

MAR 27 2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

HILLARY HAMILTON
AUDITOR

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	<u>Wanda C. McGee</u>	<u>3886 SCHENLEY ST ENON, OH</u>
2. Complainant if not owner	<u>N/A</u>	<u>N/A 45323</u>
3. Complainant's agent	<u>N/A</u>	<u>N/A</u>

4. Telephone number and email address of contact person
937-360-1965 sa.sasvso7043@outlook.com

5. Complainant's relationship to property, if not owner N/A

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
<u>#1801000006213033</u>	<u>3886 SCHENLEY ST ENON, OH 45323</u>

7. Principal use of property

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>1801000006213033</u>	<u>\$105,500</u>	<u>Varies</u> <u>133,740</u>	<u>unknown</u> <u>28240</u>

9. The requested change in value is justified for the following reasons:
bought house in 1994, replaced furnace 2006, replaced hot water heater 2026
roof repaired due to storm 2012, roof repaired 2024, roof totally replaced in
2004? NO updates ~~have~~ other than above have been made.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 0
and sale price \$ N/A ; 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 N/A 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.

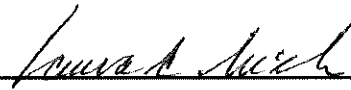
- N/A The property was sold in an arm's length transaction.
- N/A The property lost value due to a casualty.
- N/A A substantial improvement was added to the property.
- N/A Occupancy change of at least 15% had a substantial economic impact on my property.

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.

- N/A 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 3-25-2016 Complainant or agent (printed) Laura C. WIGGEE 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 : 3886 SCHENLEY ST

Map ID: 180-10-00006-213-033

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

MC GEE LAURA C

GENERAL INFORMATION

Routing No. DSW/5-D2 012-00
 Class Residential
 Living Units 1
 Neighborhood 180R0006
 District
 Zoning
 Alternate Id
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1801000006213033 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 71 114			33,240

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,630	33,240	33,240	0	33,240
Building	35,180	100,500	100,500	0	86,330
Total	46,810	133,740	133,740	0	119,570

Total Acres: .1858

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
07/29/24	KQ	10-Adv	3-Other
06/28/18	CPS	R-Review	3-Other
12/12/17	AKF	10-Adv	3-Other
01/22/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
01/19/12	MAG	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/04/06	150		HVAC		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/01/94	70,000					MESSAROS FREDERICK M & CHRISTINA
11/15/89	58,900					

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:
 GREEN MEADOWS SEC 7
 438
 Addl. Tieback:

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Parcel Id: 180-10-00006-213-033

LUC: 510-SINGLE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

CLARK COUNTY
Printed: 03/31/26

Dwelling Information

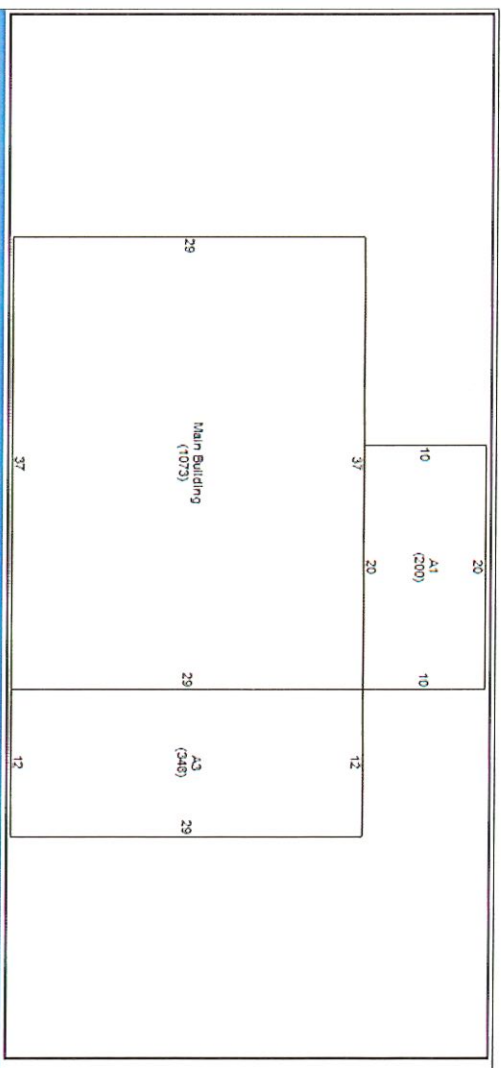
Story height	1	Total Rooms	5
Exterior Walls	6-ALV/rn/yl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1967	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	216
Fuel Type	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	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	151,120	% Good	62
Plumbing		Market Adj	
Basement	-9,820	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	4,510	C&D Factor	1
Subtotal	145,810	Adj Factor	10,100
Ground Floor Area	1,073		
Total Living Area	1,073	Dwelling Value	100,500
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,073						
1		26			200						1,200
3		59M			348						15,200

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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