

MAR 31 2026

HILLARY W. HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-253
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.
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	Garlind Properties Ltd.	2800 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	
3100700023204013		890-892 Alta Rd., Spfld., Ohio 45503	
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
3100700023204013	\$100,000.00	\$208,430.00	\$108,430.00
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.

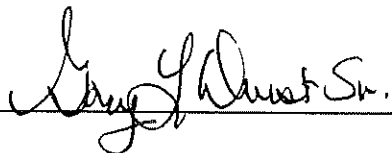
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 890 892 ALTA RD

Map ID : 310-07-00023-204-013

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 2

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

GARLIND PROPERTIES LTD

GENERAL INFORMATION

Routing No. SNE9-C1 029-00
 Class Residential
 Living Units 3
 Neighborhood 310R0000
 District
 Zoning
 Alternate Id
 Tax District Springfield City S.D.

CAUV

Field Review Flag:

Property Notes

Note Codes:



3100700023204013 12/9/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 100 361			29,340

Total Acres: .8287

Legal Acres: 0.8300

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,270	29,340	29,340	0	29,340
Building	62,680	179,090	179,090	0	351,260
Total	72,950	208,430	208,430	0	380,600

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
11/26/24	JAL	10-Adv	3-Other
05/17/18	GBL	R-Review	3-Other
08/25/17	AGS	10-Adv	3-Other
03/01/12	MAG	5-Occupant Not Home	3-Other
03/24/06	N1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/10/23	180,000	2-Land & Building	0-Valid Sale
10/27/22		2-Land & Building	2-Not Open Market
12/27/18			
07/26/00	73,500		

Deed Reference	Deed Type	Grantor
310/4067	FD-Fiduciary Deed	MC KIM TONYA & ANN ROGERS TRUSTE; REYNOLDS DONALD J REYNOLDS CAROLYN J & DONALD J REYNOLDS CAROLYN J ET AL 1/4 INT EA
	AF-Affidavit	

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 1-Light
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 23
 Legal Descriptions:
 E SI ALTA N OF DWIGHT RD (TRACT 19)

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Status : 890 892 ALTA RD

Parcel Id: 310-07-00023-204-013

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CLARK COUNTY

Dwelling Information

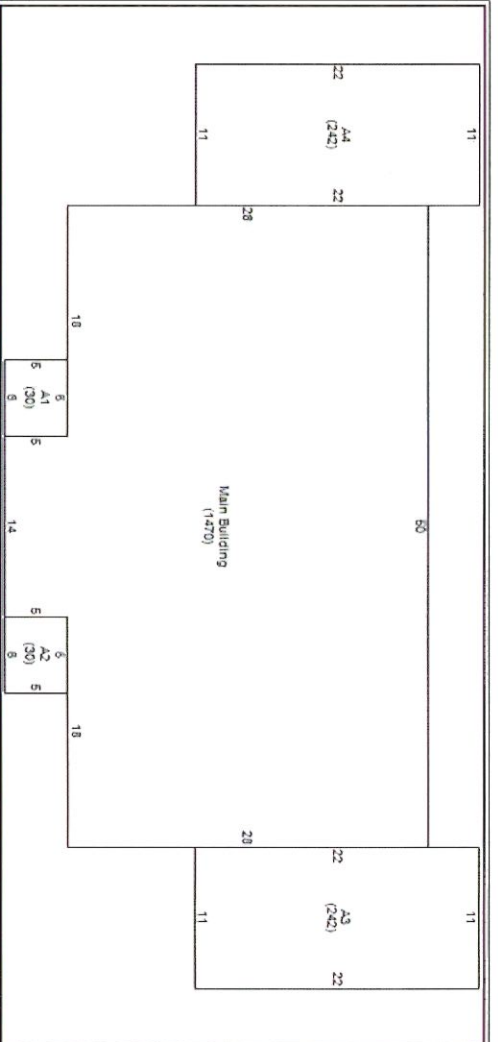
Story height	1	Total Rooms	8
Exterior Walls	5-Stucco	Bedrooms	4
Style	07-Cape Cod	Family Rooms	0
Year Built	1949	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	4-Full-Fin	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# 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	179,540	% Good	44
Plumbing	6,800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	28,780	% Complete	
Other Features	0	C&D Factor	
Subtotal	215,120	Adj Factor	1
		Additions	9,200
Ground Floor Area	1,470		
Total Living Area	2,058	Dwelling Value	103,850
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,470						
1		1			30	A1					1,300
2		1			30	A1					1,300
3		59			242	A2					9,000
4		59			242	A2					9,000

Outbuilding Data

Type	Yr Bld	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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Date	ID	Entry Code	Source
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07/26/00	73,500		

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 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 23
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Situs : 890 892 ALTA RD Parcel Id: 310-07-00023-204-013

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Dwelling Information

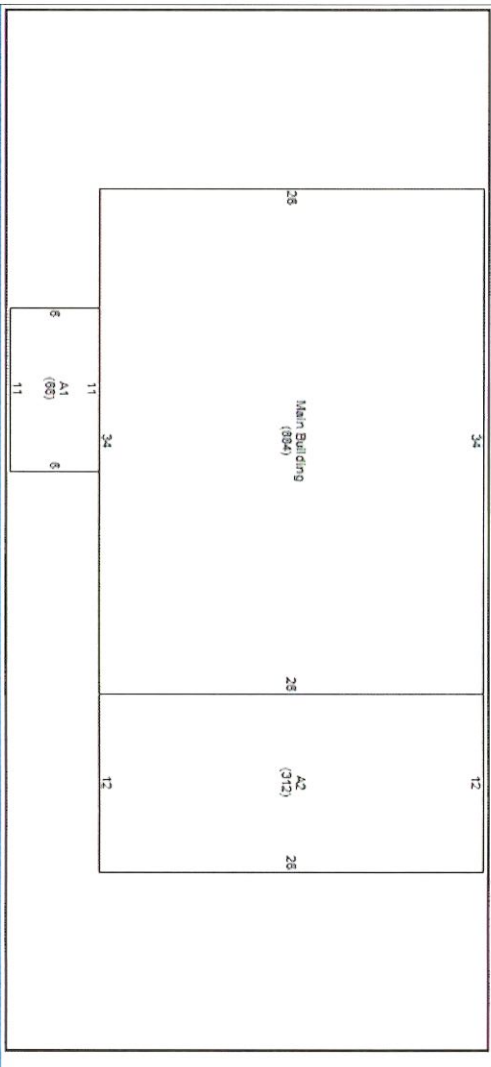
Story height	1	Total Rooms	4
Exterior Walls	2-Brick	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1957	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel 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		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	133,940	% Good	49
Plumbing		Market Adj	
Basement	0	Functional	
Heating	4,500	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	138,440	Adj Factor	1
		Additions	7,400
Ground Floor Area	884		
Total Living Area	884	Dwelling Value	75,240
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					884						1,800
1		28			66						13,300
2		59M			312						

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)	