

MAR 31 2026

Tax year 2025 BOR no. 2025-207
County Clark Date received 3/31/2026

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	<u>KATHLEEN SAMPSON</u>	<u>2200 BALLENTINE PIKE Springfield OH</u>
2. Complainant if not owner		<u>45502</u>
3. Complainant's agent		
4. Telephone number and email address of contact person <u>937-561-1569</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>050-02-00019-402-006</u>	<u>2200 BALLENTINE PIKE</u>	
	<u>Springfield, OH 45502</u>	

7. Principal use of property home - I 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
<u>050-02-00019-402-006</u>	<u>600,000.</u>	<u>712,970</u> 700,000.	<u>112,970</u> 100,000.

9. The requested change in value is justified for the following reasons:
 1) Neighboring property is lower & this affects my property value.
 2) CONCRETE AROUND house IS CRACKED WITH AREAS MOVED HIGHER. AREA NEAR ATTACHED GARAGE MAY NEED A FRENCH DRAIN
 3) CRACKS IN WALLS DUE TO SETTLING. 4) SPACE/GAPS BETWEEN WALLS & CEILINGS (POOR WORKMANSHIP - NEIGHBORS E SIMILAR PROBLEM)

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. N/A.

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 pictures

4) my house is about 17 yrs old. - GAS FURNACES LAST TYPICALLY 15-20 years (less if a high efficiency unit).

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 3/31/2024 Complainant or agent (printed) KATHLEEN SAMPSON Title (if agent) _____

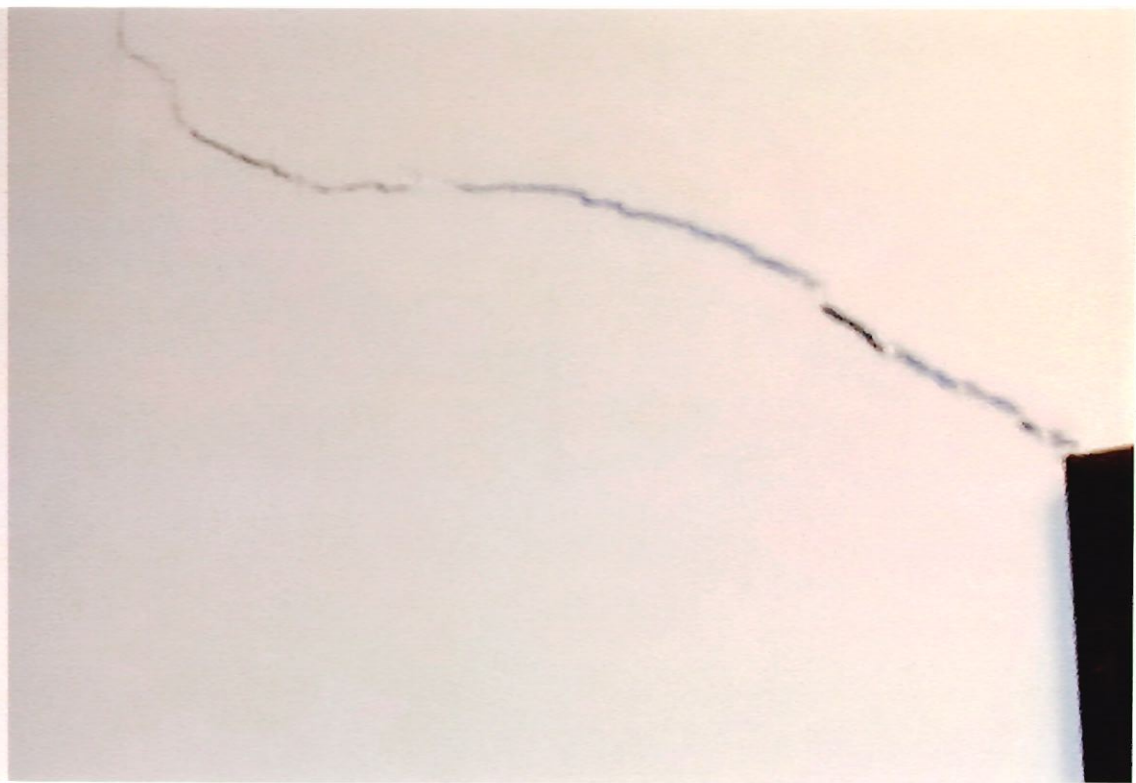
Complainant or agent (signature) *Kathleen Sampson*

