

MAR 31 2026

Tax year 2025 BOR no. 2025-733

DTE 1
Rev. 12/22

County Clark Date received 3/31/2026

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Patricia Eileen Allison, Trustee	1533 Woodland Rd., Springfield	
2. Complainant if not owner		45504	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-671 5052 eilall118.ea@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	
34006600006408011		1533 Woodland Rd., Springfield 45504	
7. Principal use of property Residence			
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
340-06-00006-408-011	210,000.00	243,650.00	33,650.00
9. The requested change in value is justified for the following reasons: SEE ATTACHED INFORMATION			

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 2024 and total cost \$ \$90,000.00

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Property Tax Complaint – Attachment

Line 9: The requested change in value is justified for the following reasons:

Parcel No. 340-06-0006-408-011
1533 Woodland Rd., Springfield, OH 45504
Tax year: 2025
Complainant's opinion of Value: \$210,000
Current (Auditor's) assessed value: \$243,650


The Auditor's "Property Reappraisal Notification" states *"Every six years the Auditor's Office reviews all property values in the county."*

In 2022 there was a substantial increase (30%) in the assessed value from 2021. From 2022 to 2025 (3 years) there was an even more substantial increase (53%) from 2021. That is not *"every six years"* time span. From 2021 to 2024 there were no additions or major renovations, only general and necessary maintenance. In 2024 an 8 ft. x 12ft. bathroom addition was done. There was also necessary maintenance done. The extent and ROI value of the addition does not justify a 53% increase.

2021		115,600	
2022	+ 6 years = 2028 (per Reappraisal notification)	165,160	49,560 (30%) increase from 2021 to 2022
2025	2025 less 2022 = 3 years	243,650	128,050 (53%) increase from 2021 to 2025

I am at the edge of an invisible line separating houses in my value category from houses in a much higher category within Hills and Dales neighborhood. The market evidence you possibly used for the increase seems to be based more on a mass appraisal within the Hills and Dales neighborhood, which includes disparity in values, rather than a property-specific analysis with justification.

As Complainant, I respectfully request a reduction in the Auditor's assessed value from \$243,650 to \$210,000.



Patricia Eileen Allison, Trustee (Complainant)

ATTACHMENTS:

1. Statement for Line 9
2. Property Reappraisal Notification
3. Auditor's record
4. Appraised and Assessed values for 2020-2025



31 N LIMESTONE ST.
P. O. BOX 1325
SPRINGFIELD, Ohio 45501-1325



<https://clarkcountyauditorreappraisal.dcpromosite.com>

PROPERTY REAPPRAISAL NOTIFICATION



34354-68719-1
ALLISON PATRICIA EILEEN TRUSTEE T79 P1
1533 WOODLAND RD
SPRINGFIELD OH 45504-1643

Dear Property Owner,

You are receiving this notice because a tentative new value has been set for your property as part of Clark County's 2025 reappraisal. This update is required by Ohio law (ORC 5713) to ensure property values reflect the current real estate market and that property taxes are distributed fairly among all owners.

Every six years, the Auditor's Office reviews all property values in the county. This process includes studying recent sales, analyzing market trends, and reviewing property characteristics using both on-site (exterior) inspections along with aerial and street-level imagery.

What does this mean for you:

- Your new value will be used to calculate your 2025 property taxes, payable in 2026.
- An increase in value can result in higher taxes — but not by the same percentage as the value increase. Final tax amounts depend on rates set in December and voter-approved levies in your taxing district.
- If you have questions or believe your value is incorrect, you can schedule a one-on-one appointment to review it.

Important Note: This value is tentative and subject to change. If there are adjustments to your property for tax year 2025 — such as new construction, demolition, lot split/combination, or other changes — your value is subject to change.

To learn more about how values are determined, use our tax estimator, schedule an appointment, and access other helpful resources, visit: <https://clarkcountyauditorreappraisal.dcpromosite.com>, or scan the QR code included with this notice. You can also call our office at (937) 521-1878.

We are here to help you understand your new value and guide you through the next steps.

