

APR - 2 2026

post marked
3/28/26

Tax year 2025

BOR no. 2025-255

DTE 1
Rev. 12/22

County CLARK

Date received 4/2/2026

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	TAO YALING TR	8436 Tarbutton Rd. S. Vienna, OH 45369	
2. Complainant if not owner	Yaling Tao (owner)		
3. Complainant's agent			
4. Telephone number and email address of contact person 614-309-9807 yalinganne@gmail.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	
2800400021400017		8436 Tarbutton Rd. S. Vienna, OH 45369	
7. Principal use of property <u>RESIDENTIAL</u>			
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
2800400021400017	\$ 200,000.00	\$ 257,190.00	\$ 57,190.00
9. The requested change in value is justified for the following reasons: <u>House is old and needs works. Roof leaks and central heat with A/c is not working. crawl basement was flood. Siding needs to be replaced.</u>			

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 March 28, 2026 Complainant or agent (printed) Yaling Tao Title (if agent) owner

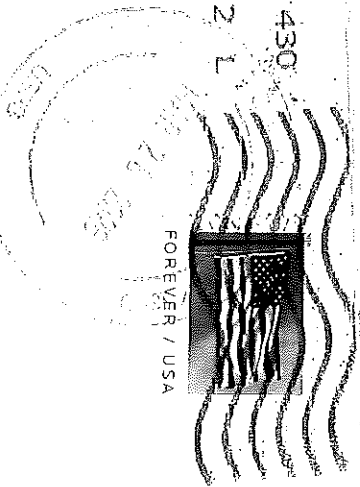
Complainant or agent (signature) Yaling Tao

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

Notary _____

Yaling Tao
8436 Tarbutton Rd
South Vienna, OH 45369

COLUMBUS OH 430
30 MAR 2026 PM 2 L



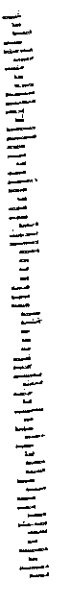
Clark County Auditor Board Revision

31 N. Limestone Street

P. O. Box 1307

Springfield, OH 45501-1307

45501-130707



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 8436 TARBUTTON RD

Map ID: 280-04-00021-400-017

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 04/02/26

CURRENT OWNER

TAO YALING TRUSTEE

GENERAL INFORMATION

Routing No. PNW2-00 015-00
 Class Residential
 Living Units 1
 Neighborhood 280R0000
 District
 Zoning
 Alternate Id
 Tax District Pleasant Township Neisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000			45,900
A-Undeveloped	AC 4.3800			39,090
A-Right Of Way	AC .6200			
Total Acres: 6		Legal Acres: 6.0000		NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	29,750	84,990	84,990	0	84,990
Building	60,270	172,200	172,200	0	159,120
Total	90,020	257,190	257,190	0	244,110

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
10/30/24	EB	10-Adv	3-Other
08/17/18	RVT	R-Review	3-Other
11/27/17	AKF	10-Adv	3-Other
11/16/16	LA	5-Occupant Not Home	3-Other
10/17/14	LA	7-Quality Check	

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/21/17	17-0234B		POLE BLDG	Reinstate	Closed Permit
04/03/15	0024B		BARN		Closed Permit
04/03/15			DEMO		Closed Permit
12/17/12	12-0435B		POLE BLDG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/08/19				QC-Quit Claim Deed	QC-Quit Claim Deed	SULLIVANT PROPERTY LLC
10/05/16				QC-Quit Claim Deed	QC-Quit Claim Deed	TAO YALING
04/12/11				QC-Quit Claim Deed	QC-Quit Claim Deed	TAO YALING & STEPHEN HOLTSBERRY
09/29/04	101,000					MC CLINTOCK DALE M & KAY F

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 06 - 21
 Legal Descriptions:
 S E P T S E O R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 280-04-00021-400-017

LUC: 511-SINGLE FAMILY, 0-9-999 AC 1

Card: 1 of 1

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Dwelling Information

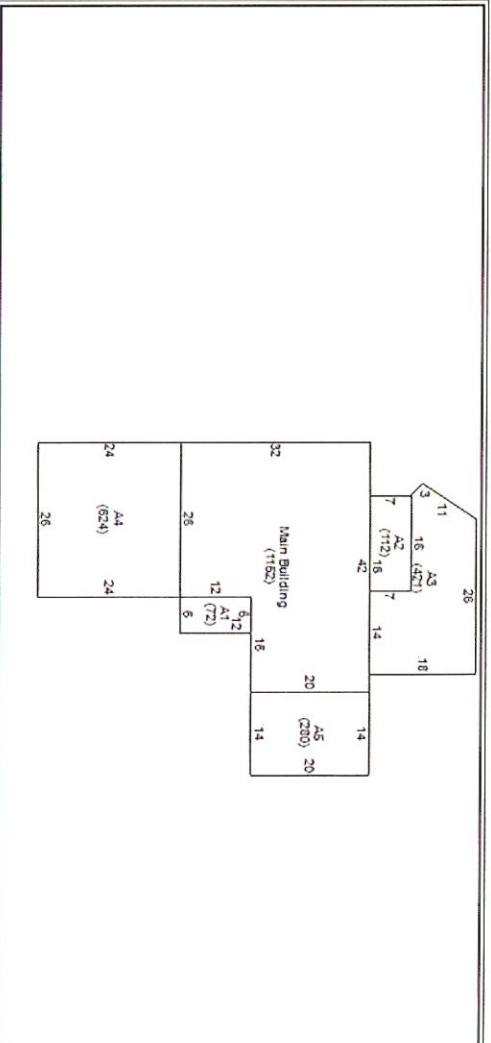
Story height	1	Total Rooms	4
Exterior Walls	6-A/Vinyl	Bedrooms	2
Style	03-Ranch	Family Rooms	0
Year Built	1962	Full Baths	1
Eff Year Built	1989	Half Baths	0
Year Remodeled	1989	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	4-Oil	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 Brnt Gar	
Stacks	1		
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	150,700	% Good	70
Plumbing		Market Adj	
Basement	-5,270	Functional	
Heating	5,360	Economic	
Attic	0	% Complete	
Other Features	6,612	C&D Factor	1
Subtotal	157,400	Adj Factor	1
Ground Floor Area	1,152		
Total Living Area	1,152	Dwelling Value	141,180
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
SV 1			



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,152						
1		1			72						3,100
2		25	54		112						3,700
3		25			421						7,800
4		59			624						19,400
5		59			280						10,100

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS2-Metal Shed	2016		20x40	800	D	1		A	A			6,420
AP1-4s CI MH	2016		54x64	3,456	C	1		A	A			24,600

Condominium / Mobile Home Information

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