Sworn to and signed in my presence, this 3/31/2024 day of march 2024
(Date) (Month) (Year)

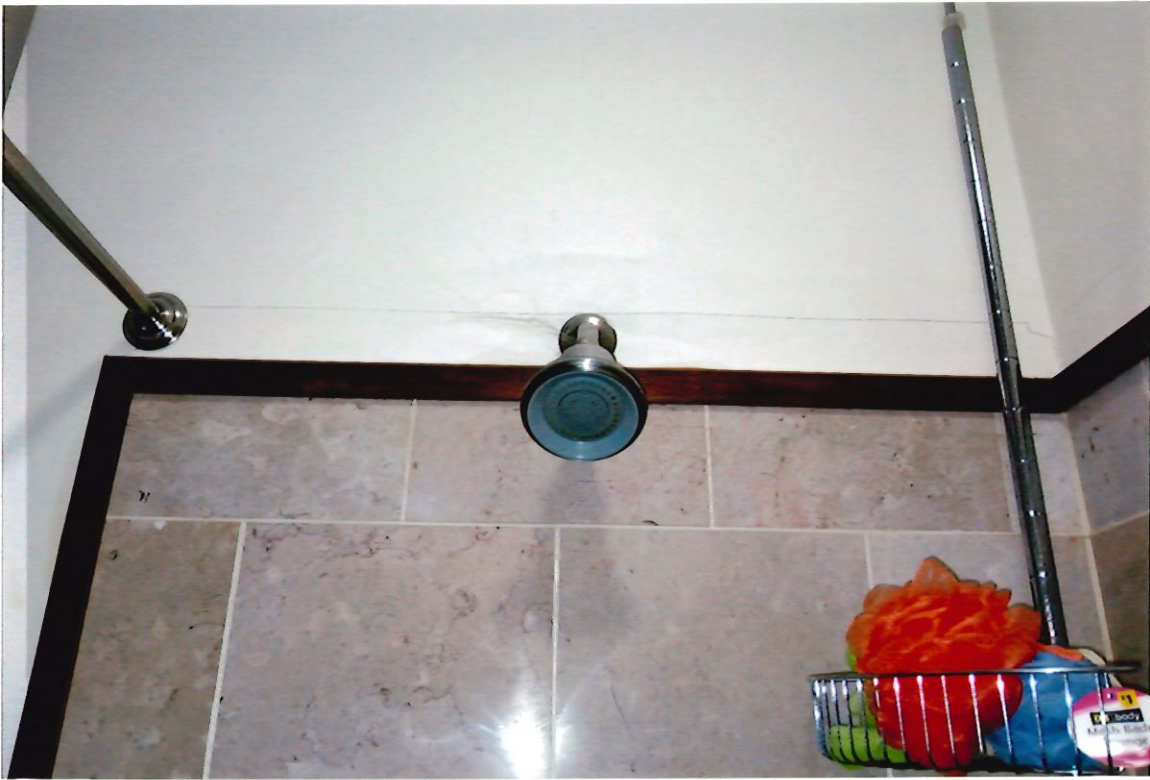
