

MAR 31 2026

Tax year 2025 BOR no. 2025-228
County Clark Date received 3/21/2026

DTE 1
Rev. 12/22

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		Dennis & Angela Drugmand		4208 Reno Rd Spfld. OH 45503	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person (937) 926-3100 angeladrugmand@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		
220-03-00021-301-069			4208 Reno Rd Spfld. OH 45503		
7. Principal use of property <u>Primary residence</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		
220-03-00021-301-069	139,700	169,770	30,070		
9. The requested change in value is justified for the following reasons: <u>The home needs repairs in all the plumbing. the sidewalks are cracked driveway is cracks, windows need replaced</u>					

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 N/A 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 5/31/2026 Complainant or agent (printed) Angela and Dennis Title (if agent) _____
Drogman

Complainant or agent (signature) Angela Drogman and Dennis Drogman

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4208 RENO RD

Map ID: 220-03-00021-301-069

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

DRUGMAND DENNIS C & ANGELA M

GENERAL INFORMATION

Routing No. FNNW3-F1 095-00
 Class Residential
 Living Units 1
 Neighborhood 220R0022
 District
 Zoning
 Alternate Id
 Tax District Moorefield Township Nelso

CAUV

Field Review Flag:

Property Notes

Note Codes:



2200300021301069 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 74	130		42,020

Total Acres: .2208

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,710	42,020	42,020	0	42,020
Building	44,710	127,750	127,750	0	106,360
Total	59,420	169,770	169,770	0	148,380

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

Entrance Information

Date	ID	Entry Code	Source
09/26/24	EB	10-Adv	3-Other
08/09/18	RVT	R-Review	3-Other
12/20/17	ANM	10-Adv	3-Other
10/10/11	MJT	2-Information At Door	1-Owner
11/28/05	MG		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/21/94	70,000					KELLEY TODD N & ELIZABETH G
05/22/92	67,900					

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

4-Rolling

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 NORTHRIDGE SUBD 9 E SI 1644 & W SI 1643
 1643 & 1644

Addl. Tieback:

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Dwelling Information

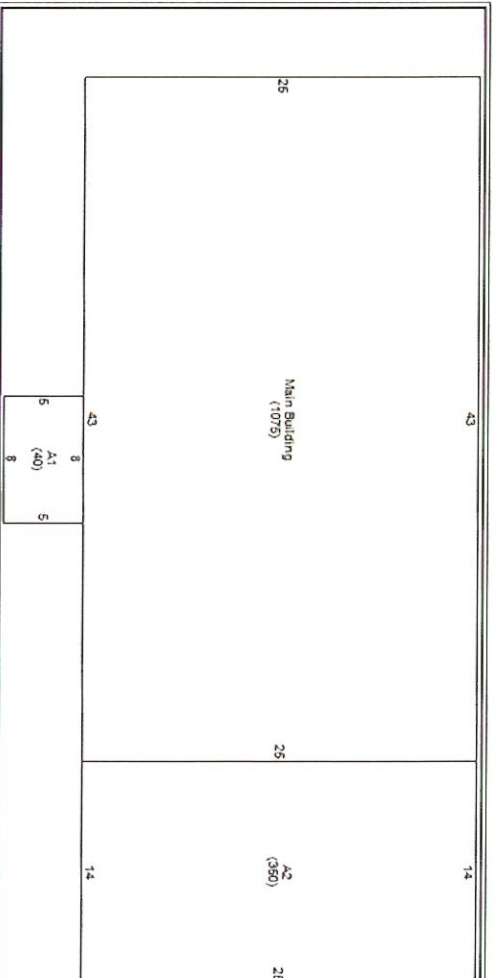
Story height	1	Total Rooms	5
Exterior Walls	2-Brick	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1968	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	250
Attic	1-None	FBLA Size	
Phy. Condition	G-Good 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	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	160,370	% Good	68
Plumbing		Market Adj	
Basement	0	Functional	
Heating	5,380	Economic	
Attic	0	% Complete	
Other Features	5,800	C&D Factor	
Subtotal	171,550	Adj Factor	1
		Additions	11,100
Ground Floor Area	1,075		
Total Living Area	1,075	Dwelling Value	127,750
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,075								
1		28			40								1,200
2		59M			350								15,200

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