

APR - 1 2026
post marked
3/27/26

Tax year 2025

BOR no. 2005-238

County Clark

Date received 4/1/26

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	AP Fairbanks LLC	763 S Nineveh Rd, Franklin, IN 46131
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person (317) 697-0625 bstaup@apdevelopmentllc.com		

5. Complainant's relationship to property, if not owner Officer of owning entity

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
3400700035324011	4 W Main Street, Springfield, OH 45502

7. Principal use of property Future development of retail, office and multifamily residences

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
340070035324011	\$185,880 Previous Appraised Land Value	\$893,090	\$(707,210)

9. The requested change in value is justified for the following reasons:
The purchase price of the property was based on future developed value and not on the current market value. The property is a vacant, non income producing condemned building without running water, electricity or gas. The building contains environmental contamination which requires significant remediation. Prior to acquisition, anything of value was removed by scavengers, causing significant damage to the building. The building requires complete rehabilitation to become habitable. Demolition costs are estimated at \$2 million. All work completed to date has been purely to make the building safe, including demolition of portions of the exterior.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of 3/21/2025
sale and sale price \$ \$955,000 ; 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.

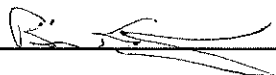
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/24/2025 Complainant or agent (printed) Jon Anderson Title (if agent) Member

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of March 2026
(Date) (Month) (Year)

Notary 

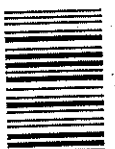


AP Furbanks LLC
214 E Main St
Brownsburg, IN 46112

IMM 27



Retail



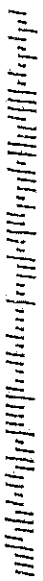
45501

RDC 99

U.S. POSTAGE PAID
FCM LETTER
BROWNSBURG, IN 46112
MAR 27, 2026
\$0.78
S2324A500966-23

Clark County Treasurer
PO Box 1325
Springfield, OH 45501
Attn: Board of Revision

45501-132525



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4 W MAIN ST Map ID: 340-07-00035-324-011

LUC: 449-OFFICE BLDG 3 OR MORE STOP

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER	GENERAL INFORMATION
4 WEST LLC	Routing No. 0005-01 022-00 Class C-Commercial Living Units Neighborhood 340C6000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
 TY25 BLDG BOARDED UP-RECHECK TY26
 TY22 N/C UNIT 24 & 26 (SECT.H) 1ST FLOOR
 OCCUPIED BY MARC ANTHONY SALON NVC
 Note Codes:



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site	SF	8.4	30,980	260,230
Total Acres: .7112 Legal Acres: .71				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	91,080	260,230	260,230	0	0
Building	221,500	632,860	632,860	0	0
Total	312,580	893,090	893,090	0	0
Value Flag 1-COST APPROACH					Manual Override Reason
					Base Date of Value
					Effective Date of Value

Entrance Information			
Date	ID	Entry Code	Source
07/21/25	STP	6-Prop Unoccupied At Listing	3-Other
05/08/25	ZF	7-Quality Check	3-Other
04/07/25	STP	10-Adv	3-Other
04/18/22	PN	5-Occupant Not Home	3-Other
10/16/17	KAR	1-Entrance (Inspection) Gained	3-Other

Date Issued	Number	Price	Permit Purpose	Note	Status
03/27/25	25-00375S		DEMO	Bank Drive-Thru	Closed Permit
09/27/24	24-01527S		COM ALTER	Office 4th Fl Renovation	Recheck Next
11/18/21	21-1958S		CHANGE OC	Unit 519/520 Nail Salon	Closed Permit
04/16/15	1500269C		ALT		Closed Permit
11/23/11	11-01424S		ALT		Closed Permit

Sales/Ownership History			
Transfer Date	Price	Type	Validity
03/21/25	965,000	2-Land & Building	0-Valid Sale
01/22/15	250,000	2-Land & Building	0-Valid Sale
09/03/04			
08/03/04	1,800,000		