Notary *Erin Gregory*

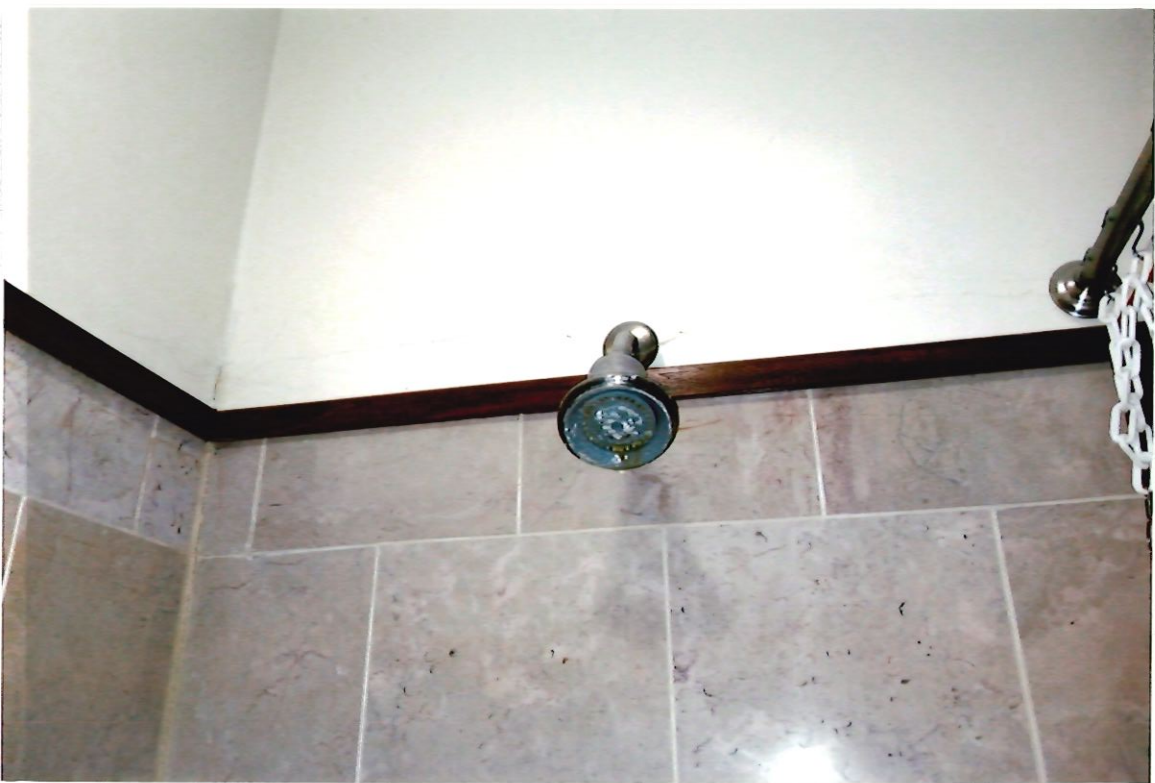


Erin Maria Gregory
Notary Public, State of Ohio
My Commission Expires 12-07-2030



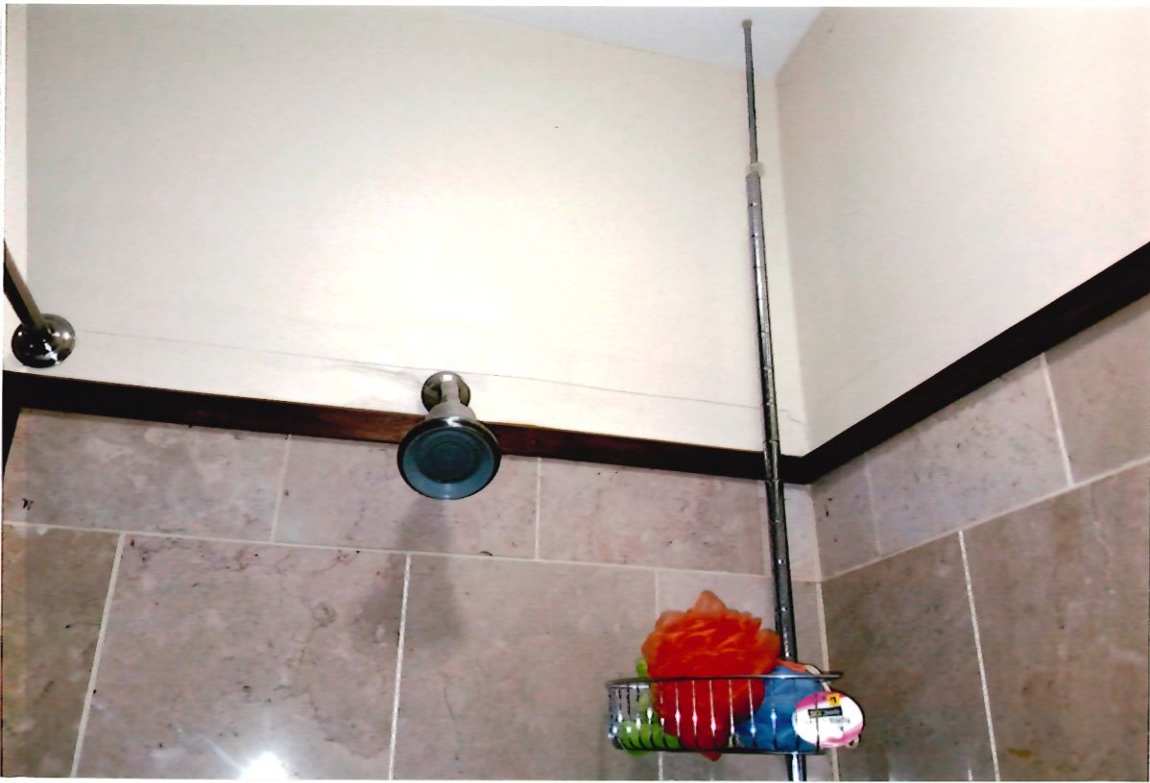






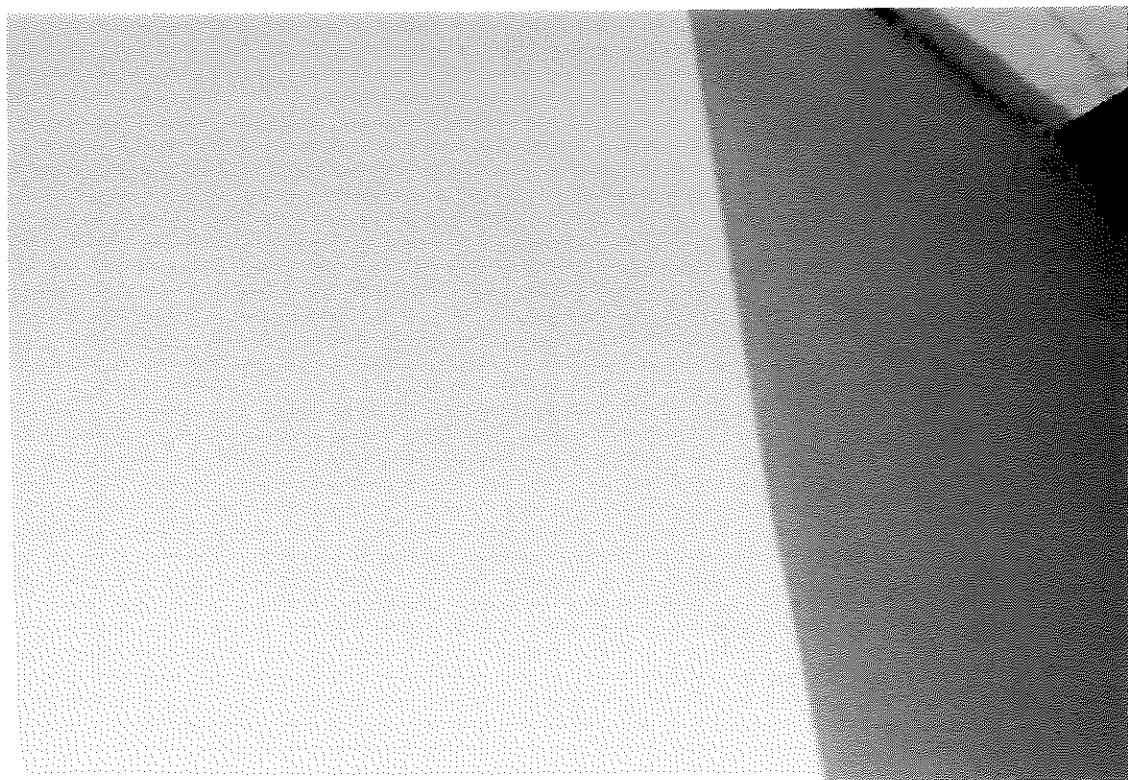




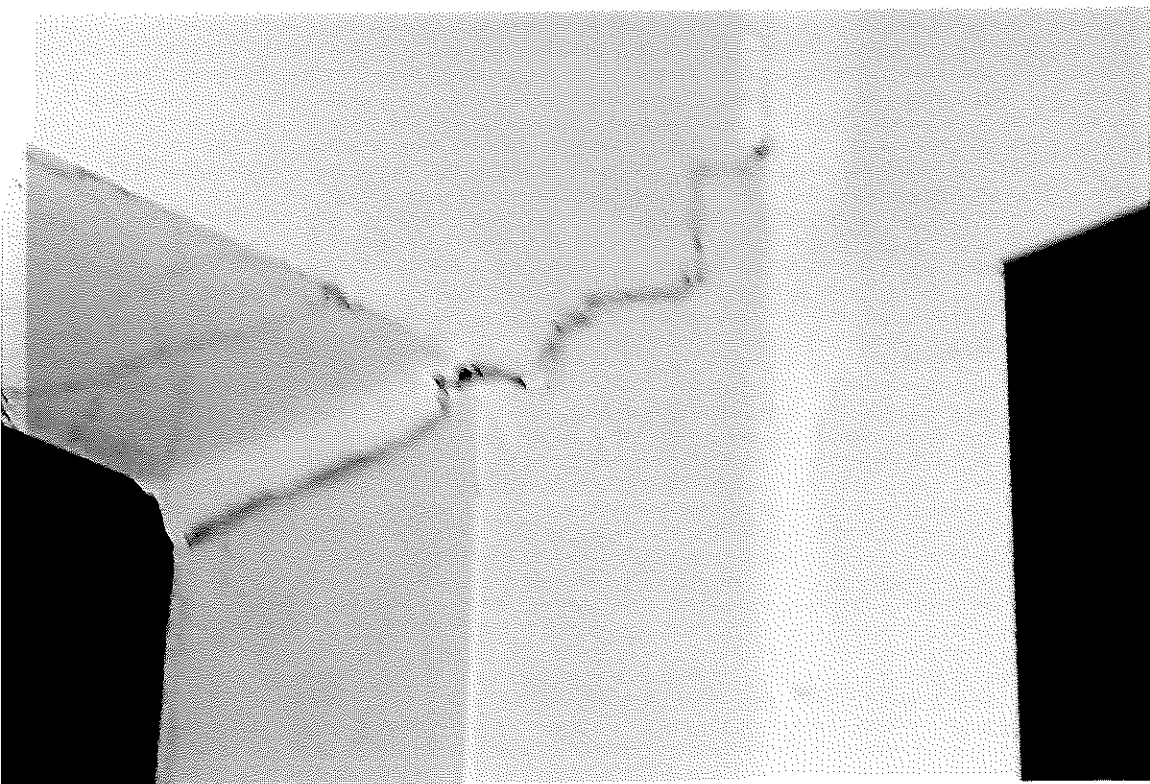




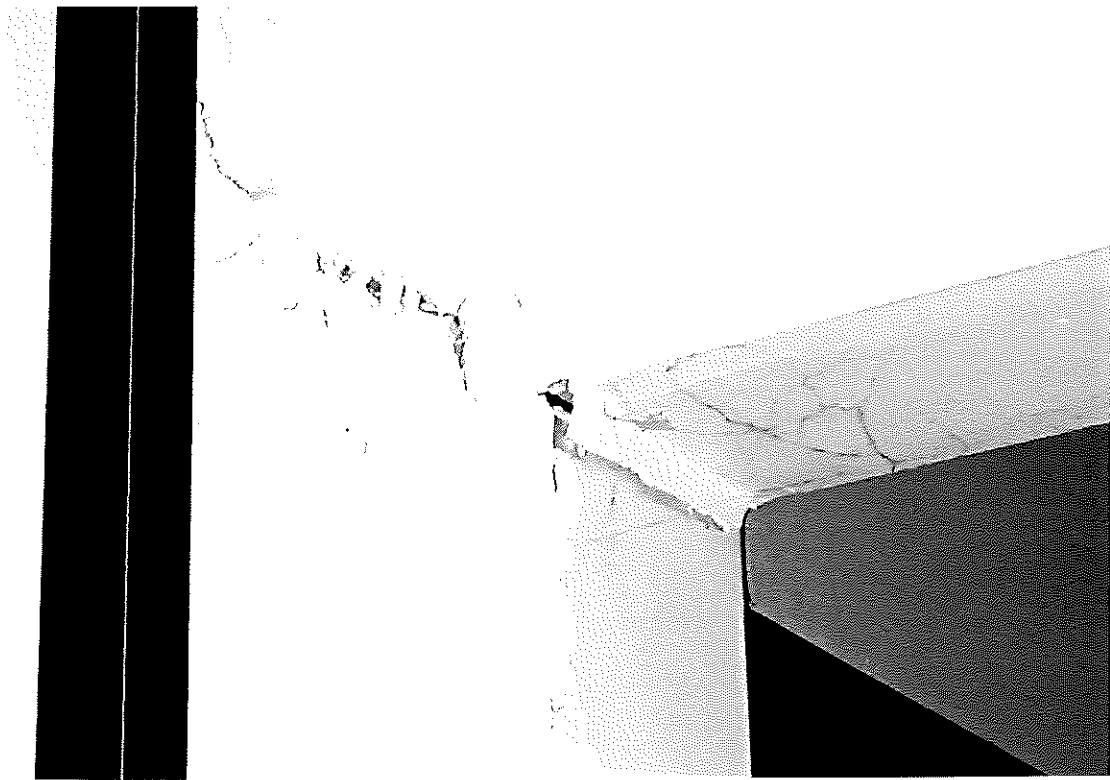


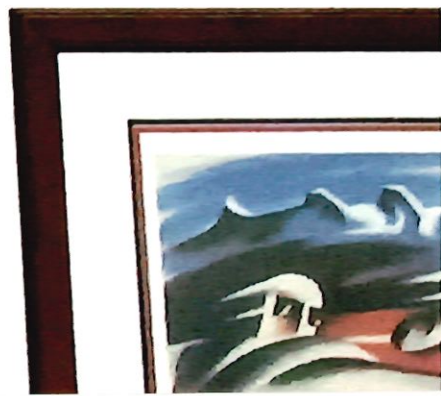
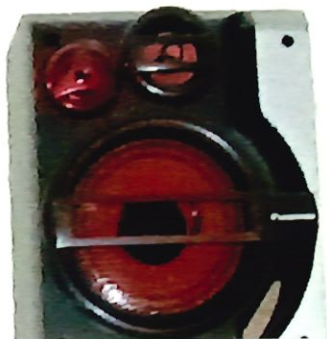


