

MAR 31 2026

Tax year 2026 BOR no. 2025-215
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		Samuel H Clayborne II		3025 Stone Haven Ave	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
D. 937-207-9333 cell phone sclyborne317@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		
3400700033111008			1416-1420 Woodward Avenue		
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		
3400700033111008	\$ 85,000	\$ 151,240	\$ 66,240		
9. The requested change in value is justified for the following reasons: 1) No improvements to the house 2) The houses on Woodward are bad shape 3) Reading the letter that I added to this packet 4) The 1416 unit is empty and it needs a lot of work					

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 July 2024 and total cost \$ 4000.00

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 30 March 2026 Complainant or agent (printed) Samuel H Clayborne II Title (if agent) _____

Complainant or agent (signature) *Samuel H Clayborne II*

Sworn to and signed in my presence, this 30th day of March 2026

Notary *Kimberly D Tyler*



Kimberly D Tyler
Notary Public, State of Ohio
Commission #: 2015-RE-544549
My Commission Expires 10-21-2030

Complaint Against the Valuation of Real Property.

Parcel number 3400700033111008

1416-1420 Woodward Avenue.

I have submitted pictures of the two houses that were completely renovated and these two houses had new roofing, new floors, new windows, new air conditioning units and heating units installed, and new or fortified porches installed. I am sure more was done on the inside of the homes. Their addresses are 1408 and 1414 Woodward Avenue.

My duplex is located at 1416-1420 Woodward Avenue. The only major improvement that I have done in the past two years is to install a new porch roof. The rest of the roof was installed many years ago.

I took pictures of the spouting which is coming loose at both sides of the house. The windows were installed 25 years ago. The air conditioning unit and the furnace which is located on the side of the 1420 unit is over 25 years old. Neither the bathroom nor the kitchen has been renovated. Lastly the 1416 unit per the pictures that I have submitted; it is currently empty and it needs a lot of work.

Lastly the other houses on my street are in various conditions and they range from good conditions to those homes that have been neglected and some of the houses are in very poor condition. For my home to double in value while it is in its current condition then that is hard to understand.

