

FILED
CLARK COUNTY AUDITOR

MAR 31 2026

Tax year 2025 BOR no. 2025-230
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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		Avg Property Investments LLC		5000 Hunter Rd ENON, OH 45323	
3. Complainant's agent					
4. Telephone number and email address of contact person					
Jason Augenstein 937-360-4401 j-augenstein@yahoo.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		
3000600002102015			2400 08 S Yellow Springs St Springfield, OH 45506		
7. Principal use of property <u>2 Rental Dwellings, 1 uninhabited storage dwelling</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		
3000600002102015	372,153	544,730	(172,577)		
9. The requested change in value is justified for the following reasons: <u>Dwelling #1 on the tax card is an uninhabitable structure that is currently used as a storage facility.</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 _____ 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.

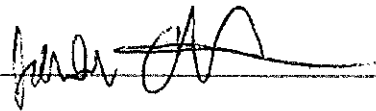
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2026 Complainant or agent (printed) Jason Augustin 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

Stus : 2400 08 S YELLOW SPRINGS ST

Map ID : 300-06-00002-102-015

LUC: 530-THREE FAMILY, PLATTED

Card: 1 of 3

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

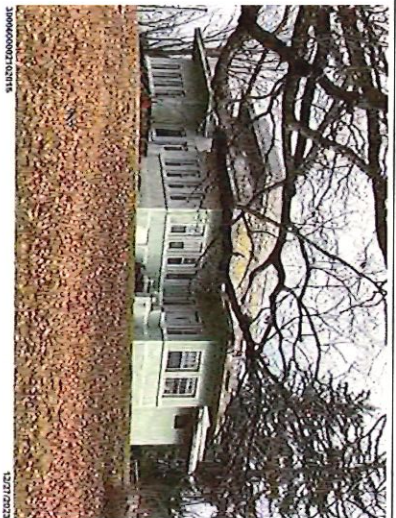
Routing No. SSW2-B2 011-00
 Class Residential
 Living Units 3
 Neighborhood 300R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000	10-Location	8-View	39,200
A-Undeveloped	AC 12,0800	10-Location	8-View	118,380
A-Secondary Home	AC 2,0000	10-Location	8-View	49,280
Total Acres: 15.08		Legal Acres: 15.0800	NBHD Fact: 1,0000	

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 72,400	206,860	206,860	0	206,860
Building 118,250	337,870	337,870	0	963,820
Total 190,650	544,730	544,730	0	1,170,680
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
10/07/24	JAL	10-Adv	3-Other
05/21/18	CPS	R-Review	3-Other
11/17/17	ASH	10-Adv	3-Other
01/22/15	LA	7-Quality Check	
02/06/13	TT	5-Occupant Not Home	

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/12/21			
10/22/09			
07/31/02	203,800		
04/05/02			

Deed Reference

Deed Type: QC-Quit Claim Deed
 Grantor: MORGAN MICHAEL F, MORGAN MICHAEL F & KELLY A, DOOLEY LARRY EUGENE & LINDA J

Property Factors

Topo: 2-Above Street
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sleep
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 02
 Legal Descriptions: P T S E & S E P T N W Q R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2400 08 S YELLOW SPRINGS ST

Parcel Id: 300-06-00002-102-015

LUC: 530-THREE FAMILY, PLATTED LC

Card: 1 of 3

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

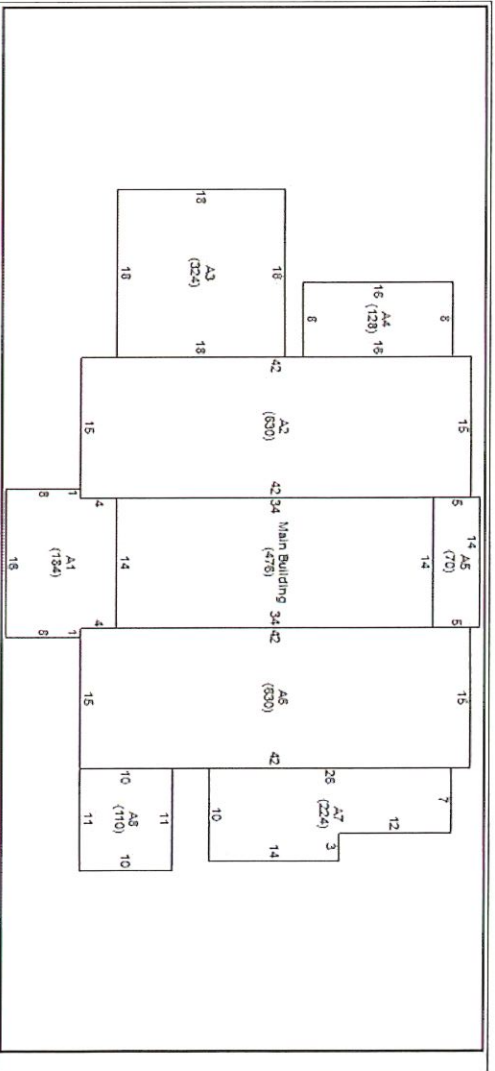
Story height	2	Total Rooms	15
Exterior Walls	5-Stucco	Bedrooms	7
Style	04-Old Style	Family Rooms	0
Year Built	1914	Full Baths	0
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	0
Kitchen Remod	2-No	Total Fixtures	0
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	1-None/Non-Central	Masonry Trim	
Fuel Type	1-None	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	PR-POOR	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	152,560	% Good	42
Plumbing	-7,800	Market Adj	
Basement	0	Functional	
Heating	-6,890	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	137,870	Adj Factor	
		Additions	69,700
Ground Floor Area	476		
Total Living Area	2,436	Dwelling Value	127,610
Building Notes			

Misc & Gross Bulding Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Additions

Line	Low	1st	2nd	3rd	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
0					476								5,800
1		28			184								65,500
2		35			630								2,200
3		26			324								4,000
4		28			128								2,200
5		28			70								65,500
6		55			630								20,200
7		35			224								700
8		26			110								

Outbuilding Data

Type	Yr Bilt	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AP1-4s CI MH	1986		40x60	2,400	C	1	5	A	A			9,070

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2400 08 S YELLOW SPRINGS ST

Map ID : 300-06-00002-102-015

LUC: 530-THREE FAMILY, PLATTED

Card: 2 of 3

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

AUG PROPERTY INVESTMENTS LLC

GENERAL INFORMATION

Routing No. SSW2-B2 011-00
 Class Residential
 Living Units 3
 Neighborhood 300R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3000600002102015 06/29/2017

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000	10-Location	8-View -20	39,200
A-Undeveloped	AC 12,0800	10-Location	8-View -20	118,380
A-Secondary Homr	AC 2,0000	10-Location	8-View -20	49,280
Total Acres: 15.08		Legal Acres: 15.0800	NBHD Fact: 1.0000	

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Assessed	Appraised	Cost	Income	Market
Land 72,400	206,860	206,860	0	206,860
Building 118,250	337,870	337,870	0	963,820
Total 190,650	544,730	544,730	0	1,170,680

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
10/07/24	JAL	10-Adv	3-Other
05/21/18	CPS	R-Review	3-Other
11/17/17	ASH	10-Adv	3-Other
01/22/15	LA	7-Quality Check	
02/06/13	TT	5-Occupant Not Home	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/15/12	COUNTY	REMODEL			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/12/21						MORGAN MICHAEL F
10/22/09				QC-Quit Claim Deed		MORGAN MICHAEL F & KELLY A
07/31/02	203,800					DOOLEY LARRY EUGENE & LINDA J
04/05/02						

Property Factors

Topo: 2-Above Street
 Utilities: 5-Well
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 Traffic: 3-Heavy

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 6-Septic

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Parcel Tieback:
 Range - Township - Section: 09 - 04 - 02
 Legal Descriptions:
 PTS E & S E P T N W Q R

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 2400 08 S YELLOW SPRINGS ST