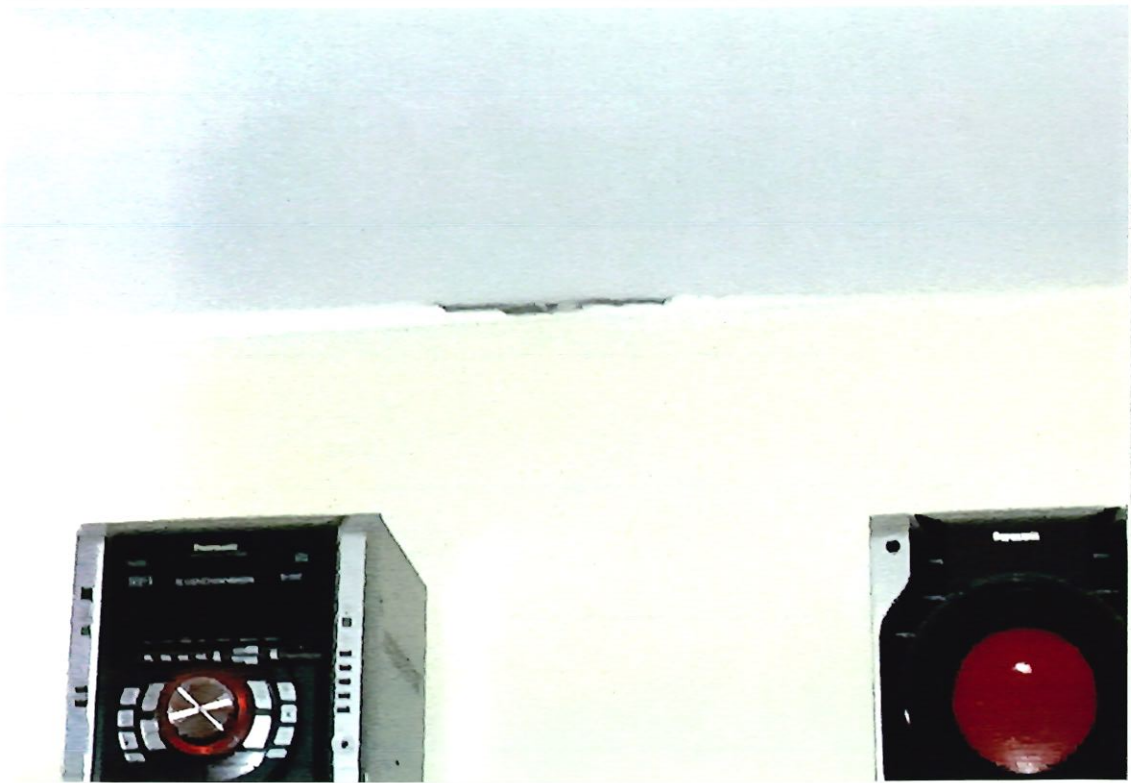


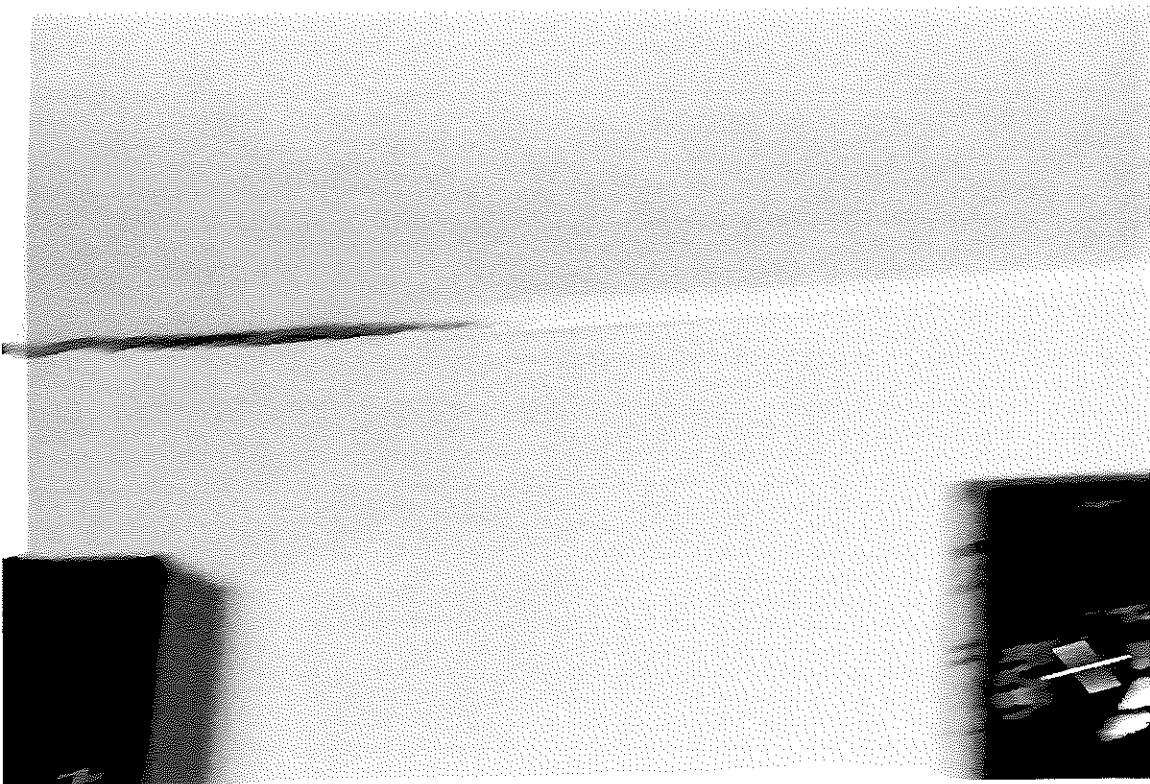






























RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 2200 BALLENTINE PIKE

Map ID: 050-02-00019-402-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

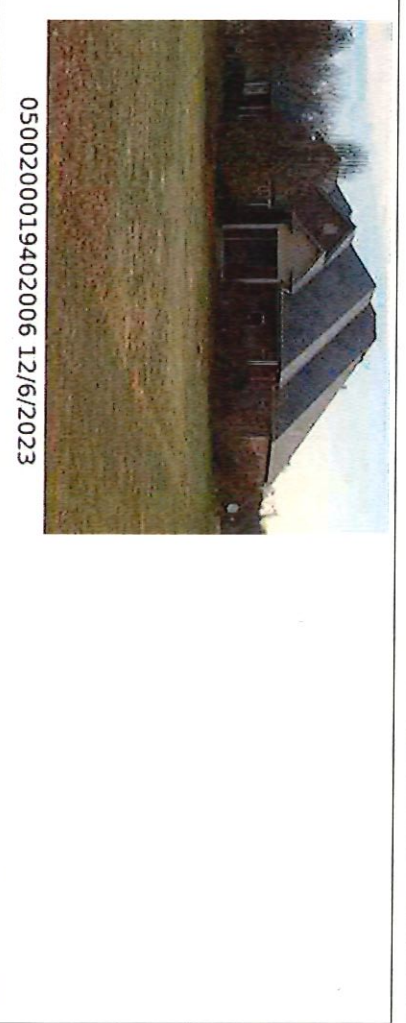
Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER		GENERAL INFORMATION	
SAMPSON KATHLEEN		Routing No.	GSM6-00 024-00
		Class	Residential
		Living Units	1
		Neighborhood	050R0021
CAUV		District	
Field Review Flag:		Zoning	
		Alternate Id	
		Tax District	German Township Nwisd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			65,520
A-Undeveloped	AC 1.9700			32,270
Total Acres: 2.97				
Legal Acres: 2.9700				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	34,230	97,790	97,790	0	97,790
Building	215,310	615,180	615,180	0	591,860
Total	249,540	712,970	712,970	0	689,650

