

Tax year 2025

BOR no. 2025-256

County Clark

Date received 3/31/2026

MAR 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.

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	Keplinger Investment Properties LLC	6344 New Carlisle Pike, Springfield, OH 45504	
2. Complainant if not owner			
3. Complainant's agent	Harrelson & Harrelson LLP	9 W. Water Street, Troy, OH 45373	
4. Telephone number and email address of contact person (937) 552-9400 / will@harrelsonllp.com			
5. Complainant's relationship to property, if not owner Attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
3400600004108041	1105-1107 W High St, Springfield 45506		
3400600005419026	602-604 W North St, Springfield 45504		
3400700027113019 <i>See attached continuation sheet for additional parcels</i>	901-903 Mansfield Ave, Springfield 45505		
7. Principal use of property Residential rental (duplex/multi-family)			
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
3400600004108041	\$119,000 \$160,000	\$119,840 165,340	-\$840 5,340
3400600005419026	\$49,613	\$87,530	-\$37,917
3400700027113019	\$65,000	\$79,790 67,000	-\$14,790 2,000
9. The requested change in value is justified for the following reasons: Owner's opinion of value based on personal knowledge from purchasing, managing, and maintaining each property. See attached Affidavit of Caleb Keplinger and supporting exhibits (Net Cash Flow Reports, closing statements, rent rolls, LLC Operating Agreement, valuation analysis, and property condition photos). Per Worthington City Schools v. Franklin Cty. BOR, 2014-Ohio-3620.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale See attached (multiple)

and sale price \$ See attached exhibits; 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

DTE 1 Continuation Sheet

Tax Year: 2025 County: Clark

Owner: Keplinger Investment Properties LLC

This sheet is a continuation of the DTE 1 complaint filed for the above owner.

Line 6 (continued): Additional Parcel Numbers and Addresses

Parcel Number	Address of Property
3400600005313031	201 Bechtie Ave, Springfield 45504

Line 8 (continued): Additional Parcels - Change in Value

Parcel Number	Column A Opinion of Value	Column B Current Value	Column C Change in Value
3400600005313031	\$31,000	\$68,930	-\$37,930

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 3/31/26 Complainant or agent (printed) William M. Harrelson II Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2026
(Date) (Month) (Year)

Notary Kate Reinhart



Kate Reinhart
Notary Public, State of Ohio
My Commission Expires:
03/19/2030

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1105 W HIGH ST

Map ID : 340-06-00004-108-041

LUC: 401-APARTMENTS 4-19 RENTA

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

KEPLINGER INVESTMENT PROPERTIES LLC

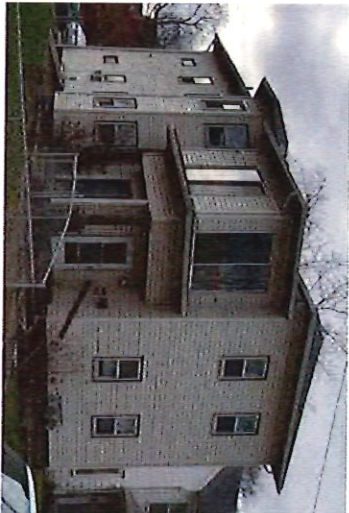
GENERAL INFORMATION

Routing No. 0004-01 109-00
 Class Commercial
 Living Units 4
 Neighborhood 340C2000
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600004108041 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 68 110			10,110

Total Acres: .1717

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,540	10,110	10,110	0	10,110
Building	54,330	155,230	155,230	0	47,090
Total	57,870	165,340	165,340	0	57,200

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
05/29/24	STP	10-Adv	3-Other
04/23/18	JHR	R-Review	3-Other
08/30/17	AGS	10-Adv	3-Other
08/23/11	JHC	2-Information At Door	2-Tenant
02/14/06	AC		

Sales/Ownership History

Deed Reference	Deed Type

Transfer Date	Price	Type	Validity
05/02/24	160,000	2-Land & Building	0-Valid Sale
08/16/21	120,000	2-Land & Building	0-Valid Sale
01/11/21	94,000	2-Land & Building	0-Valid Sale
10/03/17	32,200	2-Land & Building	0-Valid Sale

