

MAR 31 2026

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-232
County Clark Date received 3/31/2026

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	AHMAD MOSTAFAVI	24 E. College Ave	
2. Complainant if not owner		Springfield, OH 45504	
3. Complainant's agent			
4. Telephone number and email address of contact person		AR.MOSTAF@Gmail.com	
(937) 346-8026 ar.mostaf@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	
3400700035116026		24-22 E College Ave	
7. Principal use of 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
3400700035116026	\$25,000	60,000	\$35,000
		\$61,080	36,080
9. The requested change in value is justified for the following reasons: Old Paint (Need New Paint), Old windows (Need New windows) + New gutters etc			

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 3-31-26 Complainant or agent (printed) Ahmar Mostafaei Title (if agent) _____

Complainant or agent (signature) Ahmar Mostafaei

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

Notary _____



**real
estate II**

1140 East Home Road
Springfield, Ohio 45503
ph 937-390-3119
fax 937-390-0959

Opinion of Value:

24-22 E College Ave Springfield, OH 45504

Ryan King

Real Estate II

(937) 206-2343

Dear Mr. Ahmad Mostafavi,

As agreed in our previous correspondence, Real Estate II is happy to provide this letter of opinion, appraising the property at 24-22 E College Ave Springfield, OH 45504

After assessing the 2,267 square feet property, that was built in 1886, we have developed the opinion that it has a current market value of:

TWENTY-FIVE THOUSAND NINE HUNDRED DOLLARS

\$25,900

Sincerely,

Ryan King, owner.



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 24 -22 E COLLEGE AVE

Map ID: 340-07-00035-116-026

LUC: 530-THREE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

MOSTAFAVI AHMAD R

GENERAL INFORMATION

Routing No. 0035-03 024-00
 Class Residential
 Living Units 3
 Neighborhood 340R0028
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035116026 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	50 236		13,020

Total Acres: .2709

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,560	13,020	13,020	0	13,020
Building	16,820	48,060	48,060	0	42,190
Total	21,380	61,080	61,080	0	55,210

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
04/12/24	LB	10-Adv	3-Other
05/31/18	GSK	R-Review	3-Other
10/03/17	AGS	10-Adv	3-Other
08/23/11	MJT	5-Occupant Not Home	3-Other
03/06/06	GS		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/14/94	47,000					ZYNDA ZANE R & ROANNE E
06/19/92	45,000					

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 GEO H FREY ALL
 5454
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 24 -22 E COLLEGE AVE

Parcel Id: 340-07-00035-116-026

LUC: 530-THREE FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

Story height	2	Total Rooms	9
Exterior Walls	1-Frame	Bedrooms	3
Style	15-Triplex	Family Rooms	0
Year Built	1886	Full Baths	4
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	5
Kitchen Remod	2-No	Total Fixtures	17
Bath Remod	2-No		
Basement	2-Crawl		

Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	P-Poor Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

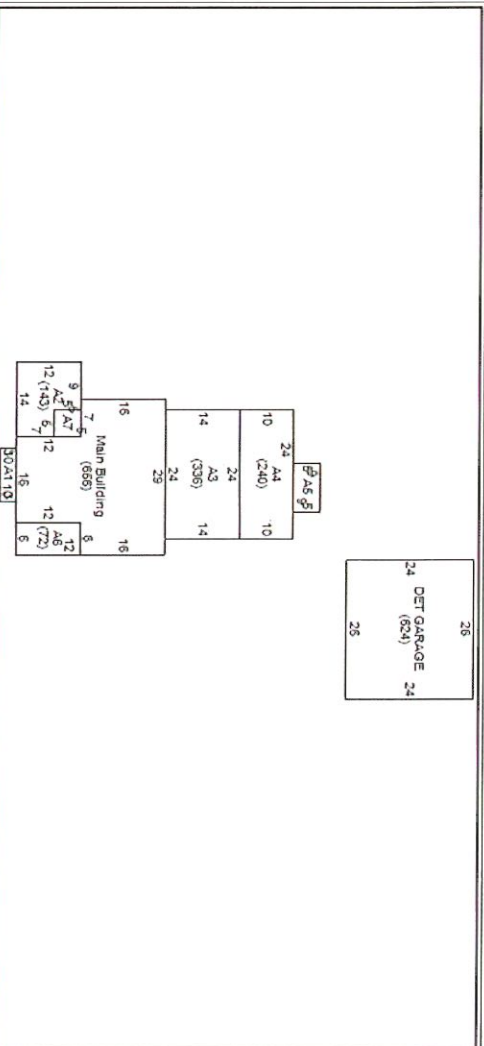
Grade D+
 CDU V-EXTREMELY POOR
 Market Adj
 % Complete 0
 Cost & Design 0
 Functional Economic
 % Good Ovr NBHD Fact 1

Dwelling Computations

Base Price	150,260	% Good	17
Plumbing	15,600	Market Adj	
Basement	-3,510	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	162,350	Additions	13,600
Ground Floor Area	656		
Total Living Area	2,267	Dwelling Value	41,200

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					656						
1		35			30						2,300
2		2			143						6,500
3		55	40		336						40,400
4		55	35		240						20,800
5		3			45						2,800
6		35			72						5,400
7		35			25						1,900

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG-1-Det Garage	1977		36X24	864	D	1		A	A			6,860

Condominium / Mobile Home Information

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