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
09/25/24	EB	10-Adv	3-Other
07/12/18	TAS	R-Review	3-Other
12/12/17	ANM	10-Adv	3-Other
11/23/11	JHC	2-Information At Door	1-Owner
12/17/08	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/23/08			NEW HOME		Closed Permit
04/23/08	08-0110		DET GARAG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/05/12		2-Land & Building	0-Valid Sale
07/13/09	390,000	2-Land & Building	0-Valid Sale
05/09/08	39,000	1-Land	3-Property Changed After Sale
09/25/01			

Deed Reference

Deed Reference	Deed Type	Grantor
		SAMPSON DAVID L & KATHLEEN TRUSTE
		WOOTEN KENNETH & KAREN
		NEW CARLISLE DEVELOPMENT CORPOR

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 2-Medium
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 THUMA ESTATES
 6
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 2200 BALLENTINE PIKE

Parcel Id: 050-02-00019-402-006

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CLARK COUNTY

Dwelling Information

Story height 1
 Exterior Walls 2-Brick
 Style 08-Modern
 Year Built 2008
 Eff Year Built
 Year Remodeled
 Kitchen Remod
 Bath Remod
 Basement 2-Crawl/

Total Rooms 8
 Bedrooms 4
 Family Rooms
 Full Baths 3
 Half Baths 2
 Addl. Fixtures 5
 Total Fixtures 18

Heat Type 3-Central Heat W/ Ac
 Fuel Type 2-Gas
 System Type 1-Hot Air
 Attic 1-None
 Phy. Condition G-Good Condition
 Int vs Ext 2-Same

Masonry Trim
 Unfinished Area
 Rec Rm Size
 FB/LA Size

Stacks
 Pre-Fab 1

Openings
 # Car Bsmt Gar

Misc
 Grade B
 CDU AV-AVERAGE
 Market Adj
 % Complete
 Cost & Design 0

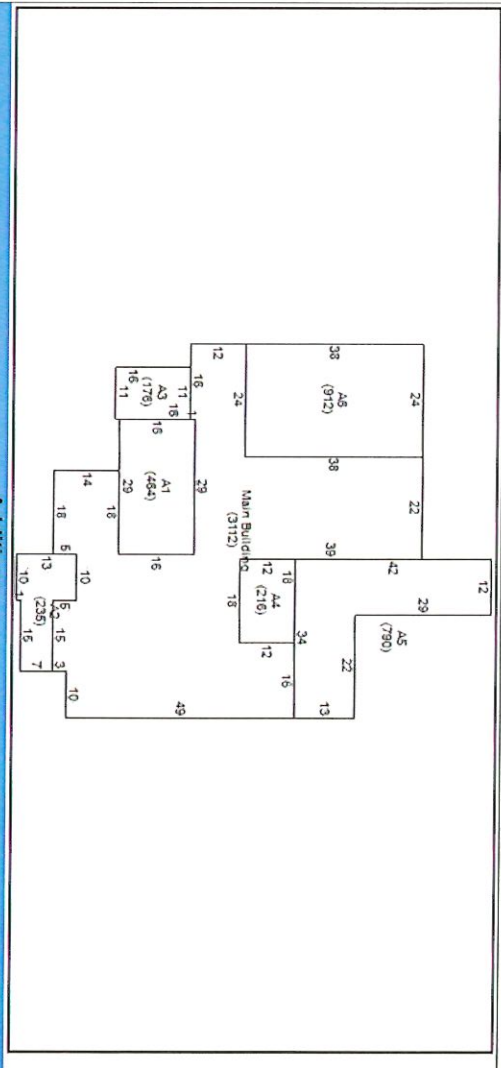
Qty
 Functional
 Economic
 % Good Ovr
 NBHD Fact 1

Dwelling Computations

Base Price	461,440	% Good	87
Plumbing	23,600	Market Adj	
Basement	-15,240	Functional	
Heating	15,490	Economic	
Attic	0	% Complete	
Other Features	5,897	C&D Factor	1
Subtotal	491,190	Adj Factor	1
		Additions	147,800
Ground Floor Area	3,112		
Total Living Area	4,040	Dwelling Value	575,140
Building Notes			

Misc & Gross Bulding Values

Misc Building No
 Gross Building:
 Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					3,112						
1	58	35M	35M		464						85,700
2		1			235						13,200
3		1			176						9,900
4		1			216						12,100
5		26			790						6,200
6		59M			912						42,800

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2008		55x28	1,540	B	1		G	G			40,040

Condominium / Mobile Home Information

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