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 04
 Legal Descriptions:
 S W COR MONTGOMERY & HIGH

Addl. Tieback:

Grantor
 AIM HIGH PROPERTIES LLC
 KDW INVESTMENTS LLC
 COMFORT LIVING LLC
 APER CHARLENE M

Permit Information

Date Issued	Number	Price Purpose	Note	Status

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1105 W HIGH ST

Parcel Id: 340-06-00004-108-041

LUC: 401-APARTMENTS 4-19 RENTAL I

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Dwelling Information

Story height	2	Total Rooms	13
Exterior Walls	6-AlVnryl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1886	Full Baths	4
Eff Year Built	1970	Half Baths	0
Year Remodeled	2021	Addl. Fixtures	8
Kitchen Remod		Total Fixtures	20
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	2-Same	# Car Bsmt Gar	

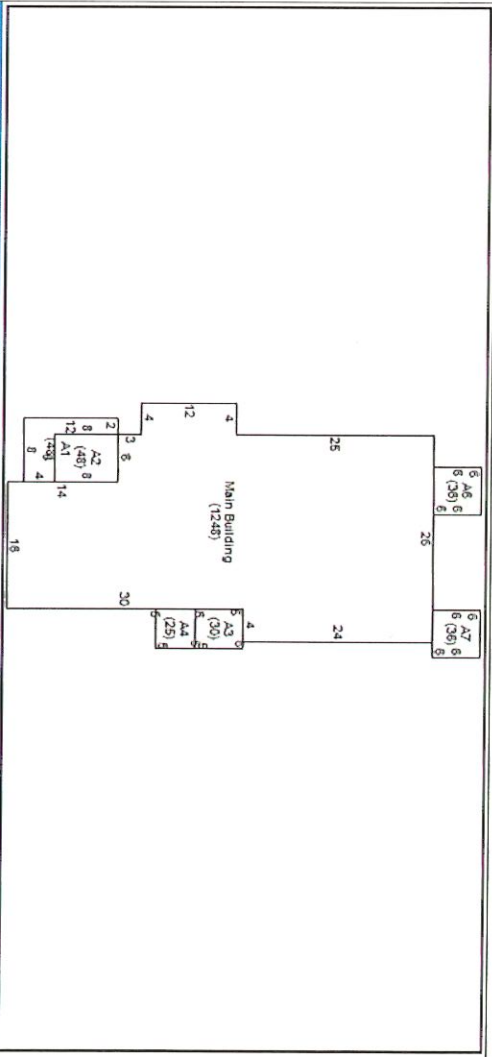
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C	Functional	
CDU	AV-AVERAGE	Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	251,660	% Good	52
Plumbing	21,600	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	12,950	% Complete	
Other Features	0	C&D Factor	1
Subtotal	286,210	Adj Factor	1
		Additions	6,400
Ground Floor Area	1,248		
Total Living Area	2,496	Dwelling Value	155,230
Building Notes			

Misc & Gross Buidng Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,248						
1		1			48			48			2,100
2		3	3		48			30			5,400
3		3			30			25			2,100
4		1			25			36			1,100
6		25			36			25			700
7		25			36			700			700

Outbuilding 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)	

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 201 BECHTLE AVE

Map ID: 340-06-00005-313-031

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

KEPLINGER INVESTMENT PROPERTIES LLC

GENERAL INFORMATION

Routing No. 001-01 212-00
 Class Residential
 Living Units 2
 Neighborhood 340R0002
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400600005313031 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	38 96		9,320

Total Acres: .0837

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,260	9,320	9,320	0	9,320
Building	20,860	59,610	59,610	0	68,260
Total	24,120	68,930	68,930	0	77,580

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
03/22/24	NV	10-Adv	3-Other
05/23/18	JHR	R-Review	3-Other
09/07/17	AGS	10-Adv	3-Other
09/29/11	DLY	2-Information At Door	1-Owner
01/12/06	AH		