Parcel Id: 300-06-00002-102-015

LUC: 530-THREE FAMILY, PLATTED LC

Card: 2 of 3

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

Story height	1	Total Rooms	5
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1976	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	5
Bath Remod	2-No		
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	3-Electric	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	D		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	201,560	% Good	61
Plumbing		Market Adj	
Basement	-13,100	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	188,460	Adj Factor	1
		Additions	6,000
Ground Floor Area	1,976		
Total Living Area	1,976	Dwelling Value	120,960
Building Notes			

Misc & Gross Blding Values

Misc Building No		Misc Adjusted Value	
Gross Building:			

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,976						9,800
1		2			228						

Additions	
38	6
A1	6
(228)	38

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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2400 08 S YELLOW SPRINGS ST

Map ID: 300-06-00002-102-015

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Card: 3 of 3

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GENERAL INFORMATION

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 Living Units 3
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Total 190,650	544,730	544,730	0	1,170,680

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied

Entrance Information

Date	ID	Entry Code	Source
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02/06/13	TT	5-Occupant Not Home	

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Date Issued	Number	Price	Purpose	Note	Status
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Sales/Ownership History

Transfer Date	Price	Type	Validity
01/12/21			
10/22/09			
07/31/02	203,800		
04/05/02			

Deed Reference

Deed Type: QC-Quit Claim Deed
 Grantor: MORGAN MICHAEL F, MORGAN MICHAEL F & KELLY A, DOOLEY LARRY EUGENE & LINDA J

Property Factors

Topo: 2-Above Street
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 02
 Legal Descriptions:
 PTS E & S E P T N W Q R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 300-06-00002-102-015

LUC: 530-THREE FAMILY, PLATTED LC

Card: 3 of 3

Tax Year: 2025

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Dwelling Information

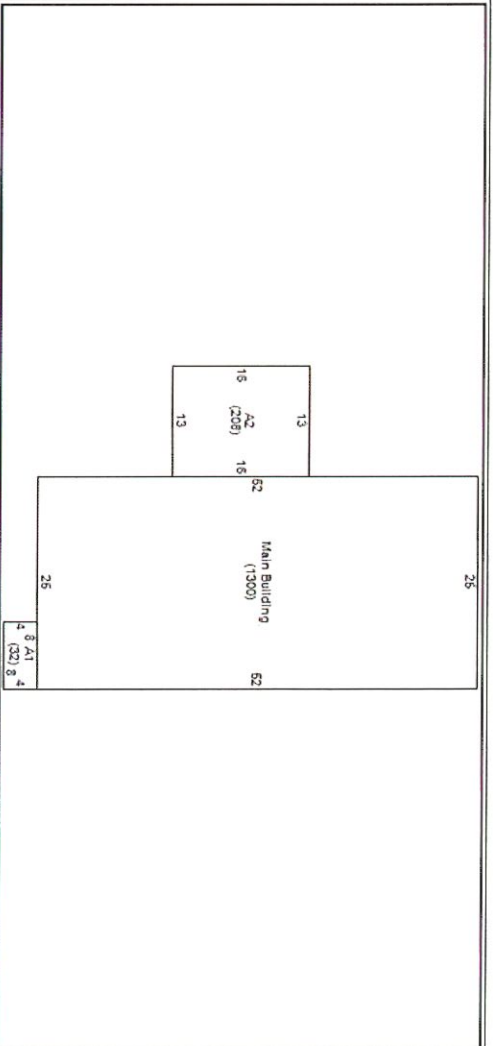
Story height	1	Total Rooms	6
Exterior Walls	1-Frame	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1987	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	8
Bath Remod	2-No		
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
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	D	Functional	
CDU	FR-FAIR	Economic	
Market Adj	75	% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	146,770	% Good	67
Plumbing	3,700	Market Adj	
Basement	-5,140	Functional	
Heating	5,220	Economic	
Attic	0	% Complete	75
Other Features	0	C&D Factor	
Subtotal	150,550	Adj Factor	1
		Additions	6,100
Ground Floor Area	1,300		
Total Living Area	1,300	Dwelling Value	80,230
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,300						
1		1			32						1,200
2			1		208						7,900

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