

MAR 31 2026

Tax year 2025 BOR no. 2025-206
County Clark Date received 3/31/2026

DTE 1
Rev. 12/22

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	Rife Property Management LLC	102 Fourth Avenue Springfield	
2. Complainant if not owner		OH 45505 5228 State	
3. Complainant's agent		Route 4 Mechanicsburg OH 43044	
4. Telephone number and email address of contact person 937-536-7169			
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	
3100 700023417 001		102 Fourth Avenue Springfield OH 45506	
7. Principal use of property <u>Rental</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
3100700023417001	\$ 85,000.00	\$ 104,380.00	\$ 19,380.00
9. The requested change in value is justified for the following reasons: <u>The house is worth what I paid for it.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/2025
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 No 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.

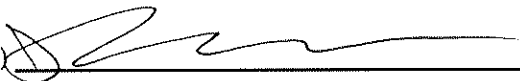
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Shawn Rife 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

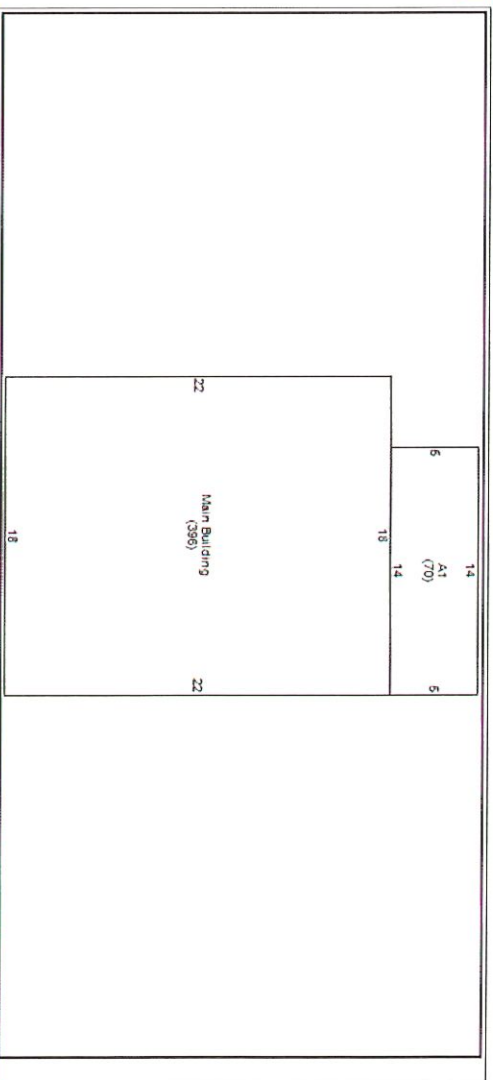
CLARK COUNTY

Situs : 102 FOURTH AVE Parcel Id: 310-07-00023-417-001

LUC: 520-TWO FAMILY, PLATTED LOT Card: 1 of 2 Tax Year: 2025 Printed: 03/31/26

Dwelling Information

Story height	1	Total Rooms	3
Exterior Walls	6-Al/Inyl	Bedrooms	1
Style	05-Bungalow	Family Rooms	0
Year Built	1942	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
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		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	1
Cost & Design	0	NBHD Fact	1



Dwelling Computations

Base Price	73,530	% Good	60
Plumbing		Market Adj	
Basement	-2,570	Functional	
Heating	2,620	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	73,580	Adj Factor	1
		Additions	500
Ground Floor Area	396		
Total Living Area	396	Dwelling Value	44,650
Building Notes			

Outbuilding Data

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					396								
1		54			70								900

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 102 FOURTH AVE

Map ID: 310-07-00023-417-001

LUC: 520-TWO FAMILY, PLATTED LC

Card: 2 of 2

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
GRAHAM CHARLES W JR	Routing No. SNE9-H1 017-00 Class Residential Living Units 2 Neighborhood 310R0001 District
CAUV	Zoning Alternate Id Tax District Springfield City S.D.
Field Review Flag:	

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 36 143			14,440
Total Acres: .1182		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

Value Flag	Assessed	Appraised	Cost	Income	Market
1-COST APPROACH	5,050	14,440	14,440	0	14,440
Land	31,480	89,940	89,940	0	169,790
Building	36,530	104,380	104,380	0	184,230
Total					

Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
10/01/24	KQ	10-Adv	3-Other
12/10/18	LA	2-Information At Door	3-Other
05/15/18	GBL	R-Review	3-Other
08/28/17	AGS	10-Adv	3-Other
03/10/12		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/16/18	18-0408B		GAR TO LA		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
12/26/25	85,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
11/30/18	20,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
07/19/18			
10/18/12			

Deed Reference

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		GRAHAM CHARLES W JR WHITAKER REBECCA MOORE KAREN S MILLER GAIL L

Property Factors

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

Legal Description

Parcel Tieback: 3100700023417002
Range - Township - Section: - - -
Legal Descriptions:
MAPLEWOOD ALL & VAC ALLEY R
473

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 102 FOURTH AVE

Parcel Id: 310-07-00023-417-001

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 2 of 2

Tax Year: 2025

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Dwelling Information

Story height	1	Total Rooms	3
Exterior Walls	6-ALV/Inyl	Bedrooms	1
Style	05-Bungalow	Family Rooms	1
Year Built	1957	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled	2004	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
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	

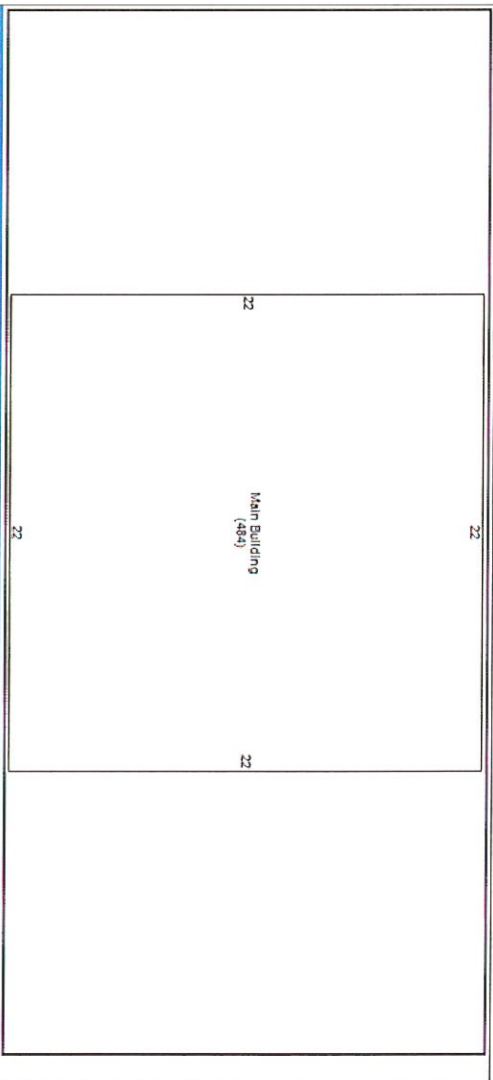
Grade	D	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	80,730	% Good	60
Plumbing		Market Adj	
Basement	-5,250	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	75,480	Adj Factor	1
		Additions	
Ground Floor Area	484		
Total Living Area	484	Dwelling Value	45,290
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					484						

Outbuilding Data

Type	Yr Bit	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)	