

APR - 1 2026 *post marked 3/30/2026*

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-239  
County Clark Date received 4/1/2026

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	Larry David Zornes	5598 Kizer lane Springfield Oh 45502
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
937 408 5904 Zornes@yahoo.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
<u>2200300028100056</u>	<u>5598 Kizer lane Springfield Oh 45502</u>

7. Principal use of property Owner Occupancy

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>2200300028100056</u>	<u>Year 2021 347890.00</u>	<u>516070.00</u>	<u>168,180.00</u>

9. The requested change in value is justified for the following reasons: Given current local conditions including widely reported economic & governance challenges, Public perception, population trends & ongoing municipal issues can influence buyer demands & property values. Springfield is currently facing challenges that may impact its attractiveness to prospective residents & investors. The current assessment overestimate what a willing buyer would reasonably pay under current conditions. Recent zoning changes & w. flow roads that will allow for a truck stop will negatively affect my property value

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 3/30/2026 Complainant or agent (printed) Larry Zornes Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Larry Zornes

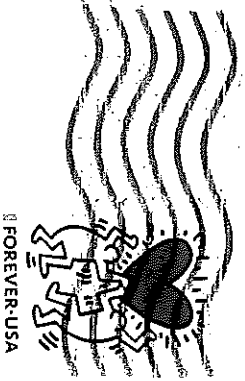
Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

FROM  
Zornes  
5998 Kizer Lane  
Springfield, Ohio 45502  
RETURN SERVICE REQUESTED

COLUMBUS OH 430  
30 MAR 2025 PM 3 L



**Hillary Hamilton**  
Clark County Auditor  
P.O. Box 1325  
Springfield, Ohio 45501-1325

45501-13255  
[Postnet barcode]

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 5598 KIZER LN

Map ID : 220-03-00028-100-056

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**CURRENT OWNER**

ZORNES LARRY DAVID & JANET LEE

**GENERAL INFORMATION**

Routing No. FNMW2-A2 011-00  
 Class Residential  
 Living Units 1  
 Neighborhood 220R0036  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Nelsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



2200300028100056 12/8/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000			58,240
A-Undeveloped	AC .4400			6,410
Total Acres: 1.44		Legal Acres: 1.4400	NBHD Fact: 1.0000	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
Land 22,630	64,650	64,650	0	64,650
Building 158,000	451,420	451,420	0	440,780
Total 180,630	516,070	516,070	0	505,430
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
09/26/24	JAL	10-Adv	3-Other
08/27/18	GBL	R-Review	3-Other
12/20/17	EFH	10-Adv	3-Other
10/14/15	LA	5-Occupant Not Home	3-Other
10/29/14	LA	7-Quality Check	

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
08/16/13	13-0195C		POLE BLDG		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/11/23	46,900	2-Land & Building	R-Related	220/2968	SV-Survivorship Deed	ZORNES LARRY DAVID & JANET LEE DAV
05/14/98						COUNTRYTYME INC
12/29/97						

**Property Factors**

Topo: 2-Above Street  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light

6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 KIZER WOODS WEST SUBD  
 7

Addl. Tieback:

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**Dwelling Information**

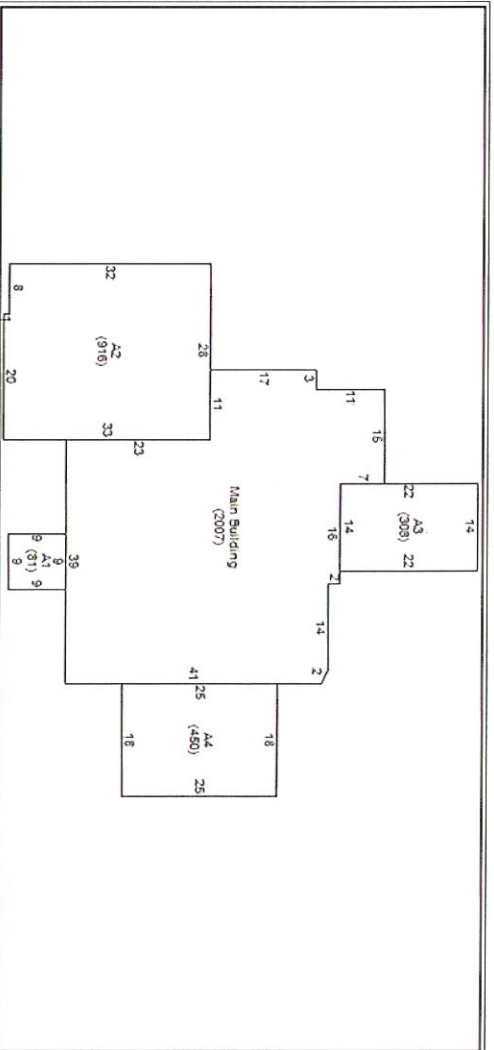
Story height	1.5	Total Rooms	12
Exterior Walls	2-Brick	Bedrooms	4
Style	08-Modern	Family Rooms	0
Year Built	1999	Full Baths	3
Eff Year Built		Half Baths	0
Year Remodeled	2-No	Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	11
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	1
Stacks	1		
Pre-Fab			
Misc	BG-Bsmt Gar	Qty	
Grade	B		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	420,760	% Good	81
Plumbing	10,900	Market Adj	
Basement	0	Functional	
Heating	13,990	Economic	
Attic	0	% Complete	
Other Features	12,400	C&D Factor	1
Subtotal	458,050	Adj Factor	1
		Additions	60,700
Ground Floor Area	2,007		
Total Living Area	3,878	Dwelling Value	431,720
Building Notes			

**Misc & Gross Building Values**

Misc Building No		Misc Adjusted Value	
Gross Building:			



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					2,007						
1		2			81						5,100
2		59	57		916						56,500
3		26			308						2,400
4		25			450						11,000

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RP1-Pool	1999		18X36	648	C	1		A	A			3,850
AP1-4s CI MH	2014		47X34	1,598	C	1		A	A			15,850

**Condominium / Mobile Home Information**

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