Thank you,

Samuel

1920 Wednesday





























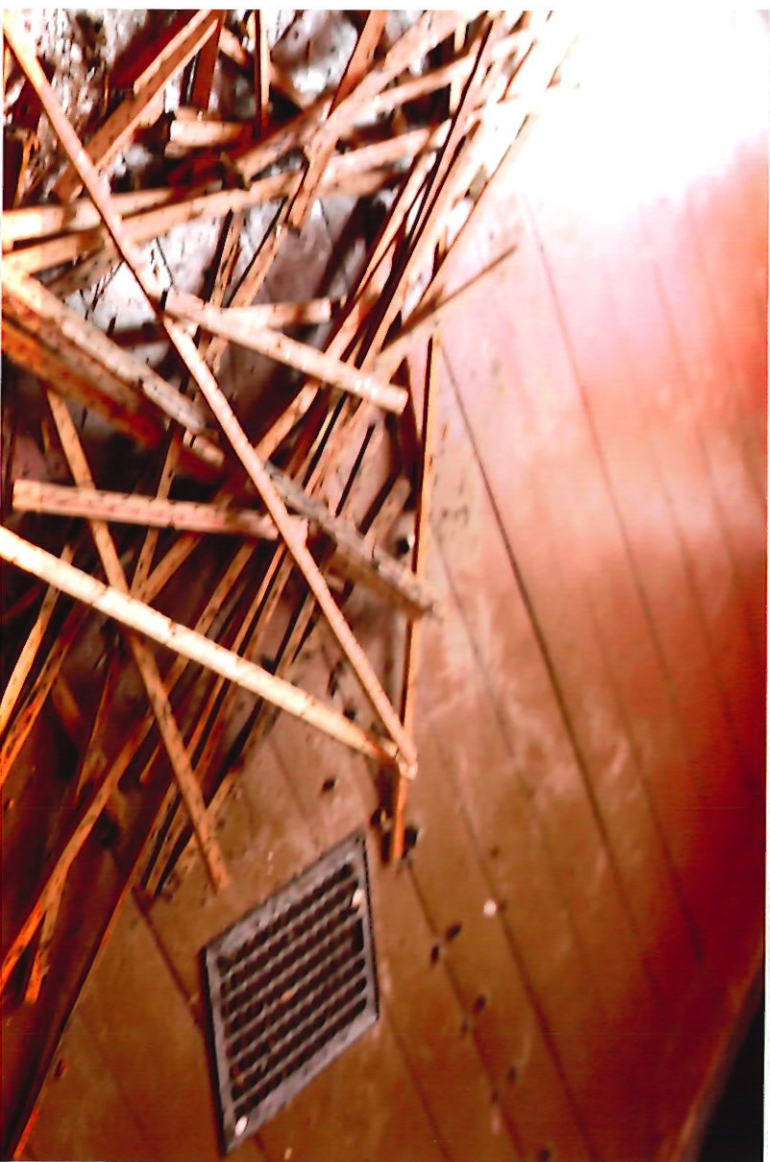
















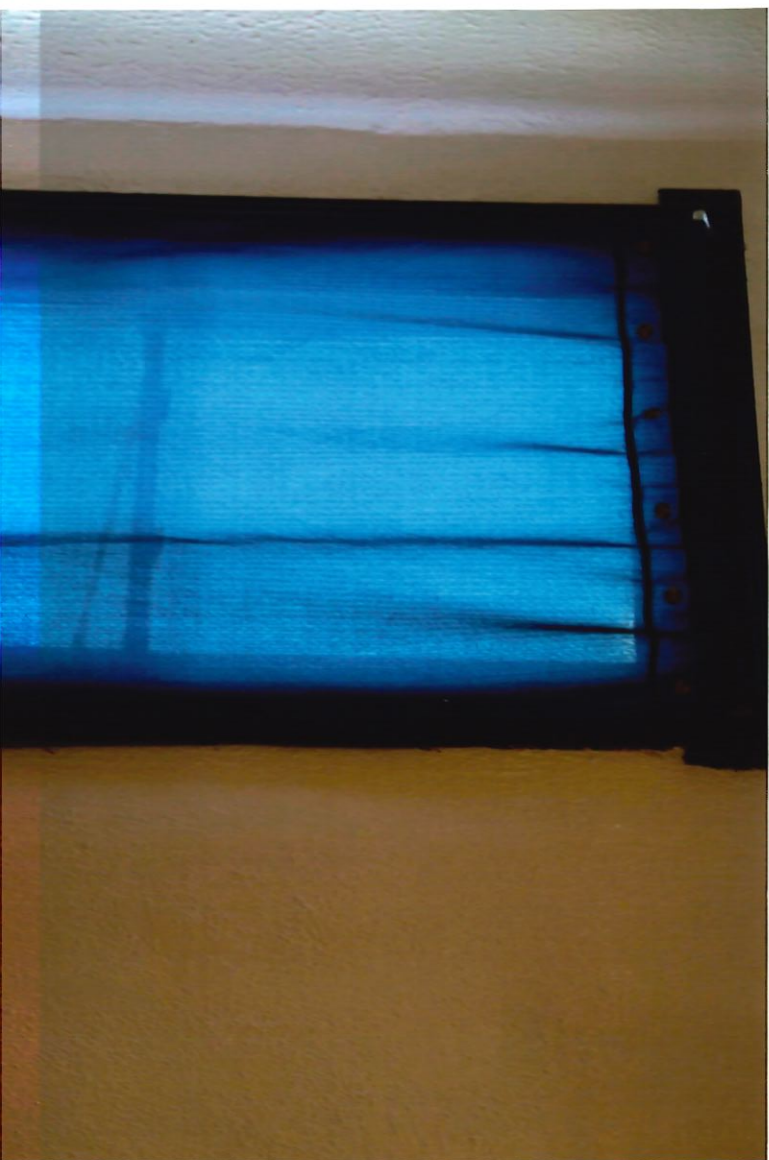


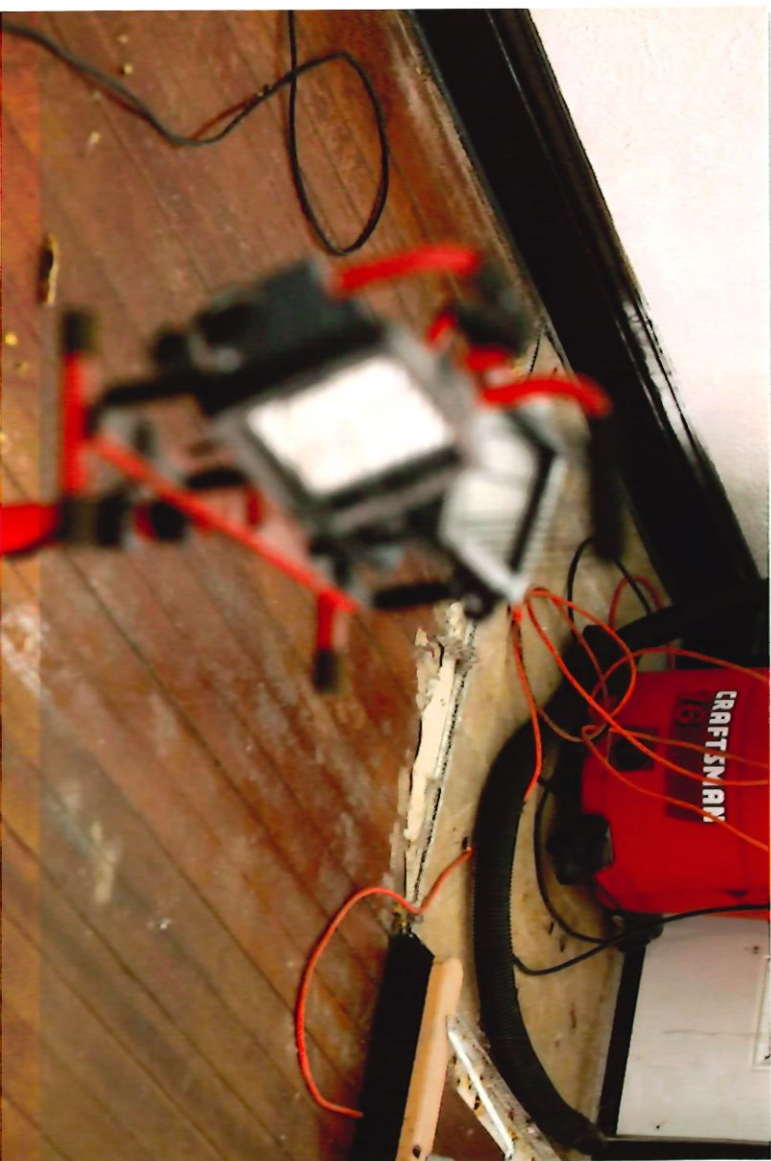






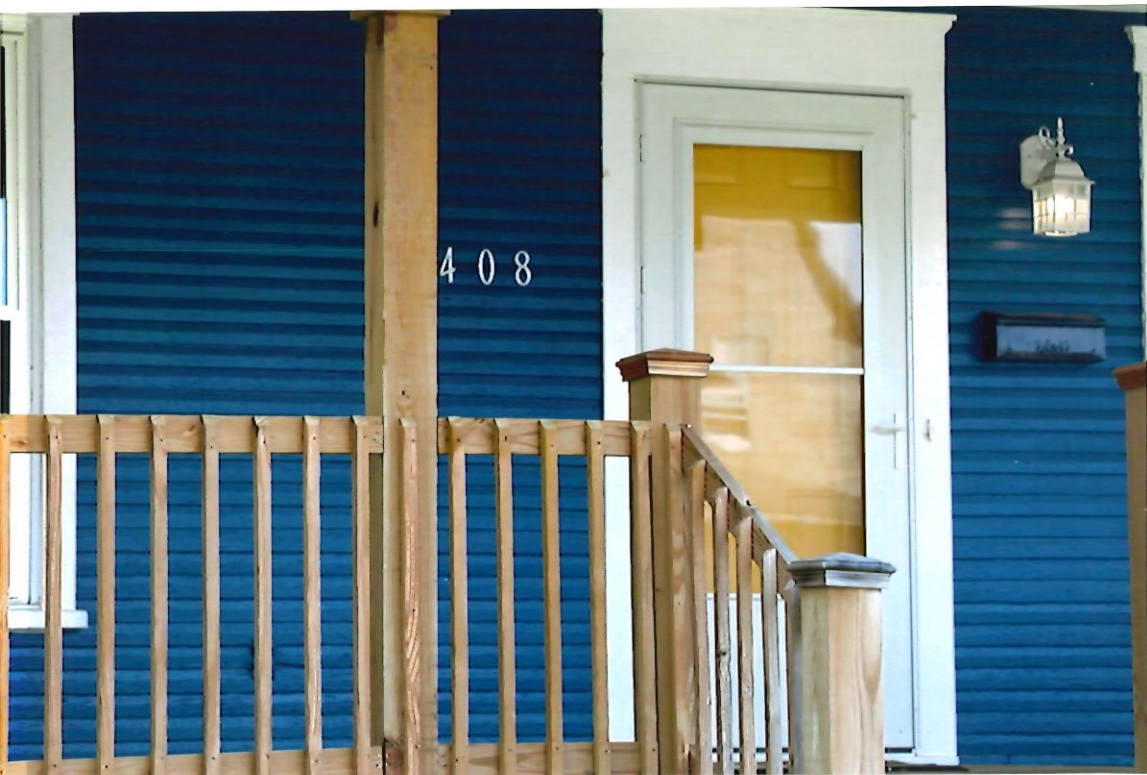








1408 & 1414
Newly renovated and sold











1414















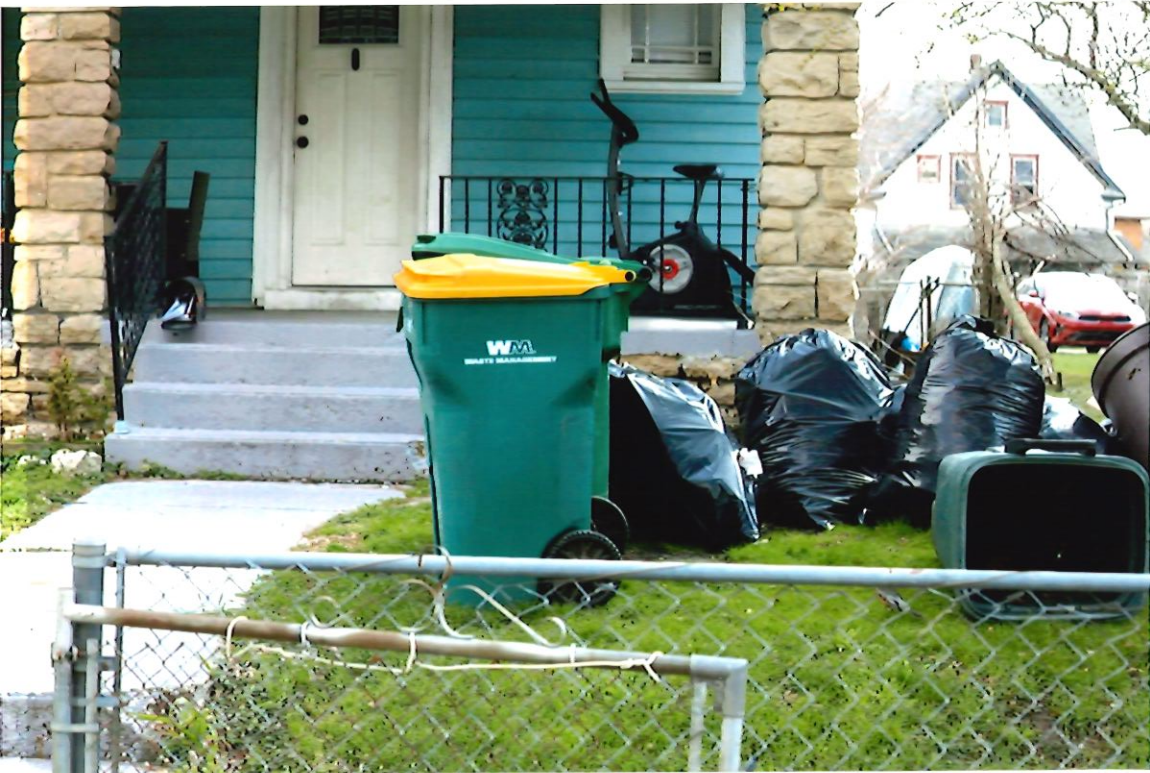




1402 Woodland A



1402







Other homes
on water













































RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1416 -1420 WOODWARD AVE

Map ID: 340-07-00033-111-008

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

CLAYBORNE SAMUEL H II

GENERAL INFORMATION

Routing No. 0034-06 150-00
 Class Residential
 Living Units 2
 Neighborhood 340R0088
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700033111008 12/8/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 49 140			10,480

Total Acres: .1575

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,670	10,480	10,480	0	10,480
Building	49,270	140,760	140,760	0	127,820
Total	52,940	151,240	151,240	0	138,300

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
05/29/24	LB	10-Adv	3-Other
05/22/18	GSK	R-Review	3-Other
11/15/17	ANM	10-Adv	3-Other
01/30/12	SAL	7-Quality Check	3-Other
08/16/11	JPH	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/02/25	38,500			340/4794	QC-Quit Claim Deed	CLAYBORNE SAMUEL H II
01/21/97						RUDE HOWARD D & DEBORAH ANN
04/21/95						

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:
 HIGHLANDS ALL
 6677
 Addl. Tieback:

