



MAR 31 2026

Tax year 2025 BOR no. 7025-224
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.

| | | Name | Street address, City, State, ZIP code | |
|--|---|--|--|--|
| 1. Owner of property | | William S. Johnson | P. O. Box 62, Clifton, Oh 45316 | |
| 2. Complainant if not owner | | | | |
| 3. Complainant's agent | | | | |
| 4. Telephone number and email address of contact person 937-573-8322 sueandbill8@yahoo.com | | | | |
| 5. Complainant's relationship to property, if not owner owner | | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | | |
| 6. Parcel numbers from tax bill | | Address of property | | |
| 090-12-00030-000-029 | | 4576 Old Clifton Rd., Springfield, Oh 45502 | | |
| | | | | |
| | | | | |
| 7. Principal use of property farm and residence | | | | |
| 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 | |
| 090-12-00030-000-029 | \$284,610 | \$314,610 | -30,000 | |
| | | | | |
| | | | | |
| 9. The requested change in value is justified for the following reasons: The roof, siding, soffit, and fascia are in below average condition due to wind damage requiring \$21, 000 in repairs. | | | | |

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.

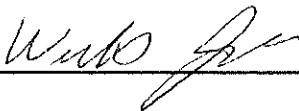
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/31/2025 Complainant or agent (printed) William Squire Johnson Jr. Title (if agent) owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4576 OLD CLIFTON RD

Map ID : 090-12-00030-000-029

LUC: 101-CASH GRAIN OR GENERAL

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

JOHNSON WILLIAM S

GENERAL INFORMATION

Routing No. ENW4-00 048-00
 Class A
 Living Units 1
 Neighborhood 090A00000
 District
 Zoning
 Alternate Id
 Tax District Greenon Local Sd

CAUV Y

Field Review Flag:

Property Notes

Note Codes:



090I200030000029 12/7/2023

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|-------------------|-----------|---------------------|-------------------|--------|
| A-Homesite | AC 1,0000 | | | 38,500 |
| A-Pasture | AC 1,2600 | | | 9,450 |
| A-Right Of Way | AC .3900 | | | |
| A-Tillable | AC 3,3600 | | | 37,800 |
| Total Acres: 6.01 | | Legal Acres: 6.0100 | NBHD Fact: 1.0000 | |

Assessment Information

| Assessed | Appraised | Cost | Income | Market |
|---|-----------|---------|--------|---------|
| Land 17,700 | 85,750 | 85,750 | 0 | 85,750 |
| Building 80,100 | 228,860 | 228,860 | 0 | 203,190 |
| Total 97,800 | 314,610 | 314,610 | 0 | 288,940 |
| 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 |
|----------|-----|-----------------------|---------|
| 11/18/24 | JAL | 10-Adv | 3-Other |
| 07/25/18 | GSK | R-Review | 3-Other |
| 12/27/17 | AKF | 10-Adv | 3-Other |
| 01/05/12 | RVT | 2-Information At Door | 1-Owner |
| 07/06/06 | PJ | | |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|----------|---------|----------|---------------|---------------|
| 05/26/21 | 21-0222B | 210,000 | NEW HOME | Moved To -031 | Closed Permit |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-------|------|----------|----------------|-----------|---------|
| | | | | | | |

Property Factors

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

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 05 - 30
 Legal Descriptions:
 NEPTSWQR
 Addl. Tieback:

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CLARK COUNTY

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Parcel Id: 090-12-00030-000-029

