

MAR 30 2026

Tax year 2025 BOR no. 2025-203
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	Karen Hill	2419 Dellwood Dr. Spfld, O 45505	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937 2078396 111 222 222			
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	
340-07-00022-308-018		2419 Dellwood Dr Spfld, O 45505	
7. Principal use of property <u>my 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
340-07-00022-308-018	100,000 ⁰⁰	\$124,740 ⁰⁰	24,740 ⁰⁰
9. The requested change in value is justified for the following reasons: <u>Everything is 20 yrs old or older, this is still an increase from the original 86,600⁰⁰</u> <u>see attached.</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 None 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 2/15/2026 Complainant or agent (printed) Karen Hill Title (if agent) _____

Complainant or agent (signature) *Karen A Hill*

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

Notary _____

I've tried to include documents and photos

- need HVAC/duct work- \$13,740.00
- plumbing/ pipes/ floor leveling etc. -\$15,000.00 = 28,740.00
- siding hung incorrectly, at least 1 piece coming off every size of the house
- windows, trim (aluminum wrap) around wood part of windows has no caulking and wood under trim is rotting.
 - Rubber seals coming out of outer bottom of window

There's unfinished drywall/walls, ceiling and trim, flooring and trim, in the kitchen, laundry area, 1 bedroom and bathroom, which also has only a subfloor. It's part concrete and unlevel. I've had 2 people try to fix the floor unsuccessfully .

The construction isn't allowing for 2 bedroom doors or laundry doors to be hung.

No cabinet, carpet, or paint updating of any kind has been done since about 2006. (except toilet and small sink) I had 3 new storm doors (front door), all split from the door frame which needs reframed and another new door. There is a gap most of the way around the storm door, see pics, where you see the sun shine through, because the door frame isn't square. Garage storm door is broke off, and now there's only an interior door there.

With a disability income of less than \$1600.00 a month, in a single person household, there's no room for improvements.

I've had 3 different estimates to fix just the walls and floors for between \$11,000 and \$15,000 priced in 2024. Estimating the middle of that figure at \$13,000+ \$28,700 (HVAC plumbing) = 41,700.00 This would only be about 2/3 of what needs completed, that's still 10's of thousands of dollars to fix the other things listed above. This might barely raise the value to the \$87,000 mark, which basically makes the 40K spent, disappear, not raising the home's value at all.

It's very sad, because the taxes can be increased by 40% overnight, when the home and everything in it is getting older everyday, the home I have paid off, I can no longer afford to live in for this reason alone.

Thank you
Raven Hill
9372078396

Tax paper

**PAMELA LITTLEJOHN
CLARK COUNTY TREASURER**



P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

**DUE BY
02/27/2026**

Card Payments
www.clarkcountyohio.gov
OR
1-844-729-2974

Scan to Pay



REAL ESTATE TAX: TAX YEAR 2025				PARCEL ID: 340-07-00022-308-018			
 20479 1 AV 0.593 KAREN L HILL 63 148 2419 DELLWOOD DR SPRINGFIELD OH 45505-2528 				PROPERTY ADDRESS: 2419 DELLWOOD DR			
				TAX DISTRICT: SPRINGFIELD CORP. SCSD			
				OWNER NAME: (January 1) HILL KAREN L			
				LEGAL DESCRIPTION: LAYNES 1ST ADDN / 13495			
TAX RATES		MARKET VALUE			CURRENT TAXES		
EFFECTIVE TAX RATE	48.815881	Land	Building	Total	Gross Real Estate Taxes	3,835.10	
GROSS TAX RATE	87.840000	14,000	110,740	124,740	Tax Reduction	-1,703.80	
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.088293	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.022073	TAXABLE VALUE			Subtotal	2,131.30	
HMSTD RED VALUE	10150	Land	Building	Total	Non Business Credit	-188.18	
CLASSIFICATION	R 510	4,900	38,760	43,660	Owner Occupancy Credit	-47.04	
ACRES	0.0000	HOMESTEAD	CAUV Value	TIF	Homestead Reduction	-440.82	
DISTRIBUTION		10,150			Current Net Real Estate Taxes	1,455.26	
Clark County	258.01	SPECIAL ASSESSMENT			Current Net Taxes & Asmts (Year)	1,455.26	
Springfield Csd	953.66	PROJ # AND DESCRIPTION	DELINQUENT	CURRENT	Current Net Taxes & Asmts (Half)	727.63	
Springfield Clark County Jvsd	87.61						
Springfield City	114.83						
Clark County Health & Library Levy	41.15						
		TOTAL	0.00	0.00	PAYMENTS/CREDITS	0.00	
				LAST DAY TO PAY WITHOUT PENALTY		TOTAL REAL ESTATE TAX DUE	\$727.63
				02/27/2026		FULL YEAR AMOUNT	\$1,455.26