Sincerely,

Hillary Hamilton

Hillary Hamilton
Clark County Auditor

PROPOSED PROPERTY REAPPRAISAL VALUES		
PARCEL NUMBER	PROPERTY LOCATION	2025 PROPOSED VALUE
3400600006408011	1533 WOODLAND RD	\$ 243,650



3400600006408011



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/28/2026

MOST RECENT PHOTO



3400600006408011 12/14/2023

LEGAL

OWNER ALLISON PATRICIA EILEEN TRUSTEE
ADDRESS 1533 WOODLAND RD SPRINGFIELD OH 45504
DESCRIPTION HILLS & DALES ALL 106 N 1/2 107 & VAC ALLEY
SIDE & REAR
ACREAGE 0.0000
TAX DIST 340
SCHOOL DIST SPRINGFIELD CSD

VALUATION

TYPE	APPRAISED	ASSESSED
LAND	\$29,610.00	\$10,360.00
IMPROVEMENTS	\$214,040.00	\$74,910.00
CAUV	\$0.00	\$0.00
TOTAL	\$243,650.00	\$85,270.00

TAXES

TAXABLE VALUE	\$85,270.00
ROLLBACKS	Homestead
HALF (1ST / 2ND)	\$1,631.15 / \$1,631.15
YEAR (TOTAL / BALANCE)	\$3,262.30 / \$1,631.15

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
FRONT FOOT	77	192	0.339	14,784	\$29,610.00
Unknown					

IMPROVEMENTS

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
7/21/2023	ALLISON PATRICIA EILEEN TRUSTEE	ALLISON PATRICIA E	0	\$0.00	RELATED
10/9/2018	ALLISON PATRICIA E	ASHLOCK RONALD F	0	\$0.00	Unknown
9/22/2017	ASHLOCK RONALD F	DUNMIRE JEFFREY	0	\$125,000.00	VALID SALE
6/28/2006	DUNMIRE JEFFREY	DEUTSCHE BANK NATIONAL TRUST COMPANY	0	\$90,000.00	Unknown
4/26/2006	DEUTSCHE BANK NATIONAL TRUST COMPANY	BLAZER JAY & LORI	0	\$107,100.00	SHERIFF

RESIDENTIAL

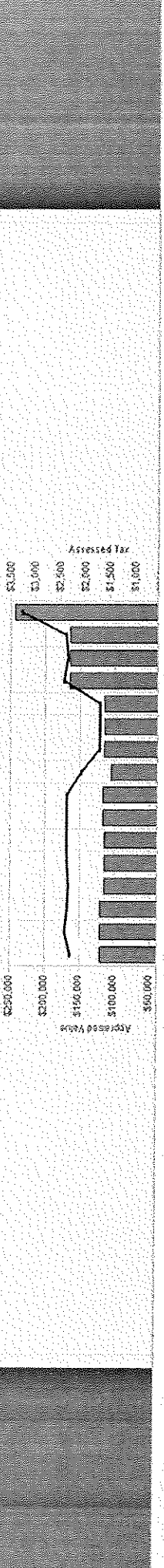
Building (CARD: 1)	CAPE COD BUILT 1948	Baths (Full / Half)	2 / 0
Area	1,993 sqft	Rooms (Bedroom / Family)	3 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL HEAT WITH A/C (not)
External Wall	ALUMINUM/VINYL	Fireplace Stacks	0

Parcel
 3400600006408011
 (510) SINGLE FAMILY, PLANT...
Address
 1553 WOODLAND RD SPRINGFIELD OH...
 SPRINGFIELD CSD
Owner
 ALLISON PATRICIA EILEEN TRUSTEE
 ALLISON PATRICIA EILEEN TRUSTEE
 SOLD: 7/21/2023 \$1.00
 \$243,650.00
 ACRES: 0.000

LOCATION VALUATION LEGAL OWNERS RESIDENTIAL PERMITS AGRICULTURAL COMMERCIAL IMPROVEMENTS SALES LAND TAX

Owner ALLISON PATRICIA EILEEN TRUSTEE
Mailing Address 1553 WOODLAND RD
Address 1553 WOODLAND RD SPRINGFIELD OH 45504
City, State, Zip SPRINGFIELD OH 45504
City / Township SPRINGFIELD CORPORATION
School District SPRINGFIELD CSD

Valuation		Appraised (100%)		Assessed (55%)		
Year	Land	Improvements	Total	Land	Improvements	Total
2025	\$29,610.00	\$214,040.00	\$243,650.00	\$10,360.00	\$74,910.00	\$85,270.00
2024	\$27,500.00	\$157,660.00	\$165,160.00	\$9,630.00	\$48,180.00	\$57,810.00
2023	\$27,500.00	\$157,660.00	\$165,160.00	\$9,630.00	\$48,180.00	\$57,810.00
2022	\$27,500.00	\$157,660.00	\$165,160.00	\$9,630.00	\$48,180.00	\$57,810.00
2021	\$21,150.00	\$94,450.00	\$115,600.00	\$7,400.00	\$33,060.00	\$40,460.00
2020	\$21,150.00	\$94,450.00	\$115,600.00	\$7,400.00	\$33,060.00	\$40,460.00



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1533 WOODLAND RD

Map ID: 340-06-00006-408-011

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

ALLISON PATRICIA EILEEN TRUSTEE

GENERAL INFORMATION

Routing No. 0006-01 014-00
 Class Residential
 Living Units 1
 Neighborhood 340R0012
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp, Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600006408011 12/14/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 77 192			29,610

Total Acres: .3394

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,360	29,610	29,610	0	29,610
Building	74,910	214,040	214,040	0	203,560
Total	85,270	243,650	243,650	0	233,170

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
01/10/25	ZF	5-Occupant Not Home	5-Estimate
04/04/24	NV	10-Adv	3-Other
11/24/21	LA	7-Quality Check	3-Other
06/19/18	CPS	R-Review	3-Other
09/19/17	AGS	10-Adv	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/21/23		2-Land & Building	R-Related
10/09/18	125,000	2-Land & Building	
09/22/17	90,000	0-Valid Sale	
06/28/06			

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:
 HILLS & DALES ALL 106 N 1/2 107 & VAC ALLEY SIDE & REAR 106 & 107

Addl. Tieback:

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/01/24	24-01186S		ADDITION	Bath Addition	Closed Permit
08/27/21	21-01210S		DECK	Deck Over Existing Concrete	Closed Permit

Deed Reference

Deed Reference	Deed Type	Grantor
OC-Quit Claim Deed		ALLISON PATRICIA E
WD-General Warranty Deed		ASHLOCK RONALD F
		DUNMIRE JEFFREY
		DEUTSCHE BANK NATIONAL TRUST COV

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1533 WOODLAND RD

Parcel Id: 340-06-00006-408-011

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

Story height 1
Exterior Walls 6-ALV/nyl
Style 07-Cape Cod
Year Built 1948
Eff Year Built
Year Remodeled
Kitchen Remod
Bath Remod
Basement 4-Full Bsmt

Total Rooms 8
Bedrooms 3
Family Rooms 0
Full Baths 2
Half Baths 0
Addl. Fixtures 3
Total Fixtures 9

Heat Type 3-Central Heat W/ Ac
Fuel Type 2-Gas
System Type 1-Hot Air
Attic 4-Full-Fin
Phy. Condition A-Average Condition
Int vs Ext 2-Same

Masonry Trim
Unfinished Area
Rec Rm Size 312
FBLA Size
Openings
Car Bsmt Gar

Dwelling Computations

Grade C+
CDU GD-GOOD
Market Adj
% Complete 0
Cost & Design 0

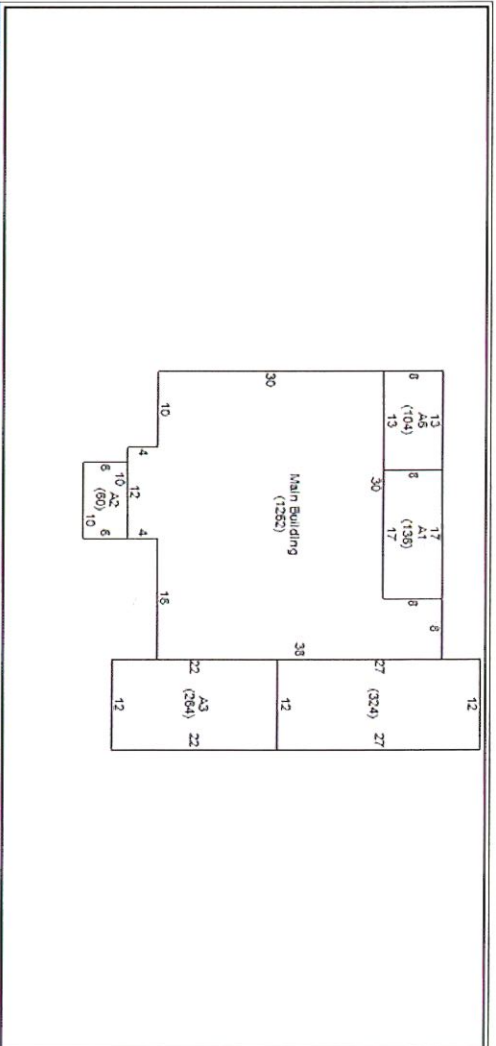
Base Price 181,550
Plumbing 6,200
Basement 0
Heating 6,460
Attic 29,100
Other Features 7,800
Subtotal 231,110

Ground Floor Area 1,252
Total Living Area 1,993
Dwelling Value 214,040

Building Notes

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					1,252						
1		35			136						12,600
2		25			60	2021					1,300
3		59			264						10,900
4		25			270						5,700
5		25			324	2011					6,800
6		58	35		104	2024					8,200

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
Condo Model
Unit Number
Unit Level

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