

Tax year 2025 BOR no. 2025-211
County Clark Date received 3/31/2026

MAR 31 2026

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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
(937) 838-6778 elbiejwatson@gmail.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		
1801100024000154			4751 Old Mill Rd. Springfield, OH 45502		
7. Principal use of property <u>PRIMARY 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		
1801100024000154	\$410,000.00	\$487,970.00	\$77,970		
9. The requested change in value is justified for the following reasons:					
<p>THE CURRENT VALUATION BEING PLACED ON THE HOME IS \$487,970.00. THIS VALUE INDICATES A 10% YEAR-OVER-YEAR INCREASE IN THE VALUE OF THE HOME SINCE THE LAST VALUATION IN 2022. WE UNDERSTAND THAT THE REAL ESTATE MARKET HAS SEEN AN UNPRECEDENTED INCREASE IN HOME SALES SINCE 2020 AND WE PAID MORE FOR THIS HOME AS A RESULT. HOWEVER, 5 YEARS ON, TAX INCREASES SUCH AS THESE COULD PRICE US OUT OF THE HOME WE LOVE AND WORKED HARD FOR. WE DO NOT BELIEVE THAT WE COULD SELL OUR HOME FOR THE VALUATION PLACED ON IT.</p>					

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

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 3/31/2026 Complainant or agent (printed) ELBIE WATSON 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 : 4751 OLD MILL RD

Map ID : 180-11-00024-000-154

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

WATSON LEAH M & ELBIE J

GENERAL INFORMATION

Routing No. DSE7-00 042-00
 Class Residential
 Living Units 1
 Neighborhood 180R00000
 District
 Zoning
 Alternate Id
 Tax District Mad River Township Glscd

CAUV

Field Review Flag:

Property Notes

Note Codes:



1801100024000154 12/2/2023

Land Information

Assessment Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000		45,900
A-Undeveloped	AC	4.1700		37,220
A-Right Of Way	AC	.0700		

	Assessed	Appraised	Cost	Income	Market
Land	29,090	83,120	83,120	0	83,120
Building	141,700	404,850	404,850	0	409,860
Total	170,790	487,970	487,970	0	492,980

Total Acres: 5.24

Legal Acres: 5.2400

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

Permit Information

Date	ID	Entry Code	Source
10/23/24	KQ	10-Adv	3-Other
07/26/18	RVT	R-Review	3-Other
12/07/17	AKF	10-Adv	3-Other
10/31/17	DEW	9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner
02/08/12		9-Info Fr-E-Mail, Data Mailer, Etc	1-Owner

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
04/12/21	364,900	2-Land & Building	0-Valid Sale
08/07/19			

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed		FLORY RUTH ANN FLORY MARVIN E & RUTH ANN

Property Factors

Legal Description

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy

6-Septic

Parcel Tieback:
 Range - Township - Section: 08 - 04 - 24
 Legal Descriptions:
 P T S E O R

Add. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4751 OLD MILL RD

Parcel Id: 180-11-00024-000-154

LUC: 511-SINGLE FAMILY, 0-9.999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

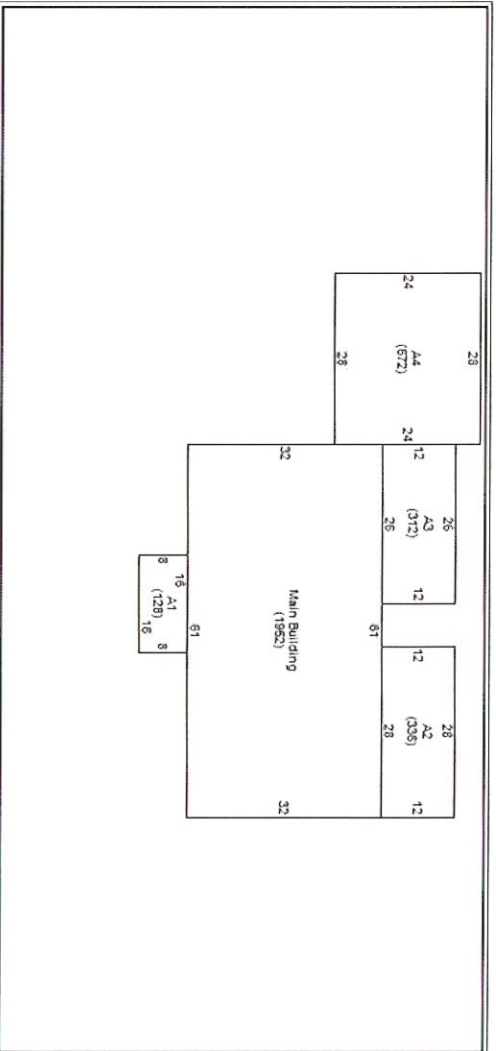
Story height	1	Total Rooms	10
Exterior Walls	2-Brick	Bedrooms	3
Style	01-B-Level	Family Rooms	2
Year Built	1978	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	13
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	1200
Phy. Condition	G-Good Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	2		
Pre-Fab			
Misc		Qty	
Grade	B		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	1
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	313,650	% Good	83
Plumbing	14,500	Market Adj	
Basement	0	Functional	
Heating	10,530	Economic	
Attic	0	% Complete	
Other Features	82,839	C&D Factor	1
Subtotal	421,520	Adj Factor	
		Additions	45,300
Ground Floor Area	1,952		
Total Living Area	1,952	Dwelling Value	395,160
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Yr	Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,952							
1		1			128							7,200
2		25			336							8,200
3		48			312							6,500
4		59M			672							32,700

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AB2-Flat Barn	1977		48x36	1,728	C	1	2	G	G			9,690

Condominium / Mobile Home Information

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