Deed Reference	Deed Type	Grantor
340/6970		4 WEST LLC USHA DESAI LLC

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved 5-Sidewalk
 Traffic: 1-Light
 Location: 2-Perim. Central Busine
 Spot Loc:

Legal Description
 Parcel TieBack:
 Range - Township - Section: - - -
 Legal Descriptions:
 SE COR 52 & ALL 54 & 56
 DEMINITS PT S PT 5
 Addl. TieBack:

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Building Information

Year Built/Eff Year 1900 / 2000
 Building # 1
 Structure Type 354-Office Bldg H-R
 Identical Units 1
 Total Units
 Grade B+
 # Covered Parking
 # Uncovered Parking DBA

Building Other Features

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1	SS1-Sprinkler Sys Wet	112,284	1	1	1						
3	EL2-Elevator Electric Pas	2,000	100	10	1						
3	EL2-Elevator Electric Pas	2,000	100	9	2						
3	BE1-Bank Vault - No Doo	12	16	1	1						
3	BE4-Bank Vault Dr Rect \$				1						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	Phy Fun	%Comp	%Rent
1	B1	B1	3,000	174	051-Bank/Savings	8	00-None	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2		
2	B2	B2	7,727	449	084-Multi Use Stor	8	00-None	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
3	01	01	5,622	338	051-Bank/Savings	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2		
4	02	02	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
5	03	03	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
6	04	04	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
7	05	05	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
8	06	06	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
9	07	07	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
10	08	08	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
11	09	09	10,727	623	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	0-None	2-Normal	2	2		
12	01	01	1,969	256	051-Bank/Savings	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2		
13	02	02	1,969	129	053-Offices	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2		
14	01	01	950	210	084-Multi Use Stor	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	1-Central	2-Normal	2	2		
15	01	01	126	57	051-Bank/Savings	12	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	2	2		

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD	Line Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun	MA	%Comp	Value
1	3,000	051-Bank/Savings Inst	48		398,540	1	C11-Asph Pave	1970		14,000	C	1	F	F			5,980
2	7,727	084-Multi Use Storage	48		179,200												
3	5,622	051-Bank/Savings Inst	48		681,470												
4	10,727	053-Offices	48		451,210												
5	10,727	053-Offices	48		300,810												
6	10,727	053-Offices	48		300,810												
7	10,727	053-Offices	32		200,540												
8	10,727	053-Offices	32		200,540												
9	10,727	053-Offices	32		200,540												
10	10,727	053-Offices	32		200,540												
11	10,727	053-Offices	32		200,540												
12	1,969	051-Bank/Savings Inst	48		157,970												
13	1,969	053-Offices	48		90,350												
14	950	084-Multi Use Storage	48		60,640												
15	126	051-Bank/Savings Inst	48		16,990												

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1970			14,000	C	1	F	F			5,980