Reliable Home Improvements
 4111 Sintz Rd. Springfield OH 45504

Karen Hill

Invoice

DATE	INVOICE #
11/28/2025	4564

*Plumbing
 Floor Joist*

Estimate

DESCRIPTION	AMOUNT
2419 Dellwood - Karen Hill replace galvanized water lines with Pex - please note - existing water service coming in the crawl space from under ground is galvanized - is not in the original bid / spec to replace replace water heater / include expansion tank replace toilet replace improper drain lines / case iron drain pipes - replace sink drain lines and traps raise to level and support floor joist under wall between furnace room and bathroom were wall is setting <i>Sagging Floor</i>	15,000.00
All work is complete! Thank You for Your business!	Total \$15,000.00

DR

Reliable Home

R. Hill

Continuation Sheet

Contractor's Signed Certification is attached.
 In tabulators below, amounts are stated to the nearest dollar.

Page 1 of 1
 APPLICATION NUMBER: 1 Final
 APPLICATION DATE: 10/6/2025
 PERIOD TO: 12/1/2025
 ARCHITECT'S PROJECT NO:

ITEM NO.	CONTRACT VALUE	WORK COMPLETED		APPROVED	NOT APPROVED	TOTAL COMPLETED (D+F)	DATE
		FROM PREVIOUS APPLICATION	THIS PERIOD				
1	Replace partial 4" plumbing vent stack. Approx 8'	\$ 2,750.00	-	\$ 2,750.00	-	\$ 2,750.00	12/1/2025
2	Replace old existing galv. water lines in crawl space	\$ 2,500.00	-	\$ 2,500.00	-	\$ 2,500.00	12/1/2025
3	Replace existing dated water heater. Allow access to electric panel	\$ 1,750.00	-	\$ 1,750.00	-	\$ 1,750.00	12/1/2025
4	Replace old toilet with new American Standard elongated. ADA	\$ 900.00	-	\$ 900.00	-	\$ 900.00	12/1/2025
5	Replace old galv drains at kitchen sink and bath vanity	\$ 2,150.00	-	\$ 2,150.00	-	\$ 2,150.00	12/1/2025
6	Repair sagging floor in crawl space @ mechanical room	\$ 1,750.00	-	\$ 1,750.00	-	\$ 1,750.00	12/1/2025
8	Add new condensation lines for existing furnace	\$ 975.00	-	\$ 975.00	-	\$ 975.00	12/1/2025
9	Add new expansion tank at water heater.	\$ 750.00	-	\$ 750.00	-	\$ 750.00	12/1/2025
10	Repair & add proper slope to drain line for washer	\$ 1,475.00	-	\$ 1,475.00	-	\$ 1,475.00	12/1/2025
Page Total		\$ 15,000.00	-	\$ 15,000.00	-	\$ 15,000.00	12/1/2025



Karen Hill

HVAC estimate

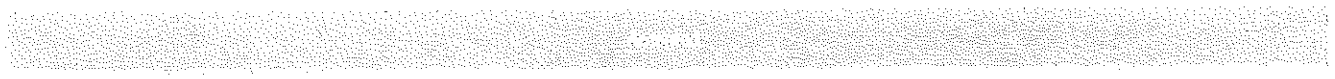
JOB ID
319870147

Hello, this is your estimate
Location: 2419 Dellwood Drive, Springfield, OH, 45505

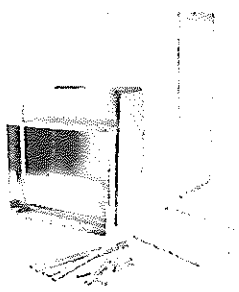
Full system basic only basic with duct work

Your Price
\$13,740.00

Member Price
\$13,740.00



Summary



RAD

Member Price	Your Price
	\$420.00

The Return Air Drop is an important part of the whole duct system. This is what connects air flow from the ductwork back to the furnace. This allows for the air to be properly circulated throughout the...

[View More](#)

MISC

Member Price	Your Price
	\$598.00

Labor and 5 90s

HE-P1-PRI-GDM-AC_36-FUR_70

Your Price
\$12,722.00

3 Ton Goodman Basic System Package:
80% Efficient / Single Stage ECM Furnace
13.4 SEER2 (up to) Single Stage...
[View More](#)

Subtotal	\$13,740.00
Total	\$13,740.00

and you know that with a monthly \$100 payment you could have it all!

1-800-451-1111

1-800-451-1111

Kitchen

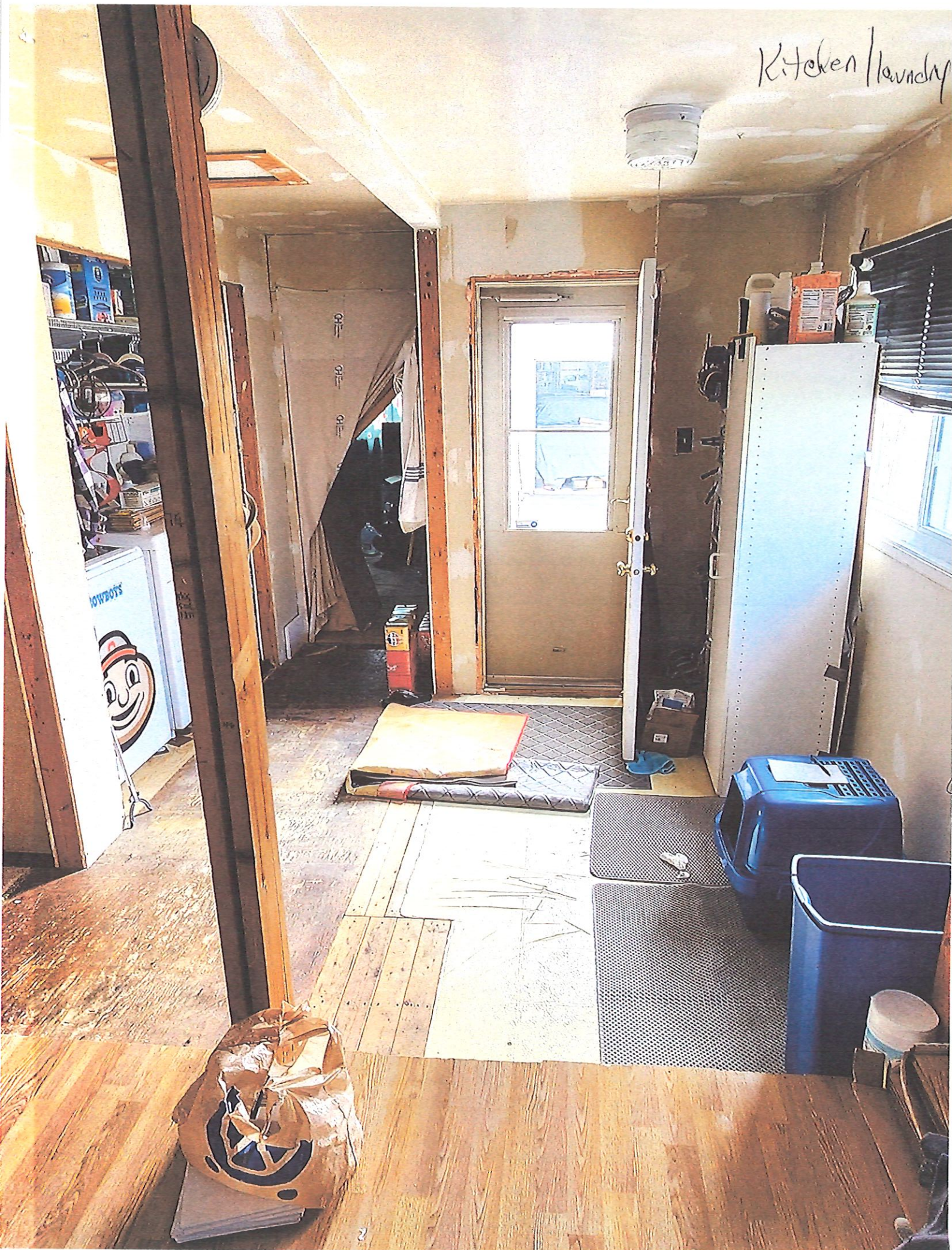


Kitchen

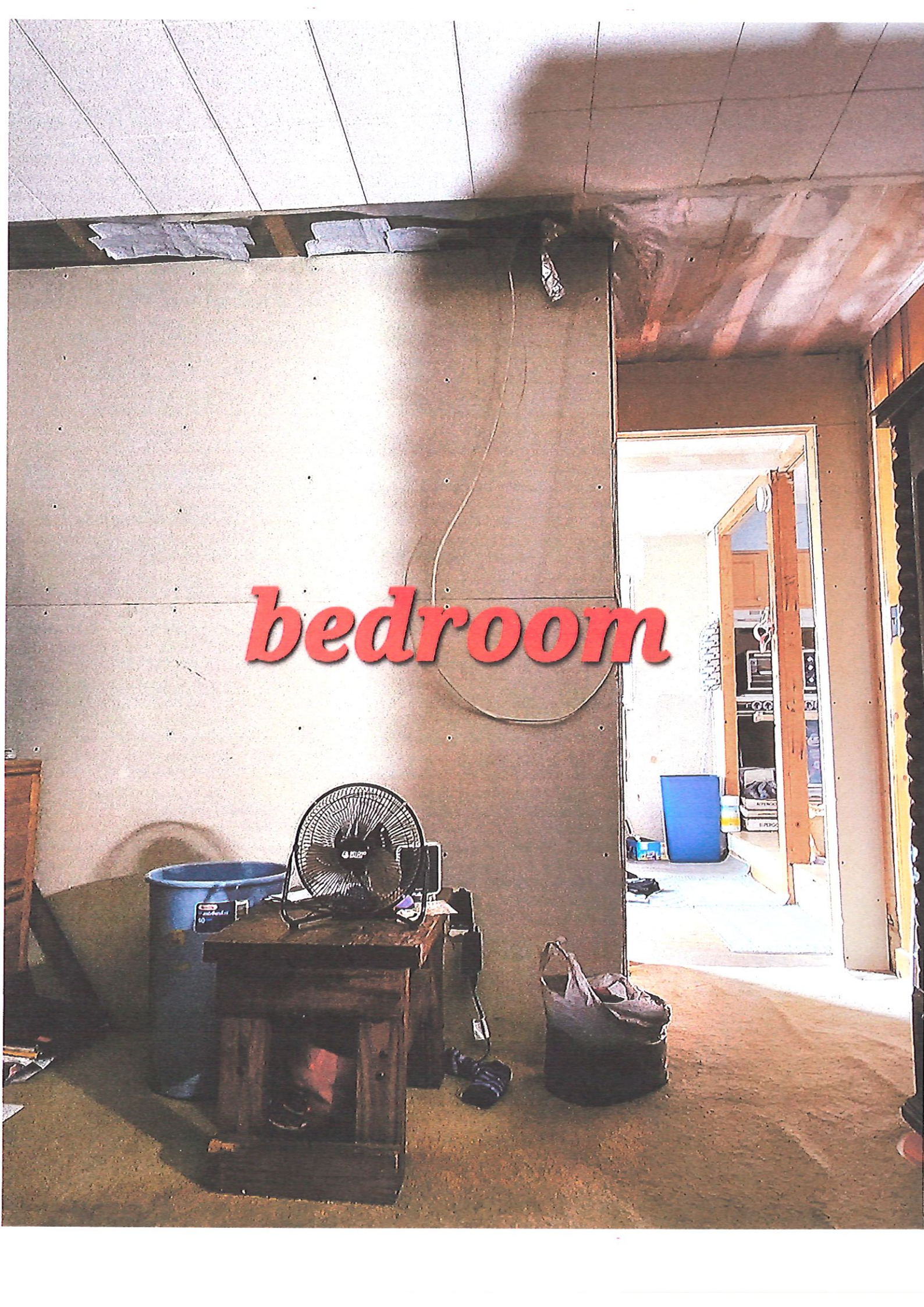
← GAPS



Kitchen/laundry



bedroom





Back
Door





Front Door



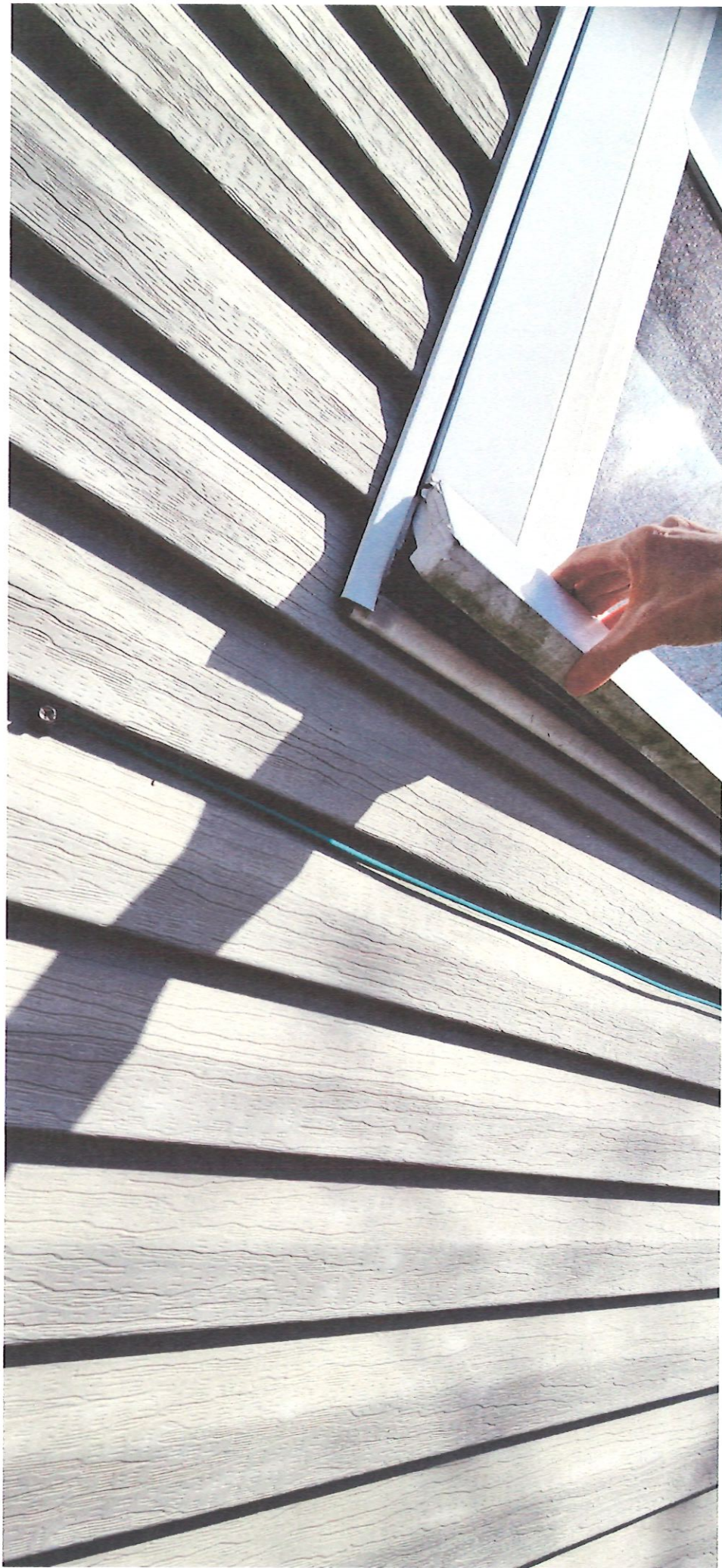
front Door

Bath





Bath

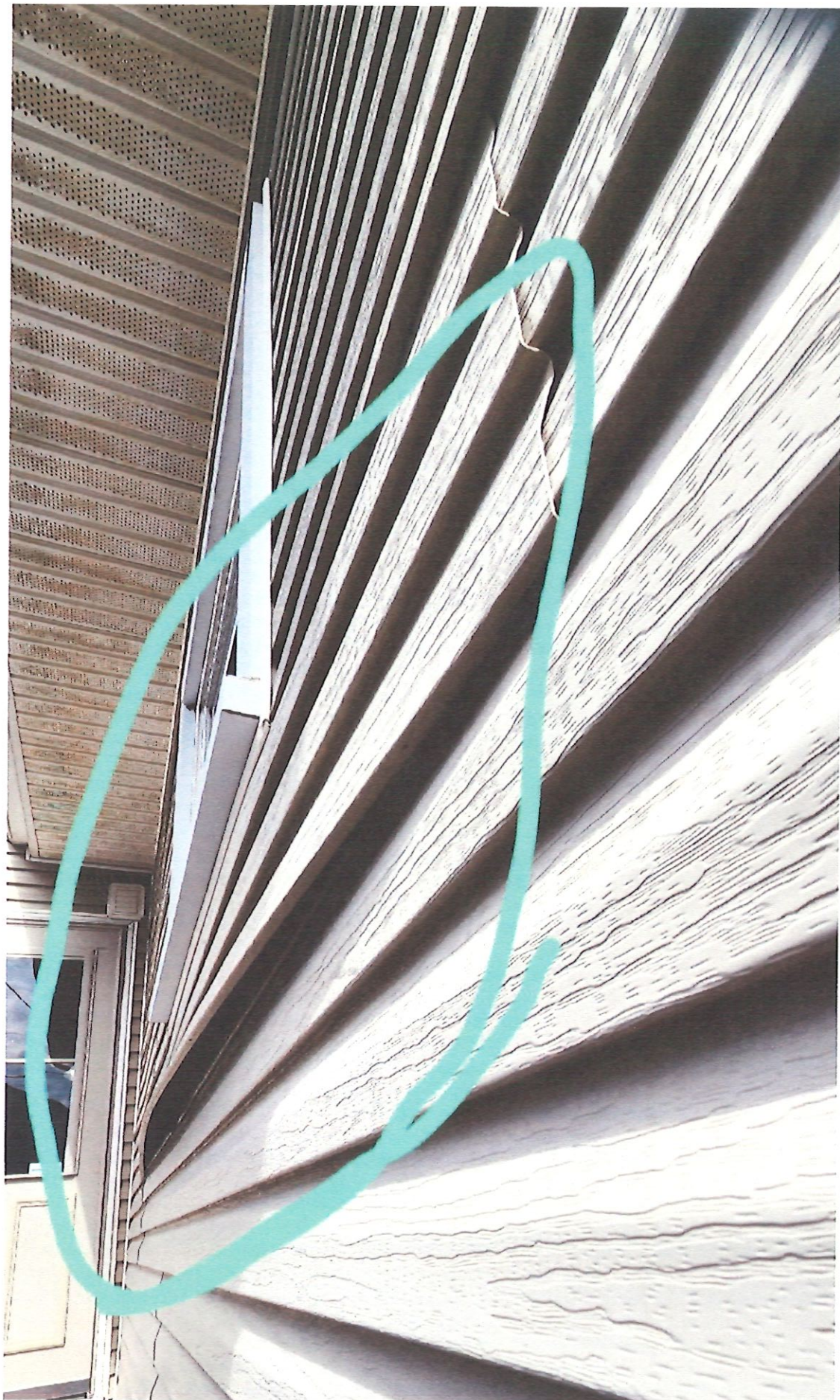


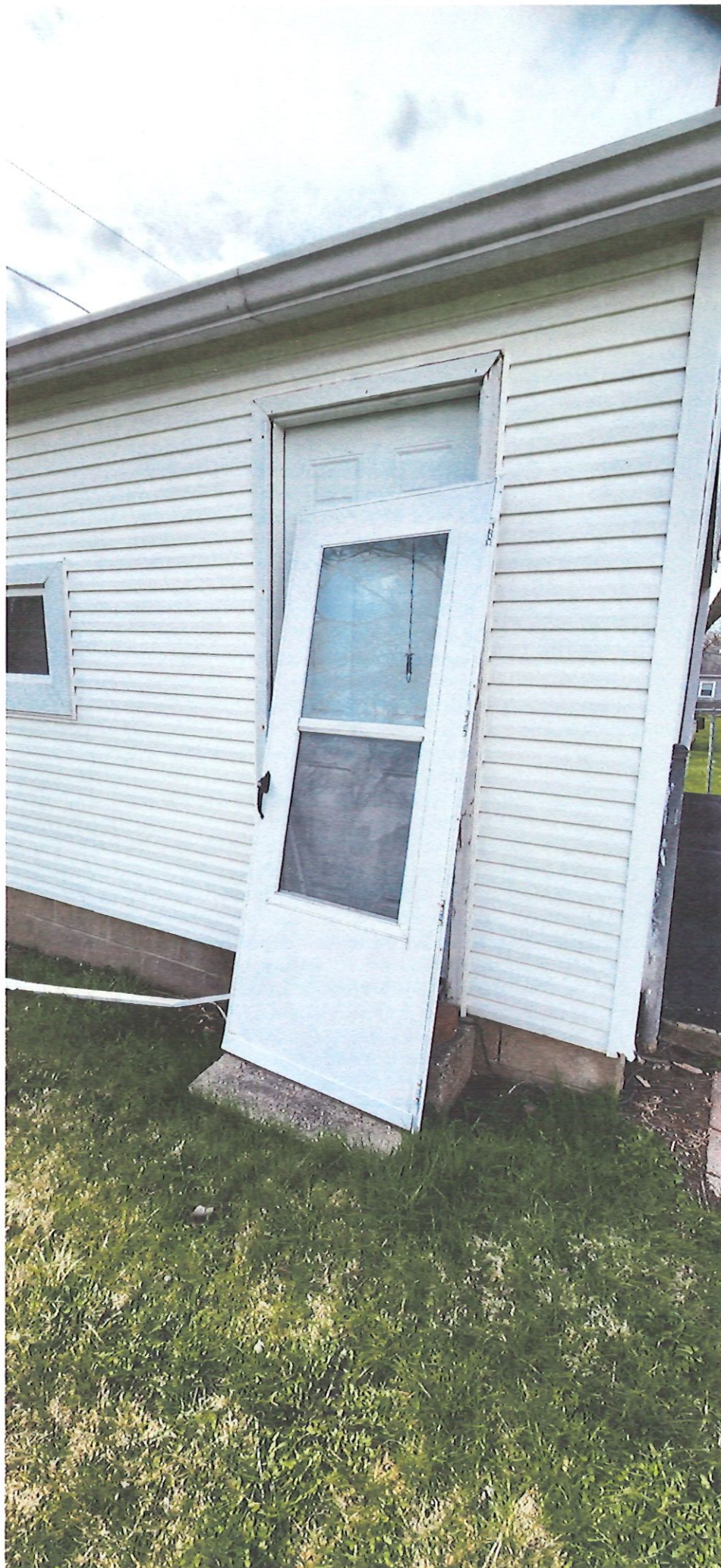
outside











RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2419 DELLWOOD DR

Map ID: 340-07-00022-308-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/3/26

CURRENT OWNER

HILL KAREN L

CAUV

Field Review Flag:

GENERAL INFORMATION

Routing No. 0022-02 014-00
 Class Residential
 Living Units 1
 Neighborhood 340R0104
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

Property Notes

Note Codes:



3400700022308018 12/28/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 120			14,000

Total Acres: .1377

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,900	14,000	14,000	0	14,000
Building	38,760	110,740	110,740	0	104,330
Total	43,660	124,740	124,740	0	118,330

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
06/20/24	LB	10-Adv	3-Other
05/17/18	GSK	R-Review	3-Other
11/15/17	AGS	10-Adv	3-Other
09/08/11	JPH	2-Information At Door	1-Owner
03/09/06	J1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/21/02	75,000					OTT RALPH W & MARQUERITE K
09/30/99	61,500					

Property Factors

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

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 LAYNES 1ST ADDN
 13495

Add. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2419 DELLWOOD DR

Parcel Id: 340-07-00022-308-018

LUC: 510-SINGLE FAMILY, PLATTED LK

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	1	Total Rooms	6
Exterior Walls	6-AV/nyl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1950	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	5
Bath Remod	2-No		
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

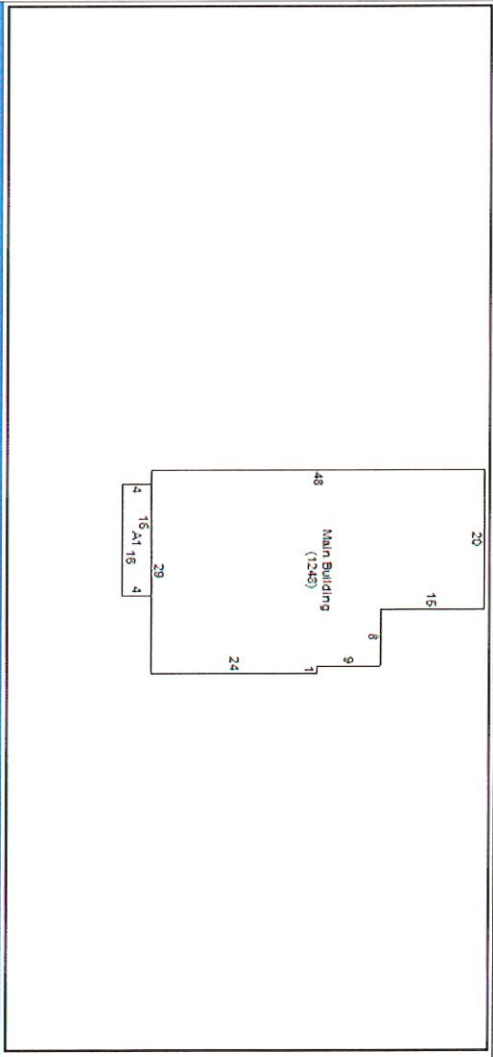
Grade	D+	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	150,990	% Good	70
Plumbing		Market Adj	
Basement	-5,280	Functional	
Heating	5,370	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	151,080	Adj Factor	300
Ground Floor Area	1,248		
Total Living Area	1,248	Dwelling Value	106,060
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,248							
1		26			64							400

Outbuilding Data

Type	Yr-Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1955		20x20	400	C	1		A	A			4,680

Condominium / Mobile Home Information

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