

MAR 31 2026

Tax year 2025 BOR no. 2025-221
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	Caleb G. & Megan E. Keplinger	6344 New Carlisle Pike, Springfield, OH 45504	
2. Complainant if not owner			
3. Complainant's agent	William M. Harrelson II, 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 <u>Attorney</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0100600035000068	6344 New Carlisle Pike, Springfield 45504		
7. Principal use of property <u>Residential / Agricultural (owner-occupied farm)</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
0100600035000068	\$365,000	\$521,190	-\$156,190
9. The requested change in value is justified for the following reasons: Owner's opinion of value based on personal knowledge. Purchased 11/19/2019 for \$365,000 (arm's-length). House built 1900, graded D+ by auditor, oil heat, never remodeled. 33.19 acres in CAUV. Auditor's 2025 value of \$521,190 is a 43% increase over purchase price. See attached Affidavit of Caleb Keplinger. 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 _____ 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 31st day of March 2026
(Date) (Month) (Year)

Notary Kate Reinhart



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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6344 NEW CARLISLE PIKE

Map ID: 010-06-00035-000-068

LUC: 101-CASH GRAIN OR GENERAL

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

KEPLINGER CALEB G & MEGAN E

GENERAL INFORMATION

Routing No. BNET-00 031-00
 Class A
 Living Units 1
 Neighborhood 010A0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV Y

Field Review Flag:

Property Notes

Note Codes:
 F0-Fema Flood Zone 0%-25%



Assessment Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000	0-Flooding	-5	46,550
A-Pasture	AC 29,7700			223,280
A-Right Of Way	AC .0900			
A-Woodland	AC 1,9300			13,510
A-Wasteland	AC .4000			140
Total Acres: 33.19		Legal Acres: 33.1900	NBHD Fact: 1.0000	

	Assessed	Appraised	Cost	Income	Market
Land	41,170	283,480	283,480	0	283,480
Building	83,200	237,710	237,710	0	316,720
Total	124,370	521,190	521,190	0	600,200

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
10/07/24	JL	10-Adv	3-Other
08/31/20	LA	7-Quality Check	3-Other
07/09/18	GSK	R-Review	3-Other
11/08/17	AKF	10-Adv	3-Other
11/16/11	PRC	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/21/20	COUNTY-21	FD CK			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
11/19/19	365,000	2-Land & Building	0-Valid Sale	MAXXSON ROBERT J & BONNIE L
06/24/99	177,900			

Deed Reference Deed Type

Property Factors

Topo: 4-Rolling
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 1-Light

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 35
 Legal Descriptions:
 S E P T N W Q R

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6344 NEW CARLISLE PIKE

Parcel Id: 010-06-00035-000-068

LUC: 101-CASH GRAIN OR GENERAL F

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Dwelling Information

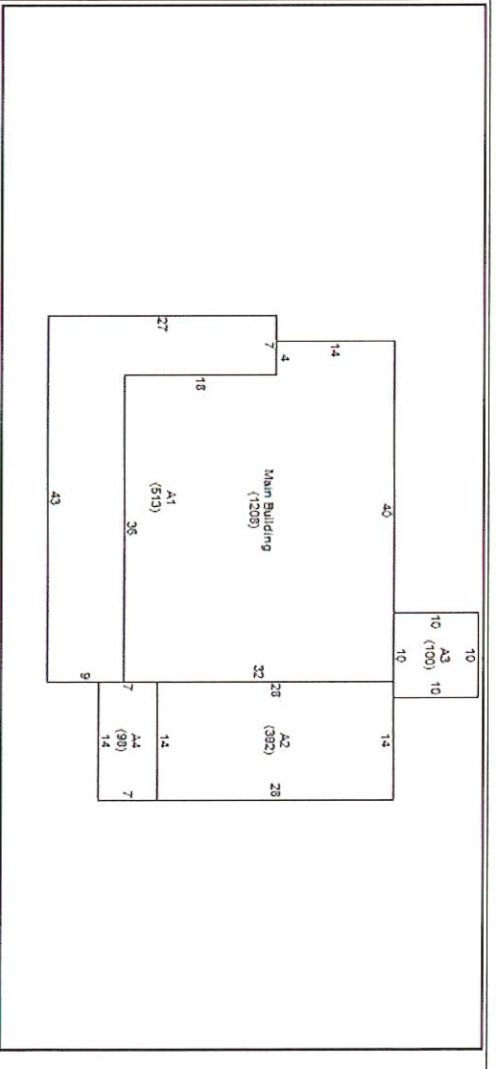
Story height	2	Total Rooms	9
Exterior Walls	1-Frame	Bedrooms	4
Style	04-Old Style	Family Rooms	1
Year Built	1900	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	12
Bath Remod			
Basement	8-.75 Bsmt/ 25 Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	4-Oil	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	G-Good Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	D+	Functional	
CDU	GD-GOOD	Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	221,430	% Good	66
Plumbing	9,100	Market Adj	
Basement	-1,300	Functional	
Heating	0	Economic	
Attic	11,400	% Complete	
Other Features	6,264	C&D Factor	
Subtotal	246,890	Adj Factor	1
		Additions	42,800
Ground Floor Area	1,208		
Total Living Area	2,808	Dwelling Value	205,750
Building Notes			

Misc & Gross Bulding 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					1,208						
1		1			513						20,600
2	55	35			392						34,000
3		3			100						6,300
4		1			98						3,900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI MH	1920		20x32	640	C	1	A	A			3,220
AP4-1s Op Wood	1999		14x40	560	C	1	A	A	5		2,360
AL1-1s Lean To	1920		14x20	280	C	1	F	F			550
AH1-1s Fr/M Ph	1920		20x70	1,400	C	1	P	P			3,540
AP1-4s CI MH	1999		75x45	3,375	C	1	G	G			13,620
AP1-4s CI MH	2012		30x40	1,200	C	1	A	A			8,670

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)