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/07/22	31,000	2-Land & Building	2-Not Open Market
03/21/14			
11/01/13			
05/16/13			

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sidewalk

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/28/14	COUNTY	FD CK	NVC		Closed Permit

Deed Reference

SD-Sheriff's Deed
 AF-Affidavit

Grantor
 BERNIER DANIEL E JR & CASSIE
 FEDERAL NATIONAL MORTGAGE ASSOC
 WILSON ROY E
 ZEIGLER CONNIE

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 04 - 05
 Legal Descriptions:
 BECHTLE AVE
 N W COR NORTH ST &

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 602 -604 W NORTH ST

Map ID: 340-06-00005-419-026

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

KEPLINGER INVESTMENT PROPERTIES LLC

GENERAL INFORMATION

Routing No. 0005-01 093-00
 Class Residential
 Living Units 2
 Neighborhood 340R0006
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400600005419026 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 60 85			6,470

Total Acres: .1171 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,260	6,470	6,470	0	6,470
Building	28,370	81,060	81,060	0	72,740
Total	30,630	87,530	87,530	0	79,210

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
03/25/24	NV	10-Adv	3-Other
05/29/18	GSK	R-Review	3-Other
08/30/17	AGS	10-Adv	3-Other
09/20/11	ABC	6-Prop Unoccupied At Listing	3-Other
01/06/06	N1		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
08/22/24	305,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
06/08/23	175,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
10/01/21	720,000	2-Land & Building	M0-Multiple Parcel Sale - Valid
02/03/20			

Deed Reference

Deed Reference	Deed Type	Grantor
		MADISON SPRINGS LLC
		MEP GROUP I LLC
		RAINES HOLDINGS LLC
		RAINES WALTER L & PAMELA J

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section:
 Legal Descriptions:
 DEMINTS SE PT
 236

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 602 -604 W NORTH ST

Parcel Id: 340-06-00005-419-026

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CLARK COUNTY

Dwelling Information

Story height	2	Total Rooms	10
Exterior Walls	1-Frame	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1916	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	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			

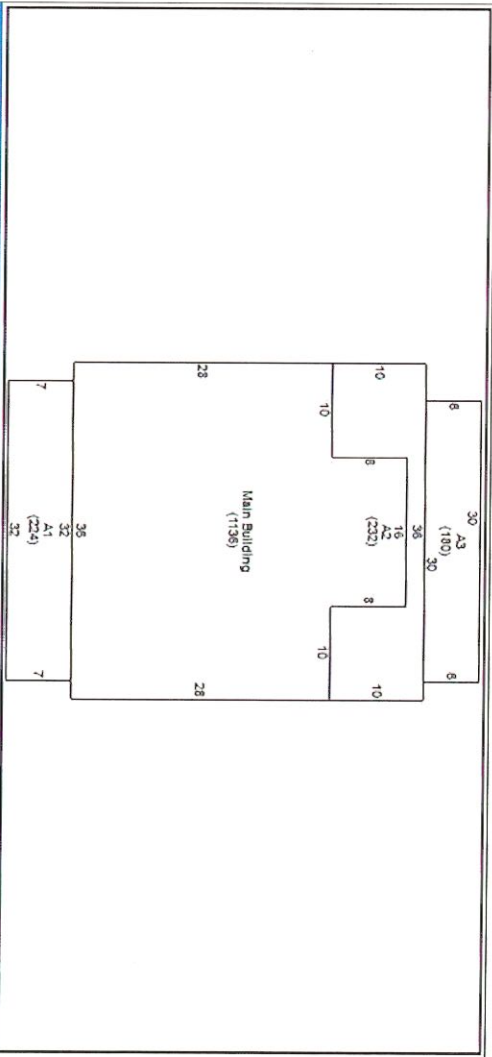
Misc		Qty	
Grade	D-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	176,810	% Good	39
Plumbing	5,400	Market Adj	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	182,210	Adj Factor	1
		Additions	10,000
Ground Floor Area	1,136		
Total Living Area	2,504	Dwelling Value	81,060
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					1,136						
1		1			224						7,500
2	58	35			232						12,300
3		1			180						6,000

Outbuilding 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)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 901 -903 MANSFIELD AVE

Map ID: 340-07-00027-113-019

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER

KEPLINGER INVESTMENT PROPERTIES LLC

GENERAL INFORMATION

Routing No. 0027-01 182-00
 Class Residential
 Living Units 2
 Neighborhood 340R0084
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



3400700027113019 12/10/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 78 92			8,570

Total Acres: .1647 Legal Acres: 0.0000 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,000	8,570	8,570	0	8,570
Building	20,450	58,430	58,430	0	45,050
Total	23,450	67,000	67,000	0	53,620

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
05/17/24	NV	10-Adv	3-Other
04/30/18	JHR	R-Review	3-Other
11/16/17	DXS	10-Adv	3-Other
08/11/11	JHC	2-Information At Door	2-Tenant
03/04/06	RG		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
01/08/24	65,000	2-Land & Building	2-Not Open Market
01/08/24		2-Land & Building	R-Related
07/10/23		2-Land & Building	R-Related
02/13/12			

Deed Reference	Deed Type	Grantor
	AF-Affidavit	POWERS RICHARD EUGENE II & REGENI, POWERS RICHARD EUGENE II & REGENI, PELFREY REGENIA
	AF-Affidavit	PELFREY EARL L & REGENIA

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:
 WHELDON PARK HOMES ADDN
 15440

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 901 -903 MANSFIELD AVE

Parcel Id: 340-07-00027-113-019

LUC: 520-TWO FAMILY, PLATTED LOT

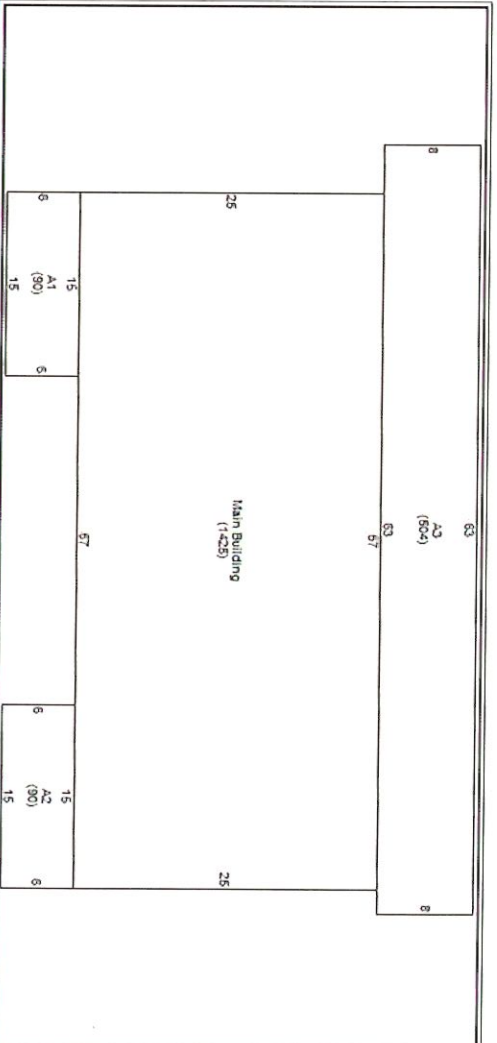
Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Dwelling Information

Story height	1	Total Rooms	8
Exterior Walls	1-Frame	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	2-Crawl		
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	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1



Dwelling Computations

Base Price	156,890	% Good	35
Plumbing	6,100	Market Adj	
Basement	-5,490	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	157,500	Adj Factor	
		Additions	3,300
Ground Floor Area	1,425		
Total Living Area	1,425	Dwelling Value	58,430
Building Notes			

Outbuilding Data

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,425						
1		28	54		90						3,400
2		28	54		90						3,400
3		26			504						2,700

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value

Condominium / Mobile Home Information

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