

MAR 31 2026

Tax year 2025 BOR no. 2025-251  
County CLARK Date received 3/31/2026

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	D P & K Enterprises LLC	2820 S. Limestone St., Spfld., OH 45505	
2. Complainant if not owner			
3. Complainant's agent	Gary L. Durst Sr. (Member)	2820 Spfld-Jmstn Pk., Spfld., OH 45505	
4. Telephone number and email address of contact person 937/605-4502      gary@ncsystems.biz			
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	
SEE ATTACHED			
7. Principal use of property			
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
	SEE ATTACHED		
	\$500,000.00	\$586,270.00	\$86,270.00
9. The requested change in value is justified for the following reasons: Lower Rent Value to Market Value / Low Rents No City Water-Sewer Service To Property			

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.

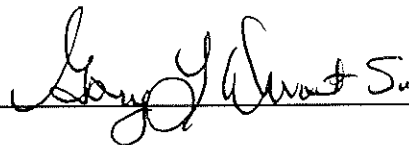
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/31/2026 Complainant or agent (printed) Gary L. Durst Sr. Title (if agent) Member

Complainant or agent (signature) 

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

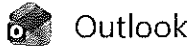
(Date) (Month) (Year)

Notary \_\_\_\_\_

**DP&K ENTERPRISES LLC (340)**

PARCEL NUMBER	OPINION of VALUE	CURRENT VALUE	CHANGE in VALUE
340-06-00011-403-019	\$ 125,000	\$ 151,310	\$ 26,310
	PURCHASED FOR \$125 K 01/01/26		
340-06-00011-403-016	\$ 125,000	\$ 137,120	\$ 12,120
	PURCHASED FOR \$125 K 01/01/26		
<del>340-06-00011-403-019</del>	\$ 125,000	\$ 151,310	\$ 26,310
	PURCHASED FOR \$125 K 01/01/26		
340-07-00033-112-028 X	\$ 125,000	\$ 146,530	\$ 21,530
	LOWER RENT TO MARKET VALUE		
<b>PAGE TOTALS:</b>	\$ 500,000	\$ 586,270	\$ 86,270

garland owns



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## Garlind Properties Board of Revision Complaints

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From Draper, Bethany N. <bndraper@clarkcountyohio.gov>

Date Thu 4/2/2026 10:34 AM

To gary@ncsystems.biz <gary@ncsystems.biz>

 1 attachment (858 KB)

Garlind Errors.pdf;

Good Morning,

I've attached the three complaints that require revision, along with a list of the errors I identified. Please make the necessary corrections at your earliest convenience and either drop them off or email them to me.

Thanks,

Bethany Draper (formerly Bethany Moehn)

Clark County Auditor's Office

bndraper@clarkcountyohio.gov

(937) 521-1886



## **BOR COMPLAINT 2025-250**

- UPDATE TOTAL VALUES FOR #8

### **PAGE 1:**

- 340-07-00002-341-001 I believe should be 340-07-00023-412-021
- 340-07-00034-326-005 is a duplicate
- UPDATE TOTAL VALUES

### **PAGE 2:**

- 340-07-00023-309-620 I believe should be 340-07-00023-309-020
- 340-07-00035-221-017 is a duplicate
- 340-07-00023-310-015 is a duplicate
- 340-07-00023-309-620 is a duplicate
- UPDATE TOTAL VALUES

### **PAGE 4:**

- 340-07-00027-116-021 is a duplicate
- UPDATE TOTAL VALUES

### **PAGE 5:**

- 340-06-00010-212-022 is a duplicate
- 340-07-00033-403-003 is a duplicate
- 340-07-00033-310-008 is a duplicate
- 340-07-00033-412-002 is a duplicate
- UPDATE TOTAL VALUES

### **PAGE 6:**

- 340-27-00033-309-007 I believe should be 340-07-00033-309-007
- 340-07-00033-423-0014 I believe should be 340-07-00033-423-014
- 340-07-00033-424-018 is a duplicate
- 340-07-00033-424-006 is a duplicate
- 340-07-00033-424-007 is a duplicate
- 340-07-00033-424-038 is a duplicate
- UPDATE TOTAL VALUES

### **PAGE 7:**

- 340-06-00005-425-0006 I believe should be 340-06-00005-425-006
- 340-07-00034-327-017 is owned by the Perrys and is on the other complaint

- 340-07-00035-228-023 is owned by the Perrys and is on the other complaint
- 340-06-00004-212-028 is a duplicate
- UPDATE TOTAL VALUES

PAGE 8:

- 340-06-000005-418-000 I believe should be 340-06-00005-428-026
- 310-07-00023-204-013 is in Springfield Township and on the other complaint
- 340-70-00021-103-037 I believe should be 340-07-00021-103-037
- 340-07-00036-316-013 is in DP&K Enterprises LLC
- UPDATE TOTAL VALUES

PAGE 9:

- 340-07-00033-121-002 is a duplicate
- 340-07-00028-206-010 is a duplicate
- 340-07-00033-128-015 is a duplicate
- 340-07-00028-206-011 is a duplicate
- 340-07-00033-403-011 is a duplicate
- 340-07-00029-428-028 is a duplicate
- UPDATE TOTAL VALUES

#### **BOR COMPLAINT 2025-251**

- UPDATE TOTAL VALUES FOR #8

PAGE 1:

- 340-06-00011-403-019 is in Garlind Properties LTD
- UPDATE TOTAL VALUES

#### **BOR COMPLAINT 2025-254**

- UPDATE TOTAL VALUES FOR #8

PAGE 1:

- 34-06-00003-310-052 would be Springfield Corp but is not a valid parcel number
- UPDATE TOTAL VALUES

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1707 -1709 OVERLOOK DR

Map ID: 340-06-00011-403-016

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**CURRENT OWNER**

D P K ENTERPRISES LLC

**GENERAL INFORMATION**

Routing No. 0011-01 466-00  
 Class Residential  
 Living Units 2  
 Neighborhood 340R0003  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Corp. Scsd

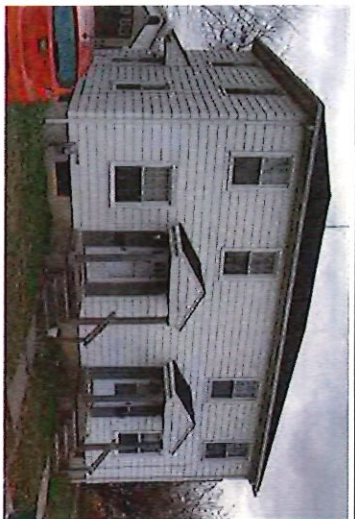
CAUV

Field Review Flag:

**Property Notes**

REV-13 PP SHED -1

Note Codes:



3400600011403016 12/11/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 87 59			16,890

Total Acres: .1178

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	5,910	16,890	16,890	0	16,890
Building	42,080	120,230	120,230	0	101,960
<b>Total</b>	<b>47,990</b>	<b>137,120</b>	<b>137,120</b>	<b>0</b>	<b>118,850</b>

Value Flag 1-COST APPROACH

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

**Entrance Information**

Date	ID	Entry Code	Source
05/24/18	GSK	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
01/30/12	TT		
10/03/11	DLY	5-Occupant Not Home	3-Other
04/10/06	RG		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
09/08/23	71,800	2-Land & Building	R-Related
01/20/16		2-Land & Building	0-Valid Sale
06/12/06			0-Valid Sale
02/28/06	81,000		0-Valid Sale

**Property Factors**

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

5-Sidewalk

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/02/11	11-01439S		FIRE REPR		Closed Permit

**Deed Reference**

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed	QC-Quit Claim Deed	EDWARDS GRANT C & ROHN KENNINGT
QC-Quit Claim Deed	QC-Quit Claim Deed	D P & K ENTERPRISES LLC
QC-Quit Claim Deed	QC-Quit Claim Deed	KENNINGTON ROHN T & GRANT C EDWA
WD-General Warranty Deed	WD-General Warranty Deed	THORNAPPLE LIMITED PARTNERSHIP

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 09 - 04 - 11  
 Legal Descriptions:  
 EAST OF THOMPSON S SI OVERLOOK DRIVE

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1707 -1709 OVERLOOK DR

Parcel Id: 340-06-00011-403-016

LUC: 520-TWO FAMILY, PLATTED LOT

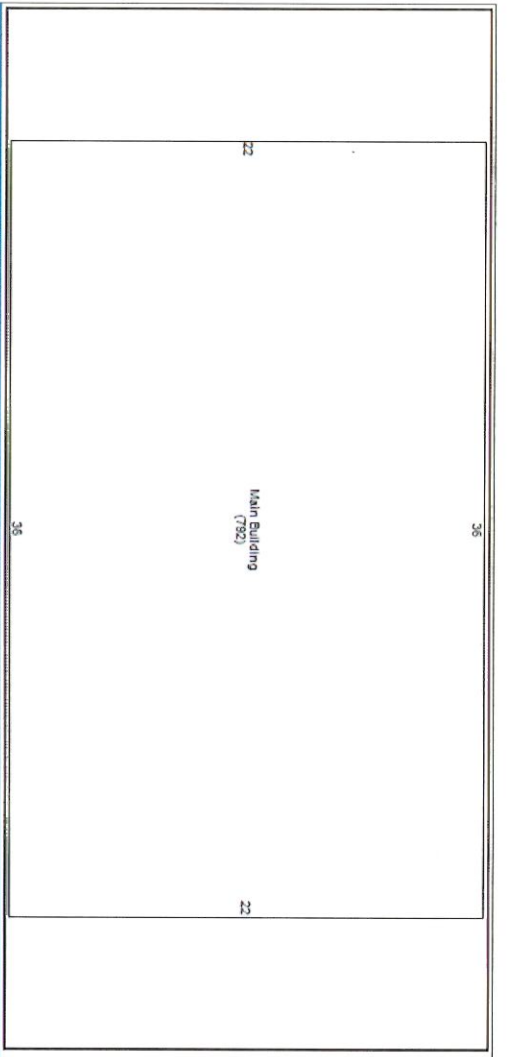
Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**Dwelling Information**

Story height	2	Total Rooms	10
Exterior Walls	6-AlV/vnvl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	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



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					792						

**Dwelling Computations**

Base Price	186,540	% Good	60
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	6,640	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	200,380	Adj Factor	1
		Additions	
Ground Floor Area	792		
Total Living Area	1,584	Dwelling Value	120,230
Building Notes			

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

**Misc & Gross Building Values**

Misc Building No: \_\_\_\_\_ Misc Adjusted Value: \_\_\_\_\_

Gross Building: \_\_\_\_\_

**Condominium / Mobile Home Information**

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

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1631 -1633 OVERLOOK DR

Map ID: 340-06-00011-403-019

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**CURRENT OWNER**

D P & K ENTERPRISES LLC

CAUV

Field Review Flag:

**GENERAL INFORMATION**

Routing No. 0011-01 463-00

Class Residential

Living Units 2

Neighborhood 340R0003

District

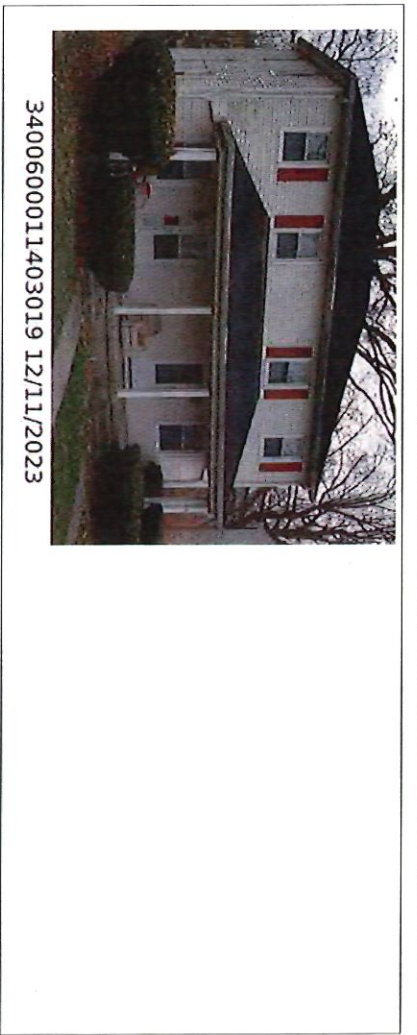
Zoning

Alternate Id

Tax District Springfield Corp. Scsd

**Property Notes**

Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	65 87		17,200
Total Acres: .1298				
Legal Acres: 0.0000				NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	6,020	17,200	17,200	0	17,200
Building	46,940	134,110	134,110	0	113,570
<b>Total</b>	<b>52,960</b>	<b>151,310</b>	<b>151,310</b>	<b>0</b>	<b>130,770</b>

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
04/05/24	NV	10-Adv	3-Other
05/24/18	GSK	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
10/03/11	DLY	5-Occupant Not Home	3-Other
04/10/06	RG		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
06/12/06	81,000		0-Valid Sale
02/28/06	126,400		0-Valid Sale
04/30/91	45,000		
09/11/86			

**Deed Reference**

Deed Reference	Deed Type	Grantor
OC-Quit Claim Deed		KENNINGTON ROHN T & GRANT C EDWA
WD-General Warranty Deed		THORNAPPLE LIMITED PARTNERSHIP
		LTL PROPERTIES

**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: 09 - 04 - 11

Legal Descriptions: S 1/2 OVERLOOK DR E OF THOMPSON

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 1631 -1633 OVERLOOK DR

Parcel Id: 340-06-00011-403-019

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

**Dwelling Information**

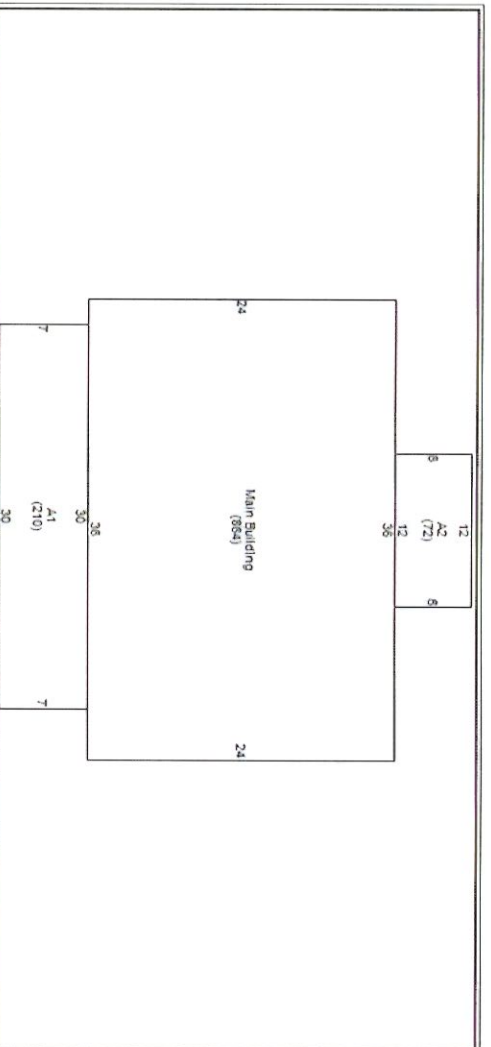
Story height	2	Total Rooms	10
Exterior Walls	6-AW/Vnvl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1942	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
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	196,820	% Good	60
Plumbing	7,200	Market Adj	
Basement	0	Functional	
Heating	7,000	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	211,020	Adj Factor	1
		Additions	7,500
Ground Floor Area	864		
Total Living Area	1,728	Dwelling Value	134,110
Building Notes			

**Misc & Gross Building Values**

Misc Building No: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Gr	Qty	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					864								9,400
1		1			210								3,200
2			1		72								

**Outbuiding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

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