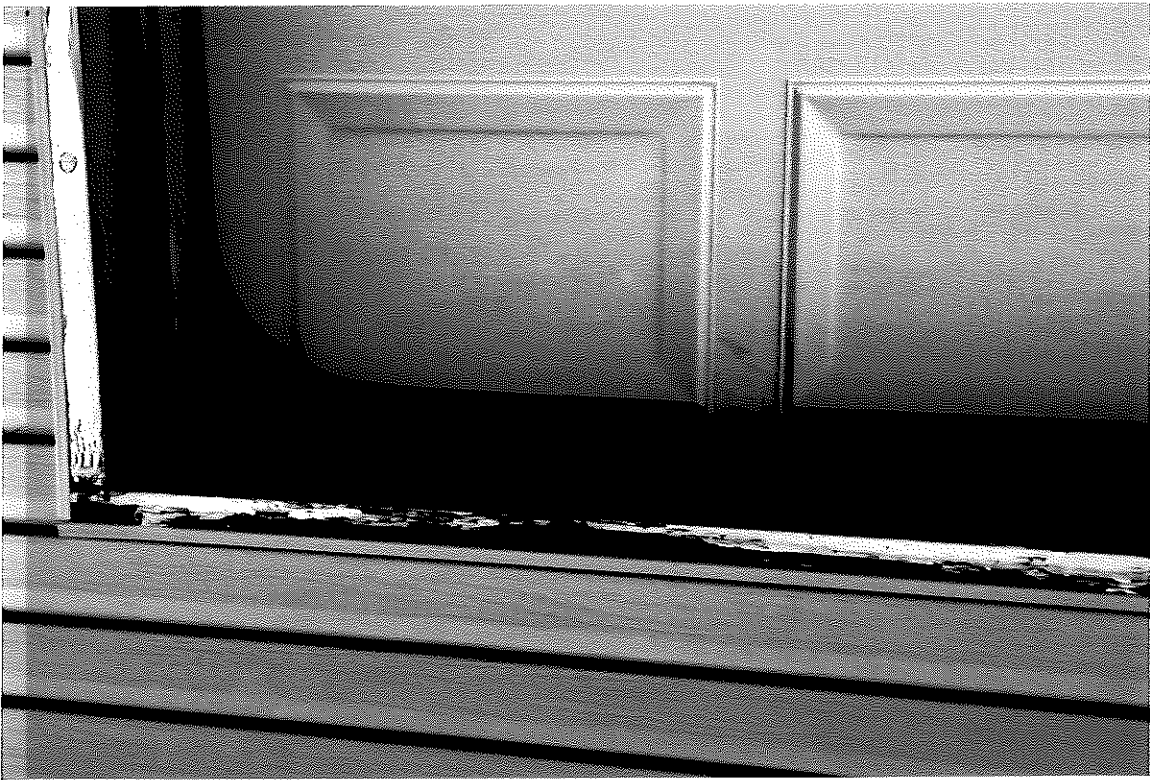




E











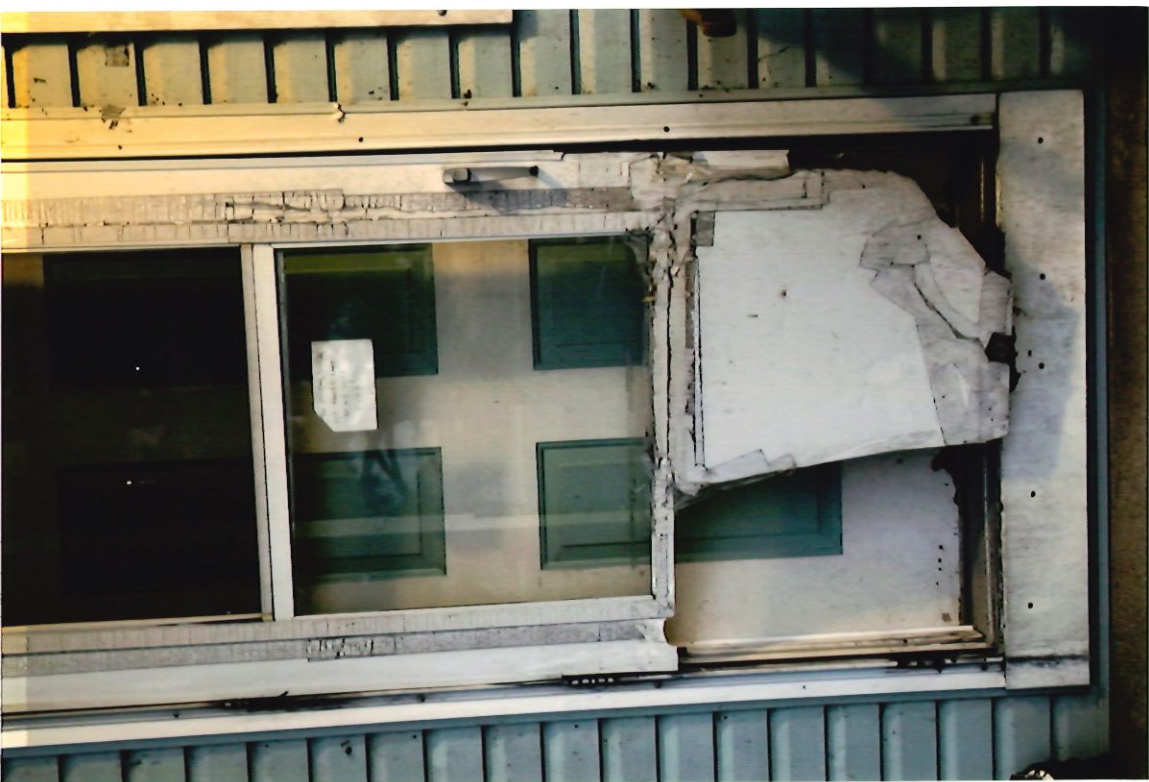


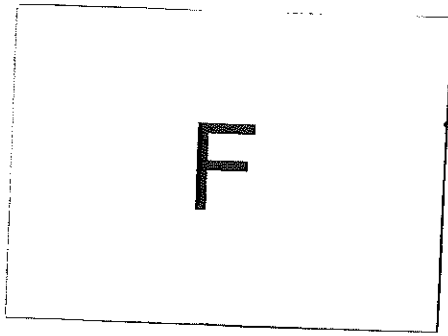














NEW WESTE TO BE LAUNCHED! Harmony Township is thrilled to announce that we will be launching a new website under the new Ohio Township Website Program offered through the Ohio Township Association Service Corp and Shumaker Technology Group. We hope that the Website will help us to provide even better service to residents, businesses, and visitors by making critical information and announcements available 24/7. *Feedback on what you would like to see on the Website is welcome!*



Project Area Map

Sloopy Solar Energy LLC | Clark County, Ohio | The proposed bulk/die area acreage is 1.397 acres, and the number of parcels crossed by the proposed facility is 12

December 16, 2012
Invenergy

**** ECRWSSDDM****
Local Postal Customer

Shelby Champlain Union
Miami Clark

Scale: 1:25,000

1 500 0 1 000
feet

Legend

- ▲ Meteorological Station
- ◆ Inverter
- Substation
- Permanent Laydown Yard
- Construction Laydown Yard