LUC: 101-CASH GRAIN OR GENERAL F

Card: 1 of 1

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Dwelling Information

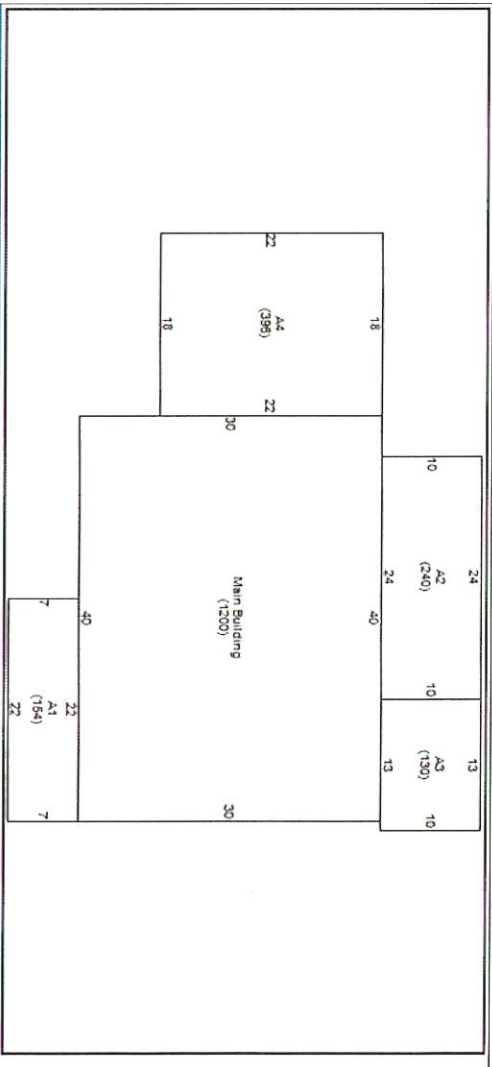
| | | | |
|----------------|----------------------|-----------------|---|
| Story height | 2 | Total Rooms | 6 |
| Exterior Walls | 6-Alu/Vnryl | Bedrooms | 4 |
| Style | 06-Colonial | Family Rooms | 0 |
| Year Built | 1945 | Full Baths | 2 |
| Eff Year Built | 1997 | Half Baths | 0 |
| Year Remodeled | | Addl. Fixtures | 2 |
| Kitchen Remod | | Total Fixtures | 8 |
| Bath Remod | | | |
| Basement | 3-Part 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 | C+ | Functional | |
| CDU | GD-GOOD | Economic | |
| Market Adj | | % Good Ovr | |
| % Complete | 0 | NBHD Fact | 1 |
| Cost & Design | 0 | | |

Dwelling Computations

| | | | |
|-------------------|---------|----------------|---------|
| Base Price | 264,380 | % Good | 66 |
| Plumbing | 4,700 | Market Adj | |
| Basement | -5,030 | Functional | |
| Heating | 9,410 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | 1 |
| Subtotal | 273,460 | Adj Factor | 1 |
| | | Additions | 25,200 |
| Ground Floor Area | 1,200 | | |
| Total Living Area | 2,400 | Dwelling Value | 205,680 |
| Building Notes | | | |

Misc & Gross Buiding Values

| | | | |
|------------------|--|---------------------|--|
| Misc Building No | | Misc Adjusted Value | |
| 3OR 01-154 DISMS | | | |



Additions

| Line | Low | 1st | 2nd | 3rd | Area | Yr Bit | Eff Yr | Grade | CDU | %Comp | Value |
|------|-----|-----|-----|-----|-------|--------|--------|-------|-----|-------|--------|
| 0 | | | | | 1,200 | | | | | | |
| 1 | | 1 | | | 154 | | | | | | 7,400 |
| 2 | | 1 | | | 240 | | | | | | 11,600 |
| 3 | | 28 | | | 130 | | | | | | 4,100 |
| 4 | | 59 | | | 396 | | | | | | 15,000 |

Outbuilding Data

| Type | Yr Bit | Eff Yr | Size | Area | Gr | Qty | ModCd | PH | FV | MA | %Comp | Value |
|----------------|--------|--------|-------|-------|----|-----|-------|----|----|----|-------|--------|
| AP3-1s Op Mt | 2002 | | 40x54 | 2,160 | C | 1 | | G | G | | | 5,830 |
| AP1-4s Cl Mt | 2001 | | 72x42 | 3,024 | C | 1 | 5 | G | G | | | 12,610 |
| RP2-Pool | 2002 | | 36x18 | 648 | C | 1 | | A | A | | | 4,280 |
| RC2-Canopy-Res | 1996 | | 6x40 | 240 | D | 1 | | A | A | | | 460 |

Condominium / Mobile Home Information

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