

Tax year 2025 BOR no. 2025-252
County Clark Date received 3/31/2026

MAR 31 2026

Complaint Against the Valuation of Real Property
HILLARY HAMILTON
AUDITOR
Answer the 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	Randall & Claudia Perry	263 Forest Drive, Spfld., OH. 45505	
2. Complainant if not owner	Gary L. Durst Sr.	2820 Spfld-Jmstn Pk., Spfld., OH 45505	
3. Complainant's agent			
4. Telephone number and email address of contact person 937/605-4502 gary@ncsystems.biz			
5. Complainant's relationship to property, if not owner Co-Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
3400700034327017		130-132 State Street, Spfld., OH 45506	
3400700035228023		618-620 Sherman Ave., Spfld., OH 45503	
7. Principal use of property Rental			
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
3400700034327017	\$75,000.00	\$118,970.00	\$43,970.00
3400700035228023	\$75,000.00	\$113,890.00	\$38,890.00
9. The requested change in value is justified for the following reasons: Lower Rent Value to Market 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.

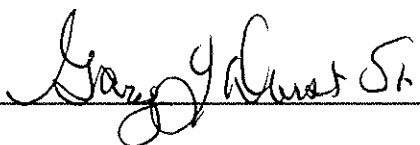
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 -132 STATE ST

Map ID : 340-07-400034-327-017

LUC: 520-TWO FAMILY, PLATTED LC

Card : 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

PERRY RANDALL E & CLAUDIA L

GENERAL INFORMATION

Routing No. 0034-05 235-00
 Class Residential
 Living Units 2
 Neighborhood 340R0085
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Secd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700034327017 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 51 136			5,300

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,860	5,300	5,300	0	5,300
Building	39,780	113,670	113,670	0	122,090
Total	41,640	118,970	118,970	0	127,390

Total Acres: .1592

Legal Acres: 0.0000

NBHD Fact: 1.0000

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
07/02/24	NV	10-Adv	2-Tenant
04/27/18	JHR	R-Review	3-Other
11/20/17	DXS	10-Adv	3-Other
08/08/11	JPH	5-Occupant Not Home	3-Other
02/15/06	MG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
06/27/07	40,300		0-Valid Sale
11/12/02	20,000		
07/26/88	18,000		

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		MOSS ANTHONY & ANITA DUCKWORTH JAMES L & ROBERTA J

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 LEWIS S CLARKE HRS ALL
 7870

Add. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 130 -132 STATE ST

Parcel Id: 340-07-00034-327-017

LUC: 520-TWO FAMILY, PLATTED LOT

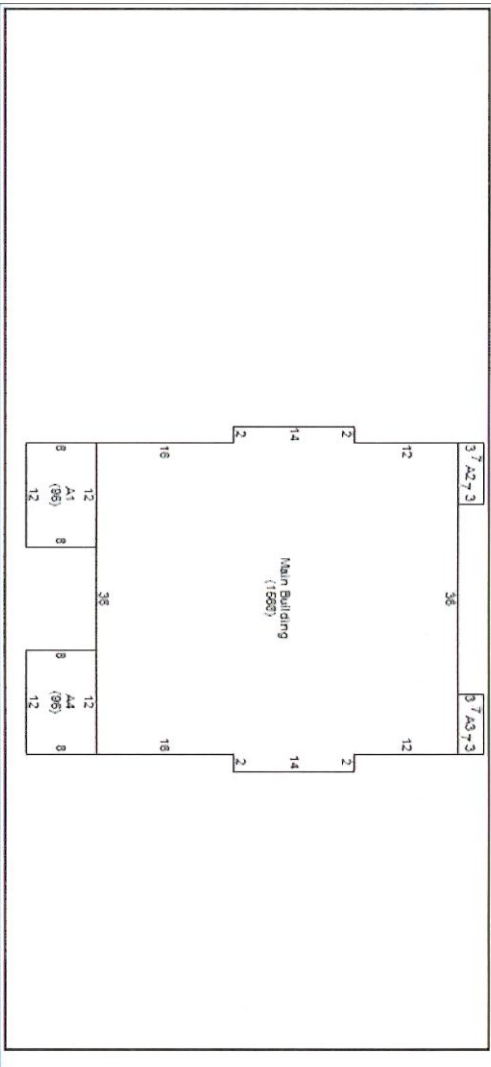
Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

Story height	2	Total Rooms	12
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1926	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	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	1-Better	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1



Dwelling Computations

Base Price	282,570	% Good	35
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	14,540	% Complete	
Other Features	0	C&D Factor	1
Subtotal	303,910	Adj Factor	1
		Additions	3,800
Ground Floor Area	1,568		
Total Living Area	3,136	Dwelling Value	110,170
Building Notes			

Misc & Gross Building Values

Misc Building No: Misc Building: Misc Adjusted Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,568						
1		1			96						4,100
2		3			21						1,400
3		3			21						1,400
4		1			96						4,100

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1926		24x18	432	C	1		P	P			3,500

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 618 -620 SHERMAN AVE

Map ID: 340-07-00035-228-023

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

PERRY RANDALL & CLAUDIA L

GENERAL INFORMATION

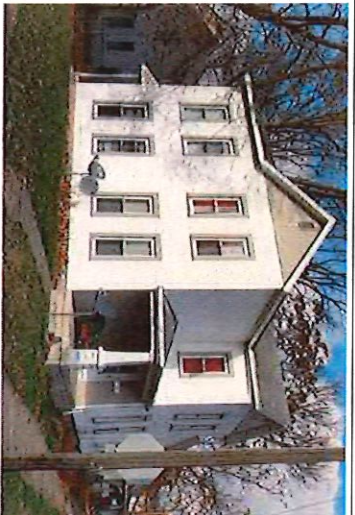
Routing No. 0035-02 012-00
 Class Residential
 Living Units 2
 Neighborhood 340R00229
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035228023 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 50	110		6,720

Total Acres: .1263

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,350	6,720	6,720	0	6,720
Building	37,510	107,170	107,170	0	97,140
Total	39,860	113,890	113,890	0	103,860

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
08/07/24	NV	10-Adv	3-Other
06/04/18	GSK	R-Review	3-Other
10/04/17	AGS	10-Adv	3-Other
08/12/11	ABC	2-Information At Door	2-Tenant
02/13/06	J1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/26/08	72,500		0-Valid Sale	SV-Survivorship Deed		GARLAND PROPERTIES LLC
02/21/08	10,700		S-Sheriff	SD-Sheriff's Deed		JORDAN MATTHEW A & LORA A
06/06/02	59,500					JENKS JASON C & TERRI BURGOWNE JET
05/08/01	42,000					

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:
 RODGERS S END
 1936
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 618 -620 SHERMAN AVE

Parcel Id: 340-07-00035-228-023

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

Dwelling Information

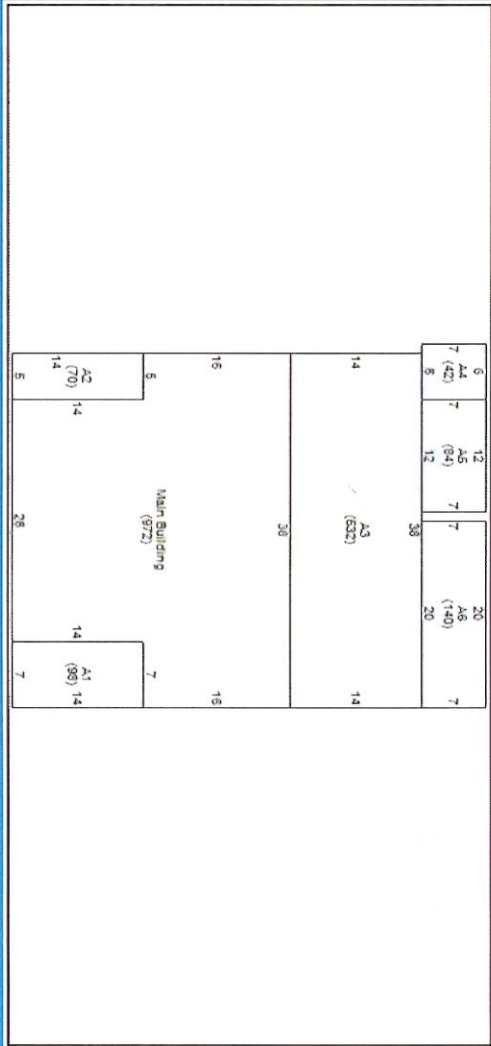
Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	6
Style	14-Duplex	Family Rooms	0
Year Built	1881	Full Baths	2
Year Remodeled		Half Baths	0
Kitchen Remod		Addl. Fixtures	4
Bath Remod		Total Fixtures	10
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D+		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	191,020	% Good	39
Plumbing	6,500	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	9,830	% Complete	
Other Features	0	C&D Factor	
Subtotal	207,350	Adj Factor	1
		Additions	26,300
Ground Floor Area	972		
Total Living Area	2,476	Dwelling Value	107,170
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					972						
1		1			98						3,900
2		1			70						2,800
3		55	35		532						46,100
4		3			42						2,600
5		1			84						3,400
6		3			140						8,800

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)	