

Clear Form

MAR 31 2026

Tax year 2025 BOR no. 2025-240
County Clark Date received 3/31/2026

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Sarah J & Wesley K Young	2385 Ashbrook Dr. Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	937-215-4347 sarahyoungfamily@outlook.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		
180-06-00020-105-010	2385 Ashbrook Dr. Springfield, OH 45502		
7. Principal use of property Family home - <i>Primary residence</i>			
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
010	\$379,182	\$428,420	-\$49,238
9. The requested change in value is justified for the following reasons: Please see attached letter and supporting documents.			

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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) _____ Title (if agent) _____

Complainant or agent (signature) *Sarah Young*

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

Notary _____

Clark County Board of Revision

31 North Limestone Street
Springfield, Ohio 45502

Re: Complaint Against Valuation – Tax Year 2025

Valuation Date: January 1, 2025

To the Board:

The undersigned respectfully submits complaints regarding the 2025 assessed values for the below-referenced parcels located in Springfield, Ohio. These appeals are based on documented property condition, verified market data, and economic factors as they existed on the statutory valuation date of January 1, 2025.

The subject properties are primarily located within the North Western Avenue, North Race Street, and surrounding corridor. This area represents a lower-tier residential submarket characterized by aging housing stock, concentrated rental density, elevated vacancy, deferred maintenance, and increased code enforcement activity.

I. DISPROPORTIONATE PERCENTAGE INCREASES

The 2025 reappraisal resulted in valuation increases ranging from approximately 30% to 151% across the subject portfolio with an average increase of 65% combined.

Specifically:

- 223 N Western Avenue – approximately 151% increase
- 1017 Maiden Lane – approximately 126% increase
- 116–118 N Western Avenue – approximately 69% increase
- 115 N Western Avenue – approximately 65% increase
- 135 N Western Avenue – approximately 63% increase
- 1025 W. North Street – approximately 62% increase
- 129 – 131 N. Western Avenue – approximately 61% increase
- 1300 Cedarview Drive W – approximately 54% increase
- 2385 Ashbrook Drive – approximately 47% increase
- 125 – 127 N Western Avenue (a vacant lot) – approximately 40% increase
- Vacant lot next to 1025 W. North Street – approximately 40% increase
- 221 & 221.5 N. Western Avenue approximately 36% increase
- 403 N Race Street – approximately 30% increase

While periodic reassessments may capture cumulative market changes, such increases must reflect actual property condition and marketability as of the valuation date. The condition of the subject properties does not support increases of this magnitude.

II. PROPERTY CONDITION AND HABITABILITY

As of January 1, 2025, multiple properties within the portfolio were:

- Vacant and uninhabitable
- Without active utility service (including long-term water disconnection)
- Lacking functional mechanical systems
- Subject to code enforcement actions
- Uninsurable or conditionally insurable

These conditions materially impair market value and place the properties in a rehabilitation or distressed classification rather than a stabilized residential market.

III. INSURANCE AND FINANCING LIMITATIONS

Several subject properties were denied insurance coverage or required significant repairs prior to underwriting consideration. This directly impacts:

- Buyer pool (limited to cash or high-risk investors)
- Financing availability due to condition – Cash required for reinvestment
- Marketability

Properties that cannot obtain standard insurance coverage do not transact at values consistent with conventional residential housing.

IV. LOCAL MARKET ANALYSIS (CLARK COUNTY RECORDED SALES)

A comprehensive review of all recorded sales within the North Western / Race / Maiden corridor (2023–2024) demonstrates a condition-driven market with clear price stratification:

- Distressed / teardown properties: approximately \$1,200 – \$10,000
- Heavy rehabilitation properties: approximately \$12,000 – \$25,000
- Transitional properties: approximately \$26,000 – \$40,000
- Stabilized properties: approximately \$40,000 – \$70,000

A significant concentration of sales occurs below \$40,000, with many properties transacting below \$25,000.

The subject properties, particularly those lacking utilities, insurance, or habitability, clearly compete within the lower tiers of this market.

V. EXTERNAL OBSOLESCENCE AND LOCATION FACTORS

VI. PORTFOLIO VALUATION SUMMARY

The requested values reflect condition, market position, and comparable sales activity as of January 1, 2025:

- 115 N Western Ave – \$29,000
- 116–118 N Western Ave – \$39,000
- 129–131 N Western Ave – \$53,000
- 1025 W North St – \$72,000
- Adjacent Lot (1025) – \$2,500
- 221 & 221.5 N Western – \$55,000
- 223 N Western Ave – \$18,500
- 135 N Western Ave – \$20,000
- 125–127 N Western Lot – \$2,500
- 403 N Race St – \$23,000
- 1017 Maiden Lane – \$22,500
- 1300 Cedarview Dr W – \$60,000
- 2385 Ashbrook – \$379,182

These values align with observed transaction data and reflect the actual condition and marketability of each property.

VII. LEGAL BASIS

Pursuant to R.C. § 5713.01, property must be assessed at its true value in money. Additionally, R.C. § 5715.19 provides for complaints where valuation exceeds true market value.

The current assessments reflect generalized mass appraisal assumptions rather than individualized consideration of condition, habitability, and market constraints.

VIII. REQUEST FOR RELIEF

The undersigned respectfully requests that the Clark County Board of Revision reduce the assessed values of the subject properties to the requested amounts listed above, as they more accurately represent true market value as of January 1, 2025.

For additional consideration: We want to continue to make substantial investments in the West end of town and hope to see long-term revitalization of all subject properties. However, overvaluation resulting in high tax burden disincentives investment resulting in more blight overall.

IX. EXHIBITS

The following exhibits are submitted in support of this appeal as applicable per subject property:

- Exhibit A** – Property photographs demonstrating condition and deterioration
 - Exhibit B** – City of Springfield code enforcement records and notices
 - Exhibit C** – Utility documentation confirming long-term service disconnection
 - Exhibit D** – Insurance correspondence and underwriting limitations
 - Exhibit E** – Lead-related regulatory order documentation (135 N Western Ave)
 - Exhibit F** – Comprehensive comparable sales analysis (Clark County Auditor data 2023–2024)
 - Exhibit G** – Market analysis summary of North Western corridor
 - Exhibit H** – Purchase records and transaction history (where applicable)
 - Exhibit I** – Contractor estimates and rehabilitation cost documentation
-

Respectfully submitted,

Date: _____

2385 Ashbrook Drive
Springfield, Ohio 45502
sarahyoungfamily@outlook.com
937-215-4347

RESIDENTIAL PROPERTY

Situs : 2385 ASH BROOK DR

5-00020-105-010

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CLARK COUNTY

CURRENT OWNER

BEEKMAN MICHAEL C & VANARA

REAL INFORMATION

DNE3-B2 0719-00
Residential
Living Units 1
Neighborhood 180R0015
District
Zoning
Alternate Id
Tax District Mad River Township Glsd

CAUV
Field Review Flag:

Property Notes

Note Codes:



1800600020105010 12/4/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			65,690
A-Undeveloped	AC .0686			1,130
Total Acres: 1.0686		Legal Acres: 0.0000	NBHD Fact: 1.0000	

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 23,390	66,820	66,820	0	66,820
Building 126,560	361,600	361,600	0	334,610
Total 149,950	428,420	428,420	0	401,430

Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied Y

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
06/25/25	ZF	A-Estimated	3-Other
08/19/24	KQ	10-Adv	3-Other
08/15/24	NV	10-Adv	3-Other
08/13/18	RVT	R-Review	3-Other
12/05/17	GSK	10-Adv	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
11/07/24	PB24-0559	21,000	POLE BLDG	30X50	Closed Permit
01/25/13	13-COUNT		DPF		Closed Permit
07/14/11	11-0188		POLE BLDG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/05/25	463,000	2-Land & Building	0-Valid Sale	WD-General Warranty Dec		BEEKMAN MICHAEL C & VANARA
05/15/18	265,000	2-Land & Building	0-Valid Sale			PHILLIPS MICHAEL E & AMANDA R
06/29/15	237,000	2-Land & Building	0-Valid Sale			BOLING NICOLE K
03/10/10			0-Valid Sale	QC-Quit Claim Deed		BOLING ROBERT D

Property Factors

Topo: 2-Above Street
Utilities: 4-Gas
Street/Road: 1-Paved
Traffic: 1-Light

4-Rolling
5-Well
6-Septic

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
ASH BROOK ESTATES SEC2
18

Addl. Tieback:



A

2385



A

2385

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 2385 ASH BROOK DR

Parcel Id: 180-06-00020-105-010

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

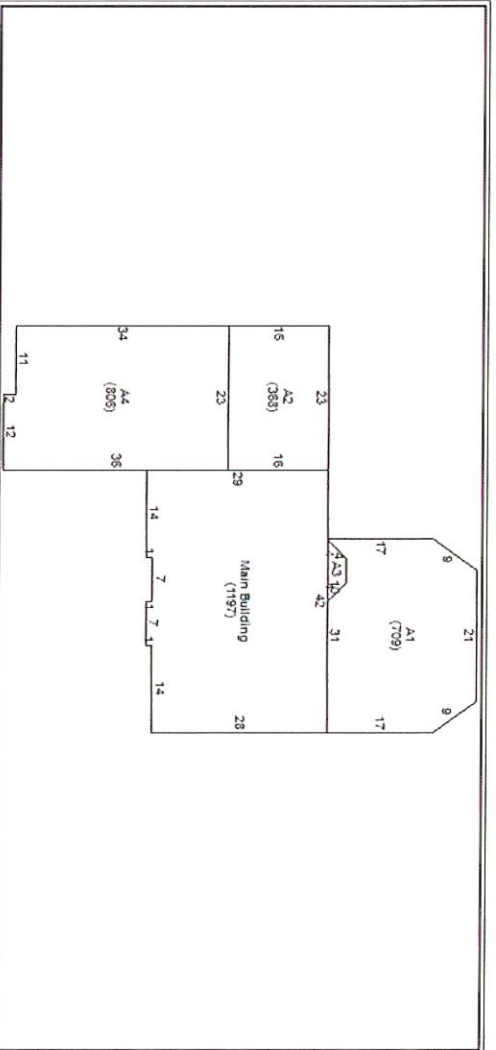
Story height	2	Total Rooms	7
Exterior Walls	6-AlV/vn/yl	Bedrooms	4
Style	06-Colonial	Family Rooms	0
Year Built	1995	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled	2-No	Add. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	10
Bath Remod	2-No		
Basement	1-None		
Heat Type	3-Central Heat w/ Ac	Masonry Trim	300
Fuel Type	2-Gas	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	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	B		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete	0	% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	307,830	% Good	83
Plumbing	9,100	Market Adj	
Basement	-13,340	Functional	
Heating	10,960	Economic	
Attic	0	% Complete	
Other Features	16,660	C&D Factor	1
Subtotal	331,210	Adj Factor	1
		Additions	86,700
Ground Floor Area	1,197		
Total Living Area	2,804	Dwelling Value	361,600
Building Notes			

Misc & Gross Buiding 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					1,197						
1		25			709	2011					17,400
2		35M			368						42,300
3		52	52		21						4,000
4		59M			806						38,400

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