

APR 16 2026

Tax year 2025 BOR no. 2025-238
County Clark Date received 4/16/26

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 <u>AP Fairbanks LLC, 763 S. Nineveh Rd., Franklin, IN 46131</u> Street address, City, State, Zip Code	
2. Complainant if not owner		<u>Board of Education of the Springfield City Schools</u>	
3. Complainant's agent		<u>Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017</u>	
4. Telephone number and email address of contact person: <u>(614) 228-5822; bor@richgillislawgroup.com</u>			
5. Complainant's relationship to property if not owner: <u>Section 5715.19, Ohio Revised Code</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>340-07-00035-324-011</u>	<u>4 W. Main St.</u>		
7. Principal use of property: <u>449 Office building elevator</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
<u>340-07-00035-324-011</u>	<u>955,000</u>	<u>893,090</u>	<u>61,910</u>
9. The requested change in value is justified for the following reasons: <u>Size, location and market analysis of similar type properties.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A and sale price N/A 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 N/A and total cost \$ N/A

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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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.

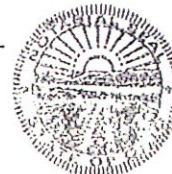
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 4/14/2026 Complainant or agent (printed) KAROL FOX Title (if Agent) Attorney for Complainant

Complainant or agent (signature) Karol Fox

Sworn to and signed in my presence, this 14 day of April, 2026

Notary Bobbi Jo Leltz



Bobbi Jo Leltz
Notary Public, State of Ohio
My Commission Expires 01-18-2030

APPROVED

Clark County Tax Map

MAR 21 2025

- Legal Description
- Survey Plat / Lotsplit
- Subdivision / Annexation

Transferred

Sale Price 955,000

909 MAR 21 2025 Jr

HILLARY HAMILTON
AUDITOR



202500003343 03/21/2025 12:54 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$55.00
WARR OR Vol 2249 Pgs 3825 - 3828

GENERAL WARRANTY DEED

4 West, LLC, a Kentucky limited liability company, for valuable consideration paid, grants, with general warranty covenants, to AP Fairbanks LLC, an Indiana limited liability company, whose tax mailing address is: 763 S. Nineveh Road, Franklin, IN 46131, the following Real Property:

Situate in Section 35, Town 5, Range 9, City of Springfield, County of Clark, State of Ohio, and being all of Lot Numbers 54 and 56 and Part of Lot Numbers 50 and 52 on James Demint's First Plat as recorded in Plat Volume 4, page 1 and conveyed to Yemrot, Inc. in Deed Volume 867, Page 160 and Deed Volume 1448, Page 201, more particularly described as follows:

Beginning at the intersection of the north right-of-way line of West Main Street and the west right-of-way line of Fountain Avenue at the southeast corner of said Lot 56 witness a cut cross set South 85°55'00" East a distance of 5.00 feet and witness a cut cross set South 04°01'57" West a distance of 5.00 feet;

Thence along the north right-of-way line of West Main Street and the south line of said Lot 56, North 85°55'00" West a distance of 198.69 feet to a cut cross set at the southwest corner of said Lot 56 and on the east right-of-way line of Fisher Street;

Thence along the east right-of-way line of Fisher Street and the west line of said Lots 56, 54 and 50, North 04°05'43" East a distance of 226.58 feet to a cut cross set at the southwest corner of a tract conveyed to 25 North Fountain Corp. in Deed Volume 872, Page 1;

Thence along the south line of said 25 North Fountain Corp. tract, South 85°57'13" East a distance of 198.44 feet to a cut cross set on the east line of said Lot 52 and the west right-of-way line of Fountain Avenue;

HOME SERVICES TITLE
HOLD



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Thence along the east line of said Lots 52, 54 and 56, South 04°01'57" West a distance of 226.71 feet to the place of beginning. Containing 1.033 acres, more or less.

Basis of Bearings: North right-of-way line of West Main Street -(North 85°55' West)-D.V. 867, Page 160.

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License Number 6819, in November of 2000.

SAVE AND EXCEPT THE FOLLOWING:

Situate in the State of Ohio, County of Clark, City of Springfield, and being part of the southwest quarter of Section 35, Town 5, Range 9, Between the Miami Rivers Survey and also being part of Lots 50, 52 & 54 James Demint's First Plat recorded in Book 4, Page 1 of the Plat Records of Clark County, Ohio and being described as follows:

Commence at a cross notch (set) at the intersection of the northline of West Main Street (66' right-of-way) with the east line of Fisher Street (33' right-of-way), thence with the east line of said Fisher Street N 05°04'18" E, 156.00 feet to a cross notch (set), the TRUE POINT OF BEGINNING HEREIN;

Thence continuing with the east line of said Fisher Street, N 05°04' 18" E, 121.51 feet to a cross notch (set);

Thence with the south line of premises described in deed to Joseph A. Juergens et al, recorded in Volume 831, Page 334 tract two parcel A of the Deed Records and to Jon A. Doughty recorded in Volume 1396, Page 2052, tract two parcel A of the Official Records of Clark County, Ohio, S 84°32'04" E, 65.32 feet to a 5/8" re-bar with plastic cap (set);

Thence with part of the east line of said tract two parcel A, N 04°59'37" E, 22.50 feet to a 5/8" re-bar with plastic cap (set);

Thence with the south line of said Juergens and Doughty tract two parcel B and tract one parcel B, S 84°32'04" E, 133.00 feet to a 5/8" re-bar with plastic cap (set);



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Thence with the west line of North Fountain Avenue (66' right-of-way), S 04°59'37" W, 142.81 feet to a 5/8" re-bar with plastic cap (set);

Thence N. 84°52'58" W, 198.48 feet to the point of beginning and containing 0.619 acres, more or less.

Being part of the premises described in deed to Usba Desai LLC recorded in Volume 1692, page 1749 of the Official Records of Clark County, Ohio.

The above description is based on an actual field survey dated March 8, 2011 by Mark T. Scholl, P.S. 6599. Basis of bearings is Grid North, State Plane Coordinate System. Ohio, South Zone.

Parcel ID No. 3400700035324011

Property Address: 4 W. Main Street, Springfield, OH 45502

Subject to all easements, covenants, conditions, restrictions, rights-of-way and reservations of record and all zoning and legal highways.

PRIOR INSTRUMENT REFERENCE: **Official Record Volume 2046, Page 1328 and
Official Record Volume 2046, Page 1324 of
Clark County, Ohio.**

Saving and excepting all taxes and assessments due and payable with the July 2025, installment and thereafter, all of which the grantee herein assumes and agrees to pay.



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EXECUTED THIS 17th day of March, 2025.

4 West, LLC

BY: [Signature]
Robert Hull, Sole Member

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 17th day of March, 2025 by Robert Hull, Sole Member of 4 West, LLC, a Kentucky limited liability company.



[Signature]
NOTARY PUBLIC

My Commission Expires: August 11, 2026

THIS INSTRUMENT PREPARED BY:
Arthur R. Treinen, Attorney at Law
6824 Stagge Road
Loveland, OH 45140
(513)314-1910
HST-42736