

MAR 31 2026

Tax year 2025 BOR no. 2025-218
County Clark Date received 3/31/2026

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.

Name		Street address, City, State, ZIP code	
1. Owner of property		DUSTIN + KATHY	
2. Complainant if not owner		PO Box 3082	
3. Complainant's agent		Owens	
4. Telephone number and email address of contact person		Spfld OH 45502	
5. Complainant's relationship to property, if not owner		(937) 605-0747 KDUSTINOWENS@gmail.com	
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0901 2000 29000 85		O E. Sparrow Rd	
		Springfield OH 45502	
7. Principal use of property <u>Residential - LOT</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
0901 2000	35,000	54,310	19,310
29 000 85			
9. The requested change in value is justified for the following reasons: <u>Overgrow Vacant LOT - ALSO Landlocked</u>			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 2/3/25 Complainant or agent (printed) Resmi Owas Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of MARCH 2026
(Date) (Month) (Year)

Notary [Signature]



Andrew L Birch
Notary Public, State of Ohio
My Commission Expires 1/26/2027

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : E SPARROW RD

Map ID: 090-12-00029-000-085

LUC: 502-RESIDEN VAC, 10-19.99 AC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

OWENS DUSTIN M & KATHY TRUSTEES

GENERAL INFORMATION

Routing No. ENW4-00 058-00
 Class Residential
 Living Units
 Neighborhood 090R0000
 District
 Zoning
 Alternate Id
 Tax District Greenon Local Sd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Woodland	AC .3100			2,210
A-Right Of Way	AC .0800			
A-Tillable	AC 3.6600			42,000
A-Pasture	AC 1.3200			10,100
Total Acres: 5.37		Legal Acres: 5.3700	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,010	54,310	54,310	0	0
Building	0	0	0	0	0
Total	19,010	54,310	54,310	0	0

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
10/15/24	EB	10-Adv	3-Other
07/06/18	RVT	R-Review	3-Other
01/05/12	RVT	0-Vac Or Oby Only	3-Other
07/12/06	PJ		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/15/24	170,000					OWENS DUSTIN M & KATHY
10/29/97						AMES GILBERT L & ESTHER L

Property Factors

Topo: 1-Level
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 05 - 29
 Legal Descriptions:
 PT W PT N W QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : E SPARROW RD Parcel Id: 090-12-00029-000-085

LUC: 502-RESIDEN VAC, 10-19.99 AC, 1 Card: 1 of 1 Tax Year: 2025 Printed: 04/01/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty
Grade C	
CDU AV-AVERAGE	
Market Adj	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No Misc Adjusted Value
Gross Building: Misc Adjusted Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
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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	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)