

MAR 31 2026

Tax year 2025

BOR no. 2025-229

DTE 1
Rev. 12/22

HILLARY HAMILTON

County Clark

Date received 3/31/2026

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	<u>Samuel H Clayborne II</u>	<u>3025 Stone Haven Drive Dr</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>(937) 207-9333</u> <u>sclayborne317@gmail.com</u> <u>sclayborne317@gmail.com</u>			
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	
<u>3400300025117018</u>		<u>3025 Stone Haven Drive</u>	
7. Principal use of property <u>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
<u>3400300025117018</u>	<u>\$255,000</u> <u>\$255,000.00</u>	<u>\$284,380.</u>	<u>\$129,000</u>
9. The requested change in value is justified for the following reasons: <u>1) NO MAJOR RENOVATIONS; WINDOWS WERE REPLACED LAST SUMMER.</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 4/25 and total cost \$ 6000.00

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 30 March 2026 Complainant or agent (printed) Samuel H Clayborn II Title (if agent) _____

Complainant or agent (signature) Samuel H Clayborn II

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary Kimberly D Tyler



Kimberly D Tyler
Notary Public, State of Ohio
Commission #: 2015-RE-544549
My Commission Expires 10-21-2030

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3025 STONEHAVEN DR

Map ID: 340-03-00025-117-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

CLAYBORNE SAMUEL H II

-0304

CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0025-02 037-00
Class Residential
Living Units 1
Neighborhood 340R0048
District
Zoning
Alternate Id
Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400300025117018 12/15/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 90 142			45,280

Total Acres: .2934

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,850	45,280	45,280	0	45,280
Building	83,690	239,100	239,100	0	247,190
Total	99,540	284,380	284,380	0	292,470

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
04/19/24	KQ	10-Adv	3-Other
06/13/18	GSK	R-Review	3-Other
11/06/17	AGS	10-Adv	3-Other
08/01/11	ABC	5-Occupant Not Home	3-Other
11/21/05	J1		

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/29/09	155,000	2-Land & Building	0-Valid Sale
09/01/81			

Deed Reference Deed Type

Grantor
STEVENS BERNICE B
STEVENS GEORGE T & BERNICE B

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:
GREENLAWN VILLAGE EXTENSION SEC 2
17503
Addl. Tieback:

