

MAR 31 2026

Tax year 2025 BOR no. 2025-210  
County Clark Date received 3/31/2026

DTE 1  
Rev. 12/22

**HILLARY HAMILTON** **Complaint Against the Valuation of Real Property**  
**AUDITOR**

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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property		Caleb G. & Megan E. Keplinger	6344 New Carlisle Pike, Springfield, OH 45504
2. Complainant if not owner			
3. Complainant's agent		Harrelson & Harrelson LLP	9 W. Water Street, Troy, OH 45373
4. Telephone number and email address of contact person (937) 552-9400 / will@harrelsonllp.com			
5. Complainant's relationship to property, if not owner		Attorney	
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
3400700034303015		720-722 S Lowry Ave, Springfield 45506	
340-06-00004-214-038		321 S Yellow Springs St, Springfield 45506	
3400700033111002		17-19 W Perrin Ave, Springfield 45506	
7. Principal use of property		Residential rental (duplex/multi-family)	
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
3400700034303015	\$56,000	60,030 <del>95,230</del>	4,030 <del>-\$39,230</del>
340-06-00004-214-038	\$42,000	\$73,840	-\$31,840
3400700033111002	\$20,000	\$64,550	-\$44,550
9. The requested change in value is justified for the following reasons: Owner's opinion of value based on personal knowledge from purchasing, managing, and maintaining each property. See attached Affidavit of Caleb Keplinger and supporting exhibits (Net Cash Flow Reports, closing statements, rent roll, valuation analysis, and property condition photos). Per Worthington City Schools v. Franklin Cty. BOR, 2014-Ohio-3620.			

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 See attached affidavit 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) William M. Harrelson II Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31<sup>st</sup> day of March 2026  
(Date) (Month) (Year)

Notary 



Kate Reinhart  
Notary Public, State of Ohio  
My Commission Expires:  
03/19/2030

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 321 S YELLOW SPRINGS ST

Map ID: 340-06-00004-214-038

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

KEPLINGER CALEB G & MEGAN

**GENERAL INFORMATION**

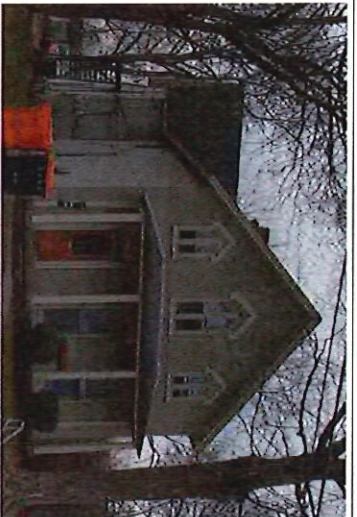
Routing No. 0004-03 406-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0075  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400600004214038 12/28/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50 150			9,320

Total Acres: .1722

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,260	9,320	9,320	0	9,320
Building	22,580	64,520	64,520	0	55,380
<b>Total</b>	<b>25,840</b>	<b>73,840</b>	<b>73,840</b>	<b>0</b>	<b>64,700</b>

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

**Entrance Information**

Date	ID	Entry Code	Source
06/03/24	KQ	10-Adv	3-Other
04/10/18	CPS	R-Review	3-Other
11/30/17	AGS	10-Adv	3-Other
08/22/11	JPH	5-Occupant Not Home	3-Other
03/06/06	AH		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/21/21	42,000	2-Land & Building	0-Valid Sale			FORD TYLER E & JACKELYN L
04/07/17	35,000	2-Land & Building	0-Valid Sale			HUGGINS JEFFREY L
09/29/04	18,500					CORNS PHILIP S & AMY L
01/24/02	10,000			340/5868		

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 DIBERTS ALL  
 1180  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 321 S YELLOW SPRINGS ST

Parcel Id: 340-06-00004-214-038

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

Story height	1.5	Total Rooms	9
Exterior Walls	2-Brick	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1858	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	3-Part Bsmt		

Heat Type	2-Central Heat	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	

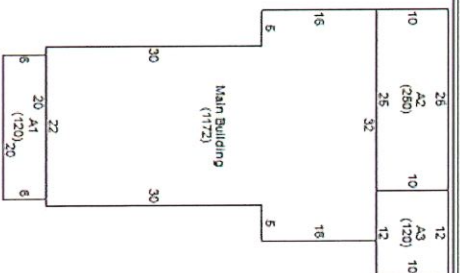
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	PR-POOR		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

**Dwelling Computations**

Base Price	201,050	% Good	27
Plumbing	6,500	Market Adj	
Basement	-4,120	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	203,430	Adj Factor	1
		Additions	
Ground Floor Area	1,172		
Total Living Area	2,301	Dwelling Value	61,430

**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					1,172						
1		1			120						4,800
2	58	35M			250						17,000
3			25		120						2,100

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1919		18x22	396	D	1		F	F			3,090

**Condominium / Mobile Home Information**

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



**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 17 -19 W PERRIN AVE

Parcel Id: 340-07-00033-111-002

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

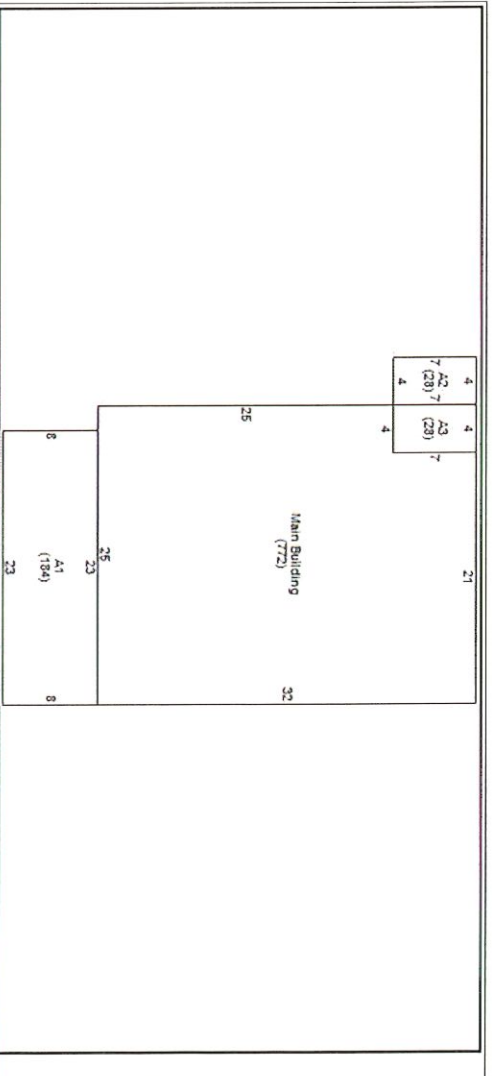
Story height	2	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	3
Style	14-Duplex	Family Rooms	0
Year Built	1906	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Ply. Condition	P-Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	183,600	% Good	27
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	9,450	% Complete	
Other Features	0	C&D Factor	
Subtotal	200,250	Adj Factor	1
		Additions	3,300
Ground Floor Area	772		
Total Living Area	1,572	Dwelling Value	57,370
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	200
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					772						8,200
1		1			184						1,200
2		1			28						3,000
3		1	35		28						

**Outbuilding Data**

Type	Yr Bld	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)

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Stus : 720 -722 S LOWRY AVE

Map ID: 340-07-00034-303-015

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

KEPLINGER CALEB & MEGAN E

**GENERAL INFORMATION**

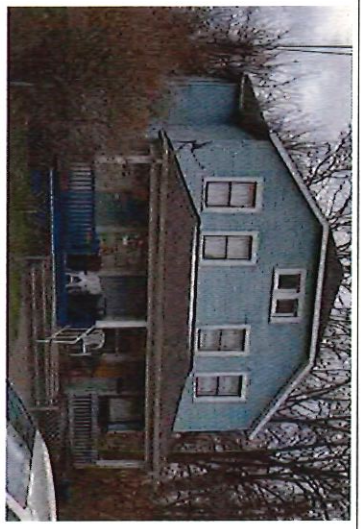
Routing No. 0034-04 349-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0080  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3400700034303015 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	43 150		3,870
Total Acres: .1481      Legal Acres: 0.0000      NBHD Fact: 1.0000				

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,350	3,870	3,870	0	3,870
Building	19,660	56,160	56,160	0	45,980
<b>Total</b>	<b>21,010</b>	<b>60,030</b>	<b>60,030</b>	<b>0</b>	<b>49,850</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
05/22/24	LB	10-Adv	3-Other
04/20/18	CPS	R-Review	3-Other
11/29/17	AGS	10-Adv	3-Other
08/03/11	DLY	6-Prop Unoccupied At Listing	3-Other
02/24/06	MG		

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
01/27/22	COUNTY-2:	FD CK	Nvc		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
12/22/21	56,000	2-Land & Building	0-Valid Sale
10/20/11	35,000	2-Land & Building	
07/21/11	9,500	2-Land & Building	2-Not Open Market
06/06/11	16,700	2-Land & Building	S-Sheriff

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		SPRINGFIELD REAL ESTATE INC
QC-Quit Claim Deed		STOUT WILLIAM R
SD-Sheriffs Deed		M & T BANK
		SEAGRAVES DAVID E TRUSTEE

**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:  
 OAKWOOD PLACE ALL  
 8774

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 720 -722 S LOWRY AVE

Parcel Id: 340-07-00034-303-015

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

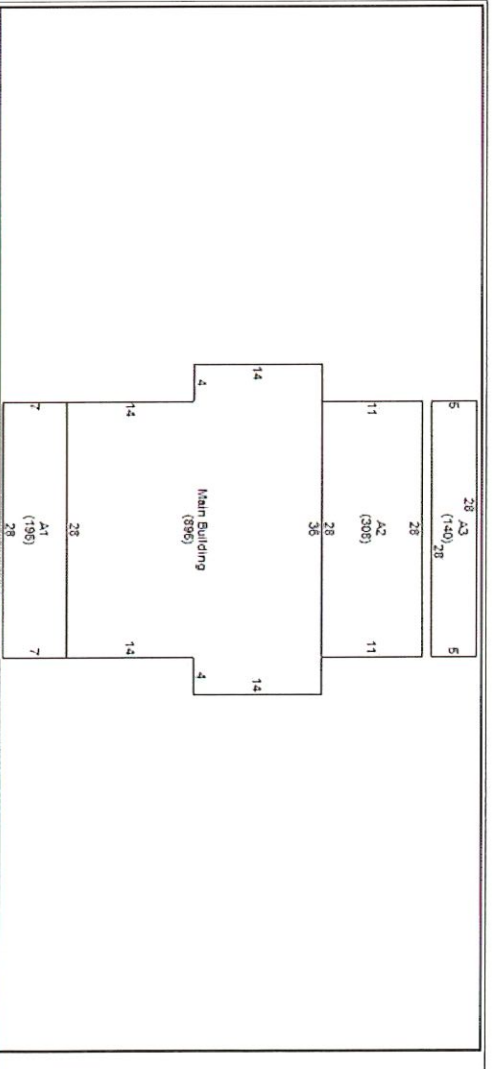
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	5
Style	14-Duplex	Family Rooms	0
Year Built	1909	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D-		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	150,920	% Good	27
Plumbing	5,400	Market Adj	
Basement	-3,520	Functional	
Heating	0	Economic	
Attic	7,770	% Complete	
Other Features	5,220	C&D Factor	
Subtotal	165,790	Adj Factor	1
		Additions	11,400
Ground Floor Area	896		
Total Living Area	2,331	Dwelling Value	56,160
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Gr	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					896							6,600
1		1			196							30,900
2		55	35	40	308							4,700
3			1		140							

**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  
Condo Model  
Unit Number  
Unit Level  
Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)