



FILED  
CLARK COUNTY AUDITOR

MAR 31 2026

Tax year 2025 BOR no. 2025-226  
County Clark Date received 3/31/2026

DTE 1  
Rev. 12/22

HILLARY HANNTON  
AUDITOR

### Complaint Against the Valuation of Real Property

Read 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		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	
180-10-00011-115-007		8135 Philadelphia Dr., Fairborn, Ohio, 45324	
7. Principal use of property single family residence used as a rental property			
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
180-10-00011-115-007	\$146,200	\$159,170	-12,970
9. The requested change in value is justified for the following reasons: Below average condition since it is used a rental property with no upgrades since it was built 52 years ago. An additional 10% loss of value since it is in the 100 year flood plain.			

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 S. Johnson 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 : 8135 PHILADELPHIA DR

Map ID : 180-10-00011-115-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**CURRENT OWNER**

JOHNSON WILLIAM S

**GENERAL INFORMATION**

Routing No. DSW4-B1 152-00  
 Class Residential  
 Living Units 1  
 Neighborhood 180R0005  
 District  
 Zoning  
 Alternate Id  
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

**Property Notes**

REV-13 PP SHED-1  
 Note Codes:  
 F1-Fema Flood Zone 25%-50%



180I000011115007 12/2/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70 120	0-Flooding	-5	29,510

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	10,330	29,510	29,510	0	29,510
Building	45,380	129,660	129,660	0	116,670
<b>Total</b>	<b>55,710</b>	<b>159,170</b>	<b>159,170</b>	<b>0</b>	<b>146,180</b>

Total Acres: .1928

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
08/26/24	JL	10-Adv	3-Other
08/13/18	CPS	R-Review	3-Other
12/08/17	AKF	10-Adv	3-Other
02/07/12	MAG	5-Occupant Not Home	3-Other
12/19/05	JL		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 GREEN MEADOWS NO 2 SEC 2  
 209  
 Addl. Tieback:

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Parcel Id: 180-10-00011-115-007

LUC: 510-SINGLE FAMILY, PLATTED L

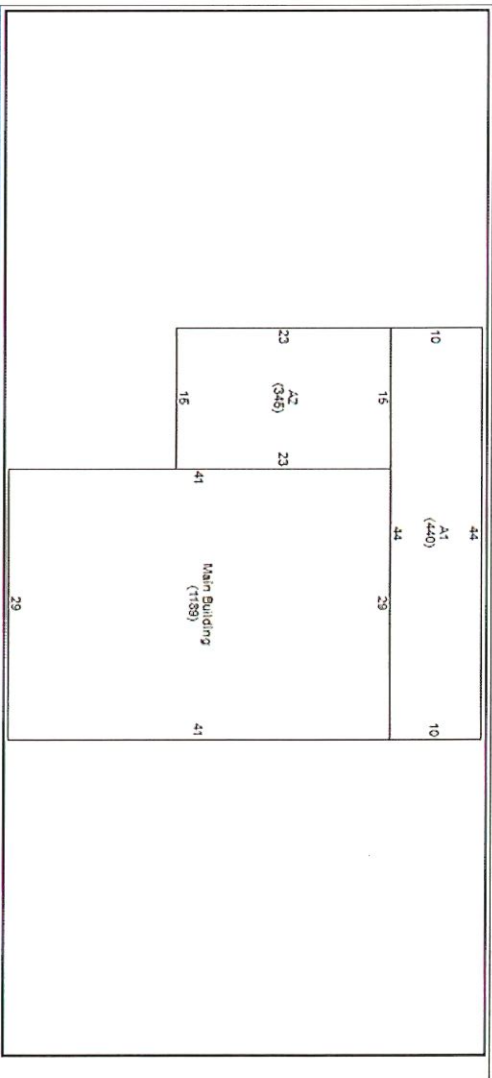
Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

**Dwelling Information**

Story height	1	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1969	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	7
Bath Remod			
Basement	1-None		
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		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1



**Dwelling Computations**

Base Price	171,950	% Good	69
Plumbing	2,900	Market Adj	
Basement	-10,540	Economic	
Heating	5,770	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	170,080	Additions	12,300
Ground Floor Area	1,189		
Total Living Area	1,189	Dwelling Value	129,660
Building Notes			

**Outbuilding Data**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,189						
1		26			440						2,700
2		59M			345						15,100

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			

**Condominium / Mobile Home Information**

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