- OC&M Building
- Gen'Tie
- Access Road
- Collection Line
- Fence/line
- Module
- Storage Area
- Project Area
- Parcel Boundary
- County Boundary
- Road Classification
 - US/State Route
 - County Road
 - Local Road
 - Dirt/Unpaved Road
 - Railroad

PHSRT STD
U.S. Postage
PAID
London, OH
Permit #48

March 18, 2026

VIA FIRST CLASS MAIL

MICHAEL D. AND RUBY J. JENKINS
11101 PLATTSBURG RD
South Charleston, OH 45368

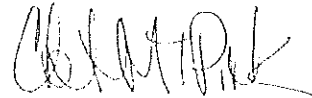
Re: Second Notice – Sloopy Solar Energy Project Procedural Schedule Set

Dear MICHAEL D. AND RUBY J. JENKINS:

On December 23, 2025, Sloopy Solar Energy LLC filed an application with the Ohio Power Siting Board (OPSB) for a Certificate of Environmental Compatibility and Public Need to construct a solar-powered generation facility of up to 180 megawatts (OPSB Case No. 25-636-EL-BGN). The general purpose of the facility is to produce affordable, reliable, and cleaner electricity for delivery to the Ohio bulk power transmission grid operated by PJM Interconnection LLC, or pursuant to a power purchase agreement.

