

Clear Form

FILED
CLARK COUNTY AUDITOR

Tax year 2025

BOR no. 2025-243

DTE 1
Rev. 12/22

County Clark

Date received 3/31/2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

HILLARY HAMILTON
AUDITOR

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	Young Sarah J	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
340-07-00030-303-007	1300 Cedarview Dr W Springfield, OH 45503

7. Principal use of property Family home / rental - sister lives here

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
007	\$60,000	\$84,920	\$-24,920

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.

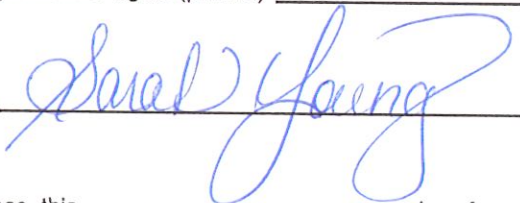
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/26 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) 

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

A

1300



B

1300 Cedarview Dr W

2025-2026 – no cases

2024 –

241280 – Junk & Trash – 3/20/24 – Case Closed (no copies of Orders available)

240324 – Junk Vehicle – 1/17/24 – Case Closed (no copies of Orders available)

2023

237700 – Junk & Trash – 11/7/23 – Case closed (no copies of Orders available)

237701 – Junk Vehicle – 11/7/23 – Closed by owner (no copies of Orders available)

230247 – Zoning (illegal parking) – 1/24/23 – Closed by owner (no copies of Orders available)

2022

222533 – Weeds – 5/16/22 – Closed by owner (no copies of Orders available)

220675 – Junk & Trash – 3/7/22 – Closed by owner (no copies of Orders available)

1300

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 1300 CEDARVIEW DR W

Map ID: 340-07-00030-303-007

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

YOUNG SARAH J

GENERAL INFORMATION

Routing No. 0036-01 007-00
 Class Residential
 Living Units 1
 Neighborhood 340R0031
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700030303007 12/12/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	56 75		12,940

Total Acres: .0964

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,530	12,940	12,940	0	12,940
Building	25,190	71,980	71,980	0	68,040
Total	29,720	84,920	84,920	0	80,980

Value Flag 1-COST APPROACH

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

Entrance Information

Date	ID	Entry Code	Source
04/16/24	NV	10-Adv	3-Other
06/06/18	GBL	R-Review	3-Other
10/10/17	AGS	10-Adv	3-Other
09/03/11		9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
09/01/11	NAC	5-Occupant Not Home	3-Other

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/20/21				OC-Quit Claim Deed		HALEY JOHN A
09/27/02						HALEY ANTOINETTE M
07/07/98						

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 THE CEDARS
 12592

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1300 CEDARVIEW DR W

Parcel Id: 340-07-00030-303-007

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

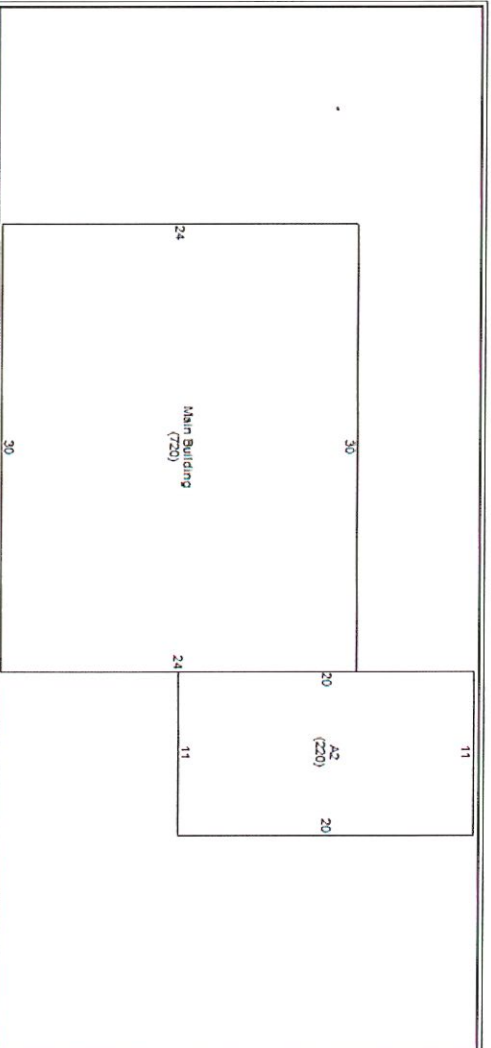
Story height	1	Total Rooms	4
Exterior Walls	1-Frame	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1946	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	111,630	% Good	60
Plumbing		Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	111,630	Adj Factor	1
		Additions	5,000
Ground Floor Area	720		
Total Living Area	720	Dwelling Value	71,980
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					720						
2		59			220						8,400

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