

Tax year 2025 BOR no. 2025-219  
County Clark Date received 3/31/2016

MAR 31 2026

**Complaint Against the Valuation of Real Property**

Answers to questions and type or print all information. Read instructions on back before completing form.

HILLARY HAMILTON  
AUDITOR

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 OWENS	P.O. Box 3082
2. Complainant if not owner		Spfld OH 45501
3. Complainant's agent		
4. Telephone number and email address of contact person 937 605-0747 KDUSTINOWENS@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
3400 7000	67674 N. Limestone St
3522 5031	Springfield OH 45503

7. Principal use of property Rental

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
3400			
7000	100,000	262,990	162,990
3522			
5031			

9. The requested change in value is justified for the following reasons:  
Our neighbor to the north, has a Property Line encroachment onto our Building. Cannot be sold because of the encroachment. A professional survey was done to prove the wrong property line.

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 3-31-26 Complainant or agent (printed) Debra Ann 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 : 670 -674 N LIMESTONE ST

Map ID: 340-07-00035-225-031

LUC: 447-OFFICE BUILDING 1-2 STO

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

OWENS DUSTIN & KATHY

**GENERAL INFORMATION**

Routing No. 0035-02 002-00  
 Class Commercial  
 Living Units 1  
 Neighborhood 340C6000  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700035225031 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
S-Primary Site	SF	11,878		41,570
Total Acres: .2727		Legal Acres: 0.0000	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,550	41,570	41,570	0	0
Building	77,500	221,420	221,420	0	0
<b>Total</b>	<b>92,050</b>	<b>262,990</b>	<b>262,990</b>	<b>0</b>	<b>0</b>

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
04/03/25	STP	10-Adv	3-Other
04/09/18	MAG	5-Occupant Not Home	3-Other
05/04/12	JPH	1-Entrance (Inspection)	3-Other
03/08/06	GS		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/10/21						BENLEE PROPERTIES
12/11/06						SOUTHWARD EXCHANGE COMPANY LLC
06/12/06	350,000			QC-Quit Claim Deed		MC CARTY DAVID C & CYNTHIA
05/11/04						

**Property Factors**

Topo: 2-Above Street  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 3-Heavy  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 RODGERS ALL & PT VAC ALLEY E  
 1335 1336  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 670 -674 N LIMESTONE ST

Parcel Id: 340-07-00035-225-031

LUC: 447-OFFICE BUILDING 1-2 STORII

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

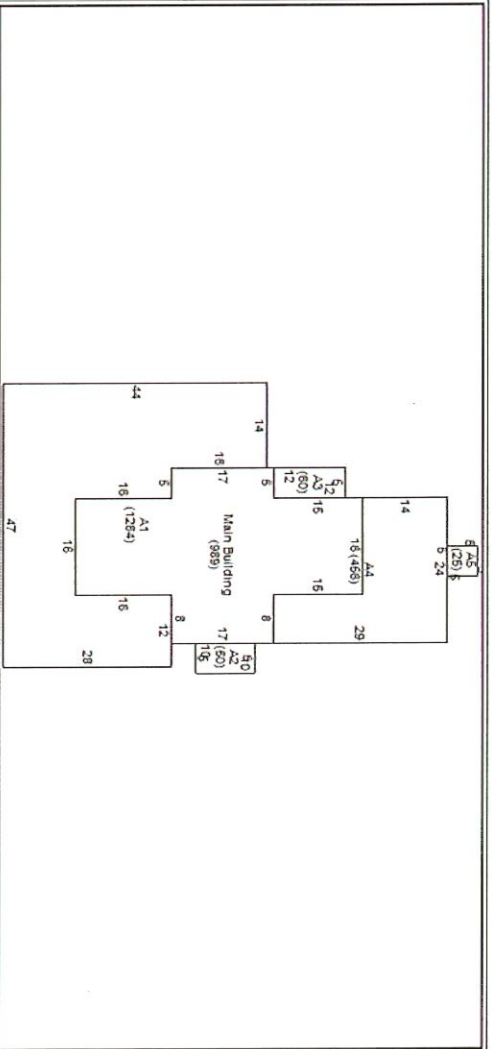
Story height	2	Total Rooms	9
Exterior Walls	6-AL/Vinyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1891	Full Baths	2
Eff Year Built	1992	Half Baths	0
Year Remodeled	1992	Addl. Fixtures	4
Kitchen Remod	2-No	Total Fixtures	10
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	B-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	251,200	% Good	49
Plumbing	8,400	Market Adj	
Basement	0	Functional	
Heating	8,940	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	268,540	Additions	81,100
Ground Floor Area	989		
Total Living Area	3,878	Dwelling Value	212,680
Building Notes	DBA: REVOLUTION/OMAC HAULING		

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					989								109,600
1	58	35			1,284								9,500
2	55	52	52		50								6,500
3	58	35	25		60								38,900
4	58	35			456								800
5		28			25								

**Outbuilding Data**

Type	Yr	Bit	Eff	Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
C12-Conc Pave	1992				X	7,500	C	1		A	A			8,740

**Condominium / Mobile Home Information**

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