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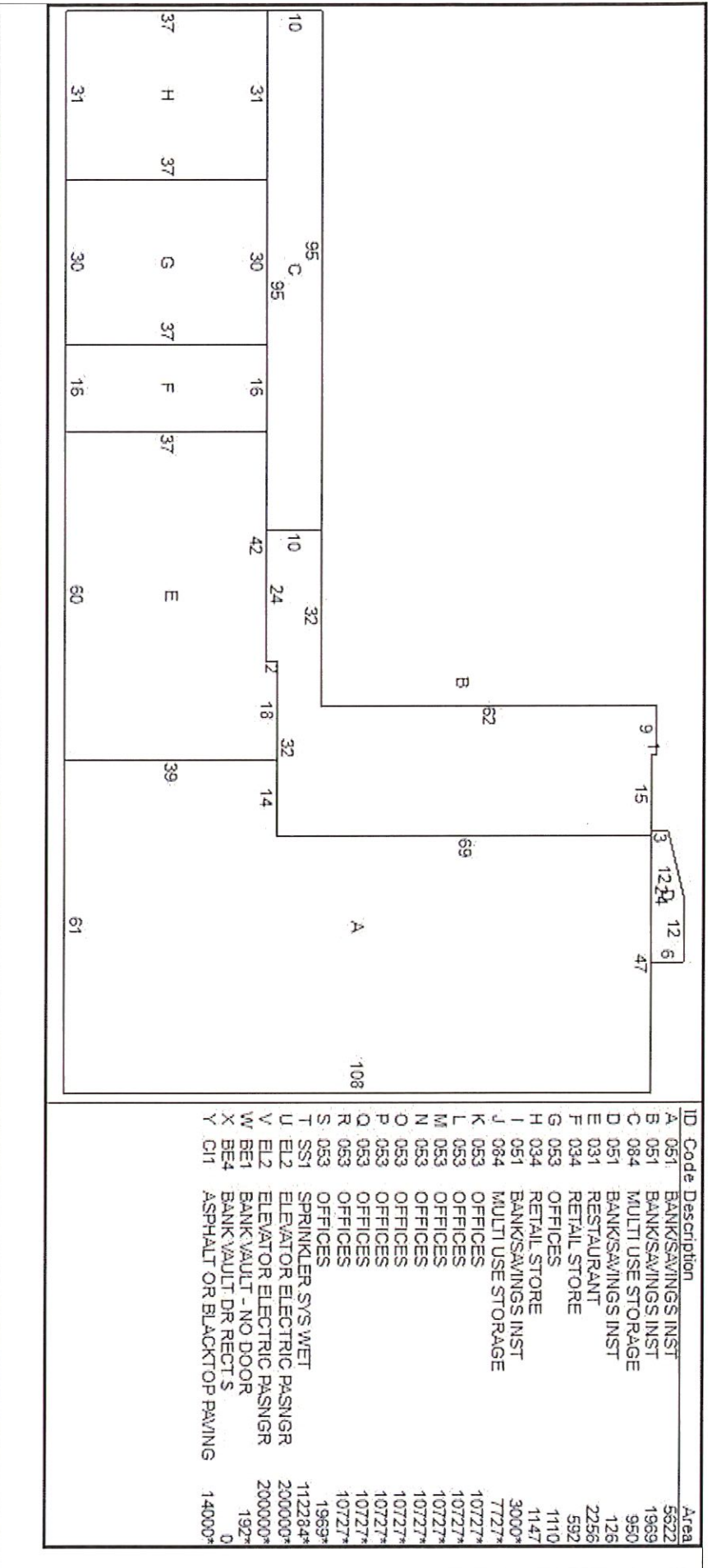
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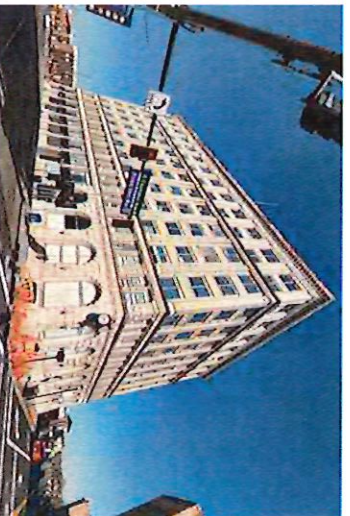
Printed: 04/02/26



Additional Property Photos



3400700035324011 04/15/2017



3400700035324011 12/12/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 4 W MAIN ST

Parcel Id: 340-07-00035-324-011

LUC: 449-OFFICE BLDG 3 OR MORE STOF

Card: 1 of 1

Tax Year: 2025

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Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000	00-None	0	112,284	0.00				0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	112,284
Replace, Cost New Less Depr	3,949,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	16
Final Building Value	631,901
NBHD Fact	1,0000
Value per SF	5.63

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	112,284

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value