On February 13, 2026, the OPSB established the procedural schedule in this case. Attached is the second public notice regarding the Sloopy Solar Energy Project.

Very truly yours,



Christine M.T. Pirik

Notice of Proposed Major Utility Facility

Sloopy Solar Energy, LLC (Sloopy Solar Energy), an affiliate of Invenergy, is proposing to construct the Sloopy Solar Energy Project, a solar-powered generation facility of up to 180 megawatts on approximately 3,153 acres located in Harmony Township, Clark County, Ohio (solar equipment will be located within an area that is less than 1,897 acres). The general purpose of the facility is to produce clean, renewable, reliably-priced, low-cost electricity to the Ohio bulk power transmission grid operated by PJM Interconnect LLC or under a power purchase agreement.

Sloopy Solar Energy filed its application with the Ohio Power Siting Board (OPSB) for a certificate to construct, operate, and maintain the proposed facility in OPSB Case No. 25-636-EL-BGN on December 23, 2025. A copy of the application is available on the OPSB website at dis.puc.state.oh.us/CaseRecord.aspx?Caseno=25-0636&link=DIVA and Sloopy Solar Energy's website at sloopysolar.invenergy.com. The application is currently pending.

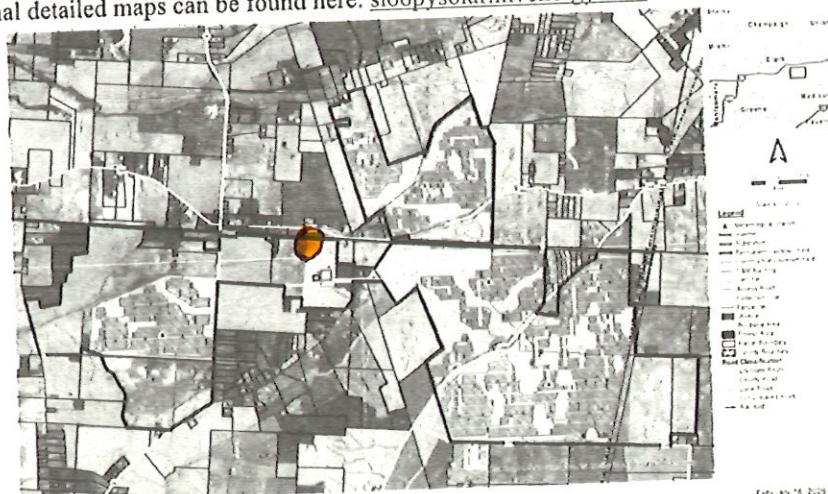
On February 13, 2026, the OPSB established the procedural schedule in this case. The first notice of procedural schedule was published in the *Springfield News-Sun* on February 20, 2026. The public hearing in Sloopy Solar Energy's OPSB case shall consist of two parts:

- (1) A local public hearing, pursuant to Ohio Revised Code (R.C.) 4906.08(C), where the OPSB shall accept written or oral testimony from any person, on March 26, 2026, at 5:00 p.m., at the School of Innovation Cafeteria, 601 Selma Road, Springfield, OH 45505.
- (2) An adjudicatory hearing commencing on April 16, 2026, at 10:00 a.m., Hearing Room 11-A, at the offices of the Public Utilities Commission of Ohio, 180 East Broad Street, Columbus, Ohio 43215. The purpose of the evidentiary hearing is for applicant, Staff, and any intervenors to provide evidence regarding the application.

For those interested in testifying at the local public hearing, a sign-in sheet will be available at the venue, and witnesses will be taken in the order in which they sign up to testify. Testimony should be limited to three minutes in duration. If individuals wish to supplement their testimony with an exhibit for the Board's consideration, a copy of the document should be provided to the administrative law judge before the end of the local public hearing.

Public comments can be provided in writing on the OPSB's website at <https://opsb.ohio.gov/wps/portal/gov/opsb/help-center/contact-us>, by electronic mail to contactOPSB@puco.ohio.gov, or by mail to the OPSB 180 E. Broad St., Columbus, OH 43215. Written comments should reference Case No. 25-636-EL-BGN.

The following map shows the proposed layout of the Sloopy Solar Energy facility. An online version of the map and a link to additional detailed maps can be found here: sloopysolar.invenergy.com.



Project Area Map
Sloopy Solar Energy LLC | Clark County, Ohio | The proposed 2,846-acre area covers a 1,937-acre and the number of parcels crossed by the proposed facility is 12

February 16, 2026
Invenergy

* HIGHLIGHTED AREA INDICATES MY RESIDENCE



Sloopy Solar Energy Center

Clark County, Ohio

Architectural design and cost to charge

Invenergy

Back VP02 - London Plattsburg Rd

VP01 - Pittsburg Cemetery

VP02 - London Plattsburg Rd

VP03 - Summerford Rd

VP04 - Thomas Rd

VP05 - Summerford Rd

VP06 - Summerford Rd

VP07 - London Plattsburg Rd

VP08 - N Urbana Leboan Road

VP09 - N Urbana Leboan Road

VP10 - Old Crabtree Rd



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 11101 PLATTSBURG RD

Map ID : 130-08-00003-000-025

LUC: 511-SINGLE FAMILY, 0-9.999 AC

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

JENKINS MICHAEL D & RUBY J

GENERAL INFORMATION

Routing No. HSE7-00 029-00
 Class Residential
 Living Units 1
 Neighborhood 130R00000
 District
 Zoning
 Alternate Id
 Tax District Harmony Township Nelisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1300800003000025 12/2/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-25	36,040
A-Undeveloped	AC .1800	0-Flooding	-25	1,620
A-Right Of Way	AC .1100			

Total Acres: 1.29

Legal Acres: 1.2900

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,180	37,660	37,660	0	37,660
Building	13,140	37,550	37,550	0	14,950
Total	26,320	75,210	75,210	0	52,610

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
08/01/24	KQ	10-Adv	3-Other
07/31/18	TAS	R-Review	3-Other
12/20/17	AGS	10-Adv	3-Other
09/07/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/29/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
09/29/98			130/1572		JENKINS MICHAEL D
02/28/92					

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 06 - 03
 Legal Descriptions:
 PT N E OR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 11101 PLATTSBURG RD

Parcel Id: 130-08-00003-000-025

LUC: 511-SINGLE FAMILY, 0-9,999 AC L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

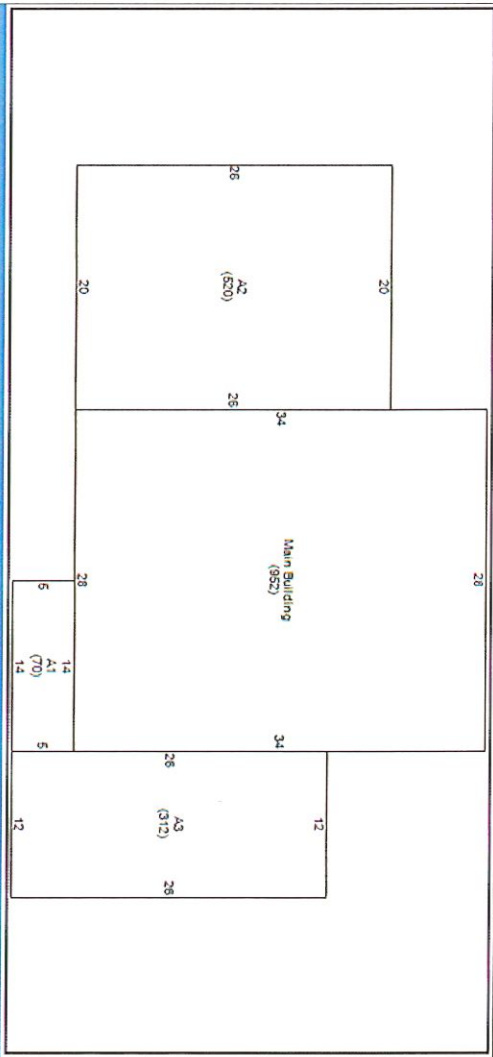
Story height	1	Total Rooms	7
Exterior Walls	6-Al/Vinyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1984	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod	2-Crawl		
Basement			
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	3-Electric	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	PR-POOR	Functional	40
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	132,560	% Good	53
Plumbing		Market Adj	
Basement	-4,640	Functional	
Heating	-5,980	Economic	40
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	121,940	Adj Factor	1
		Additions	11,700
Ground Floor Area	952		
Total Living Area	1,472	Dwelling Value	37,550
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bilt	Eff Yr	Grade	CDU	%Comp	Value
0					952						3,000
1		1			70						41,300
2		35			520						10,900
3		59			312						

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	---------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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