

Tax year 2025 BOR no. 2025-237  
 County Clark Date received 3/31/26

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	Kurtis/Andrea Triplett		2032 Fairfield Pike Springfield OH
2. Complainant if not owner			45502
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-974-4831 Kurtis.triplett@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	
300060007000087		2032 Fairfield Pike Springfield, OH 45502	
7. Principal use of property			
Primary Home			
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
300060007000087	200,000	288,270	-88,270
9. The requested change in value is justified for the following reasons:			
Improvements have not been finished. Under construction. Mass land properties. Future county jail site within 2 mile radius.			

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 08. 2023 and total cost \$ 22,000

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 3-31-20 Complainant or agent (printed) Kurtis Taplett Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of March 2020  
(Date) (Month) (Year)

Notary [Signature]



ASHLEY CREECH  
Notary Public, State of Ohio  
My Commission Expires  
May 08, 2029

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

**Stitus : 2032 FAIRFIELD PIKE**

**Map ID: 300-06-00007-000-087**

**LUC: 511-SINGLE FAMILY, 0-9.999 AI**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 04/02/26**

**CURRENT OWNER**

TRIPLETT KURTIS J & ANDREA L MCCREARY

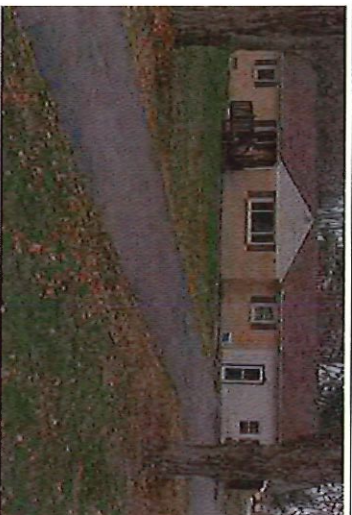
**GENERAL INFORMATION**

Routing No. SSW1-00 030-00  
 Class Residential  
 Living Units 1  
 Neighborhood 300R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Township Cslsd

CAUV  
 Field Review Flag:

**Property Notes**

Note Codes:



3000600007000087 12/4/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			49,000
A-Undeveloped	AC .9800			12,010
A-Right Of Way	AC .0300			
Total Acres: 2.01		Legal Acres: 2.0100	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	21,350	61,010	61,010	0	61,010
Building	79,540	227,260	227,260	0	227,970
Total	100,890	288,270	288,270	0	288,980

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
10/07/24	JAL	10-Adv	3-Other
08/23/23	ZF	2-Information At Door	1-Owner
06/29/20	LA	7-Quality Check	3-Other
05/21/18	CPS	R-Review	3-Other
11/17/17	ASH	10-Adv	3-Other

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
01/30/23	22-0590C		POLE BLDG		Closed Permit
06/24/20	COUNTY-2I		FD CK		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
10/08/19	230,000	2-Land & Building	0-Valid Sale

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		YELEY RUSSELL C & E DARLENE

**Property Factors**

Topo: 1-Level  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 04 - 07  
 Legal Descriptions:  
 N E P T N W Q R

Addl. Tieback:

