

APR - 6 2026 ^{post marked} 3/30/2026 Tax year 2025 BOR no. 2025-257
County Clark Date received 4/6/2026

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	<u>John R. Baker/Mary Jo Groves</u>	<u>818 N. Fountain, Spfld, OH 45504</u>
2. Complainant if not owner	<u>—</u>	
3. Complainant's agent	<u>—</u>	
4. Telephone number and email address of contact person <u>937-244-4614 (Rob) // 937-215-6940 (Mary Jo) jr baker 39@gmail.com</u>		
5. Complainant's relationship to property, if not owner <u>owners</u>		

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
<u>340-07-00035-110-004</u>	<u>818 N. Fountain Ave, Spfld, OH 45504</u>

7. Principal use of property private residence

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
<u>same as above</u>	<u>\$ 434,000</u>	<u>\$ 542,060</u>	<u>-108,060</u>

9. The requested change in value is justified for the following reasons:

See attached information.

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 Ø 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3/30/2026 Complainant or agent (printed) Mary Jo Groves Title (if agent) owner

Complainant or agent (signature) Mary Jo Groves

Sworn to and signed in my presence, this 30 day of March 2026

Notary [Signature]



John R. (Rob) Baker and Mary Jo Groves, owners

818 N Fountain Ave.

Re: New property tax appraised valuation for 2025

Requested decrease in auditor appraised valuation of \$542,060 based on following reasons, each of which has detailed analysis noted below. Our reasoning includes the following points:

1. Auditor's full valuation of our home is a marked outlier for other valuations in our area
2. Auditor's valuation is also a marked outlier based on both local sales and nationally recognized real estate appraisals
3. Valuation does not consider recent, current, and expected challenges for our city, and *our specific home location* for the foreseeable future of the current valuation term, that is for at least the next 3-6 years

#1 Details of justification

Our property is in excellent condition following complete renovation in 2008, which we have maintained well since. However, our neighborhood trend has not kept up with our improvements during that time, as county recorder sales and county valuation data below indicate.

In the previous valuation 2022 through 2024, our property was valued at 399,990 (\$ 96.71/sf). We felt this was consistent with what we might expect to sell it for *in our location*, a fair approximation of market value.

Contrast that with the 2025 appraised valuation of \$ 542,060 at \$ 131/sf. This figure is well above the market value of properties in the College Hill neighborhood, on Fountain, bordered by Buck Creek and McCreight Ave., and Plum and Limestone, as indicated below.

Full valuations from the Clark County Auditor website (2025) in proximity to us:

808 N Fountain Ave.	\$ 59/sf	(adjacent to our home on south side)	} average \$62
824 N Fountain	\$ 56/sf	(adjacent to our home on north side)	
819 N Fountain	\$ 62/sf	(across from our home)	

Auditor full value appraisals of some better improved large homes within few blocks of ours on N Fountain Ave.:

505 N Fountain	\$ 79/sf	} ave \$ 70
515 " "	\$ 64/sf	
1133 " "	\$67/sf ** (SW corner Fountain and McCreight)	

Valuations of *non-residential* properties on N Fountain, within few blocks of our home:

840 N Fountain	\$ 357,000	(Sorority house sf unavailable—obviously larger than us)
839-841 N Fountain	\$ 160,380	(Sorority, larger than us, decent exterior condition)
638-640 N Fountain	\$ 318,329	(business, sf unavailable, former Mad Ave Pharmacy)
500 " "	\$ 422,000	(110/sf business—Martin Browne)

If we look just east of our home, in the alleys behind our house between N Fountain Ave and Limestone, the valuations drop further, consistent with the rough shape of the neighborhood.

25-27 E Cassily	\$ 55/sf
15 Madison	\$ 42/sf

Now, contrast those numbers with property valuations of private residences on Fountain north of McCreight Blvd, in the Ridgewood neighborhood:

1440 N Fountain Blvd.	\$ 137/sf
1602 " "	\$ 155/sf
1705 " "	\$ 115/sf

We point out here a broadly accepted truism of property values using the two contrasting properties (in bold) above—1133 N Fountain at \$67/sf (the first home south of McCreight on Fountain)—versus 1440 N Fountain at \$ 137/ sf (the first home north of McCreight). As any realtor can tell you, and the county's own valuations admit, a property's value is all about location, location, location.

#2 Details of justification

Zillow valuation for our home, accessed March 30, 2026 is \$ 430,100.

Redfin values since Sept. 2025:

Sept 2025	449,000	} ave 434,000	} ave 444,000
Nov 2025	444,000		
Dec 2025	413,000		
Jan 2026	414,000		
Feb 2026	446,000		
Mar 2026	492,000		

Interesting--the last jump in Redfin estimate—they clearly have no idea what’s going on in our community or our neighborhood specifically. Springfield is in unstable times right now. If we take out the March outlier, the average of the past 6 months is 434,000, which is consistent with Zillow’s current estimate.

Photos of other homes and neighborhoods are appended to this request. While square footage may be comparable, none of the neighborhoods is comparable. We are aware we have over-improved our property for our neighborhood, and we were willing then and now to accept our investment without return. However, our love of our home does not improve its market value, nor does it justify an increase in tax value consistent with far more attractive neighborhoods such as Ridgewood, Aberfelda, Kingsgate Commons, and Beechwood Hills.

3 Details

Business is generally given a higher value than residential property. Yet the only comparable property (formerly a private home) in our neighborhood is the law firm business of Martin Browne, at 500 N Fountain, whose value is \$110/sf. So why are we at \$ 136? We’ve been in that property as a private residence and as the current business, and it is in lovely condition, similar to our home. Why then are we valued at 19% higher than a business? We should be lower.

I do not know the square footage of the former Madison Ave Pharmacy, but it sold in 2025 for 425,000, (built in? 2011), quite newer than our over-one-hundred-year-old home built in 1909, and the pharmacy sold for quite a bit less money than the \$542,000 you have assigned to us.

4 Details of challenges in community and our specific neighborhood

Springfield city and Clark county have been exposed in the past two years to two extraordinary challenges, each of which has *directly affected our specific home location*, placing our neighborhood and our home value at high risk for detrimental market forces, not to mention personal safety.

First, Wittenberg University has been struggling, as many nationwide higher education institutions have, with declining enrollment and rising costs. This has led in 2024 to widespread faculty and employee cutbacks, which then further reduced enrollment in a vicious spiral. This is not an eventuality we foresaw, nor do we expect many city leaders foresaw. We live directly across from the university. As that institution goes, so goes our home value, and the values of the homes within the College Hill neighborhood many of which are privately owned or university owned student rentals. Unoccupied housing is high risk housing as you know. We have not lost hope in Wittenberg's plan for overcoming its troubles, but hope is not marketable.

Second, the national spotlight that was focused on Springfield during, and since, the election of 2024 regarding our population increase from Haitian immigration has thrust on us unwanted attention from hate groups who have made threats of violence which have upended the safety and quality of our existence. Specifically in our neighborhood, Wittenberg University had to close its campus for one week due to bomb threats in November 2024. Police towers were erected at several locations on campus for over a month. Bomb threats were issued again this winter on campus prompting further security emergencies. In the fall of 2024, we had masked red-shirts marching down Fountain Ave with automatic weapons toward the mayor's home, just blocks from us. Our grandchildren were unable to visit us as we could not promise to keep them safe in our home due to the threats of violence in our neighborhood.

Third, we have Haitian neighbors throughout College Hill. In our experience, they are good neighbors, long-term residents of the US and US citizens who care for their homes better than our college student renters, and better than the absent landlords who used to own these homes but couldn't bother to mow their lawns, or clean up the garbage the renters left around, who couldn't bother to paint the peeling house or get rid of the bats in the belfries which then came to our house. What happens when all these neighbors abandon their homes due to harassment? We're back to empty houses, squatters, drug use and calling the city for grass that's a foot high, and garbage piled in alleys in and around our home. One of the photos appended shows a cart full of brush sitting in the alley behind our house—for days, often weeks. Garbage in the alleys is a chronic problem. Scaffolding at the house across the street from us has been up since 2008 when we moved into our home. They have never finished that paint job, nor removed the scaffolding. We prefer live-in owners to renters, but our Haitian neighbors are leaving in droves.

Our beloved home is at the literal center of these debacles. As such, it is at high risk for the foreseeable short term from the instability due to Wittenberg, the current political climate which has caused an exodus of home owners and occupiers in our neighborhood, and the recurrent threats of hate groups.

We do understand that the state approved an average 35% increase in property values for 2025 and that not only ours, but everyone's valuations went up. This increase in Ohio, according to Kiplinger (accessed March 27, 2026, posted 10/7/25: <https://www.kiplinger.com/taxes/ohio-property-shock>) is due to nationally accepted recognition that median home prices went up 70% following the pandemic. From the Ohio Taxation Department website (accessed 3/27/2026: www.tax.ohio.gov) is the statement that "Ohio determines home value through a 6-year appraisal cycle and updates every 3 years." This includes however, "*factors that affect value, like neighborhood trends, home improvements and property condition.*"

But what Kiplinger doesn't say, nor does the state of Ohio allude to in its across the board 35% increase in valuation, is that Springfield is uniquely challenged in the near term by the problems listed here. We have been thrilled at how our community emerged from the pandemic--thriving in a way it hadn't for decades. We were on an upward trend! Though Wittenberg was facing some issues in the early 2020's, as were many universities, it was seeming to manage; our industrial base was expanding along with new housing; and downtown was a booming center of restaurant and cultural development. I think we all saw and felt the energy of a town revival that we had hoped for for years. But a lot changed in 2024 for Springfield, and for our neighborhood more than most others. Per the quote above from the Ohio Property Tax website, these "*factors that affect value, like neighborhood trends...*:" must be considered for our home's valuation.

Look, we are proud tax-payers. We value community services, and support levies for services that benefit our community. We vote FOR tax levies for schools, parks, libraries, the health department, emergency, and senior services, etc., because we believe these things make our community better for all of us. What we are asking for here is not lower taxes, but thoughtful application of those levies as they apply to our home in our neighborhood, and which the state says must be considered in valuations.

While we all have hope that things will improve, conditions are unstable, as anyone in a position of leadership in this community knows. The two most significant factors in that instability directly affect our property, indeed the quality and safety of our very lives. For the board's purposes, this concerns our home value.

We propose an appraised valuation of \$ 434,000, the average value of Zillow and Redfin (higher than Zillow's estimate as of today—430,100) and still *significantly higher than any residence*

ever sold in our neighborhood. (This figure is also higher than Madison Ave Pharm just sold for in 2025 as noted previously.) This would put us at \$104.67 per square foot, consistent with a slightly lower value than the county assigned to Martin Browne (a business), and yet significantly higher than \$96.71 valuation assigned to us in 2023. This figure, **\$ 104.67/sf** would place our valuation 50% higher than the best kept residential properties in our neighborhood (\$ 70/sf), and 70% higher than our immediate neighbors (\$ 62), and more than double the value of the properties directly behind us.

We believe our proposed valuation or \$ 434,000 is not only more than reasonable at this time, it is generous.

Thank you for your consideration.


Mary Jo Groves and Rob Baker



↑
Witt sorority house

↑
• privately owned
• currently owner-occupied rental
• cars park in yard

} vacant for a few years, unmown lawn - frequent city intervention for same

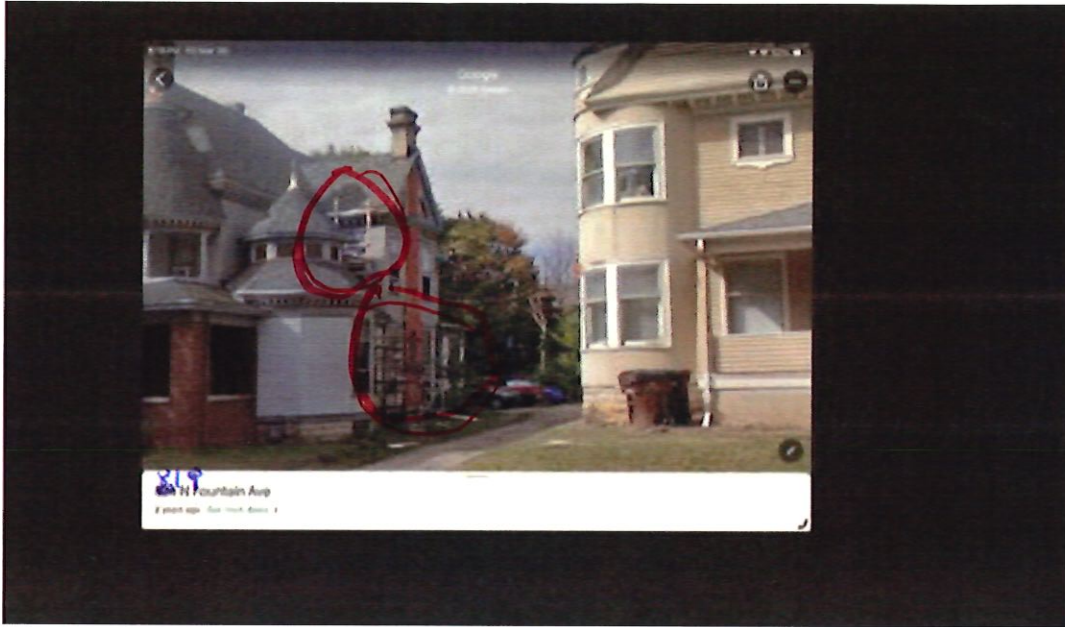


↑
• privately owned rental (not owner-occ)
• cars park in back yard

↑ Witt-owned rental

Pictures of Neighborhood Surrounding 818 N. Fountain Ave.

Scaffolding & ladders in place since we moved
in ~~2008~~ in 2008.
819 N. Fountain ~ across street from us.





Alley intersection adjacent to 818 N. Fountain, north side.
Cars parked in backyard.
Trash piled in front of garage at intersection.
General dilapidation of homes behind us.

This view is distorted by camera but is close-up of
↓ trash.



Backyard of rental property south of us.
Car parked in yard. (Garage not usable).

407 Alman Ave: 3 bdrms, 2 baths, 4,162 sq ft (sold on 10/16/25 for \$440,000)



\$106/sf

601 Hornwood Dr: 4 bdrms, 3 ba, 3,197 sq ft (sold on 10/16/25 for \$487,000)



\$152/sf

Aberfelda
neighborhood
(great " ")

1902 N. Fountain Ave: 5 bdrms, 6 ba, 3,188 sq ft (sold on 9/8/25 for \$455,000)



\$143/sf

Ridgewood
neighborhood
(great " ")

photos p. 5

1854 Appian Way: 4 bdrms, 4 ba, 4,299 sq ft (sold for \$370,000 on 6/15/23)



\$86/sf

nicer neighborhood

1305 Greenoak Court: 5 Bdrms, 4 ba, 4,081 sq ft (sold for \$460,000 on 5/28/25)



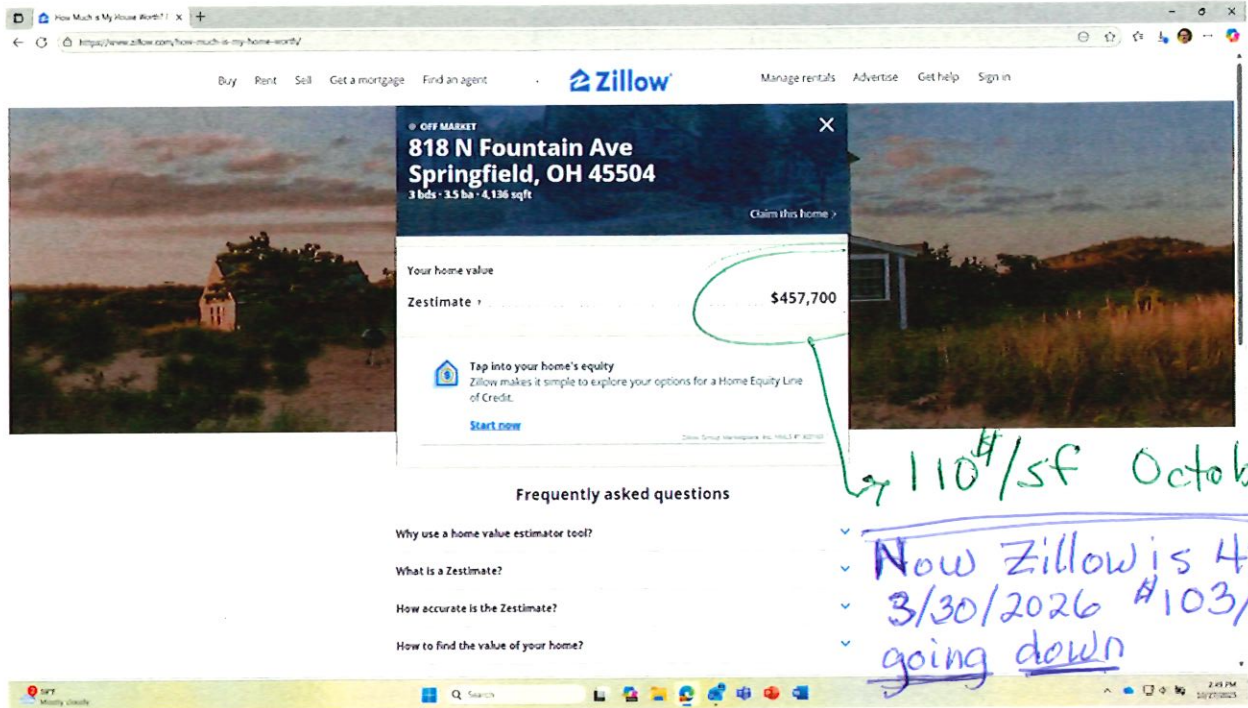
\$113/sf

much nicer neighborhood

photos p. 6

Comparables for 818 N. Fountain Ave (4 bdrms, 3.5 baths, 4,136 sq ft)
Homes sold in 2025 with similar sq ft and # of bdrms/baths

Current Zillow Valuation of 818 N. Fountain Ave. (as of ^{accessed} 10/28/25): \$457,700



Actual sales — range of square footage, 2025
Nothing comparable in College Hill.

505 W. Home Rd. 4 bdrms, 3 baths, 4,726 sq ft. (sold on 9/15/25 for \$410,000)



$\$87/\text{sf}$

$\$/\text{sf}$

much nicer neighborhood than College Hill

photos p. 7

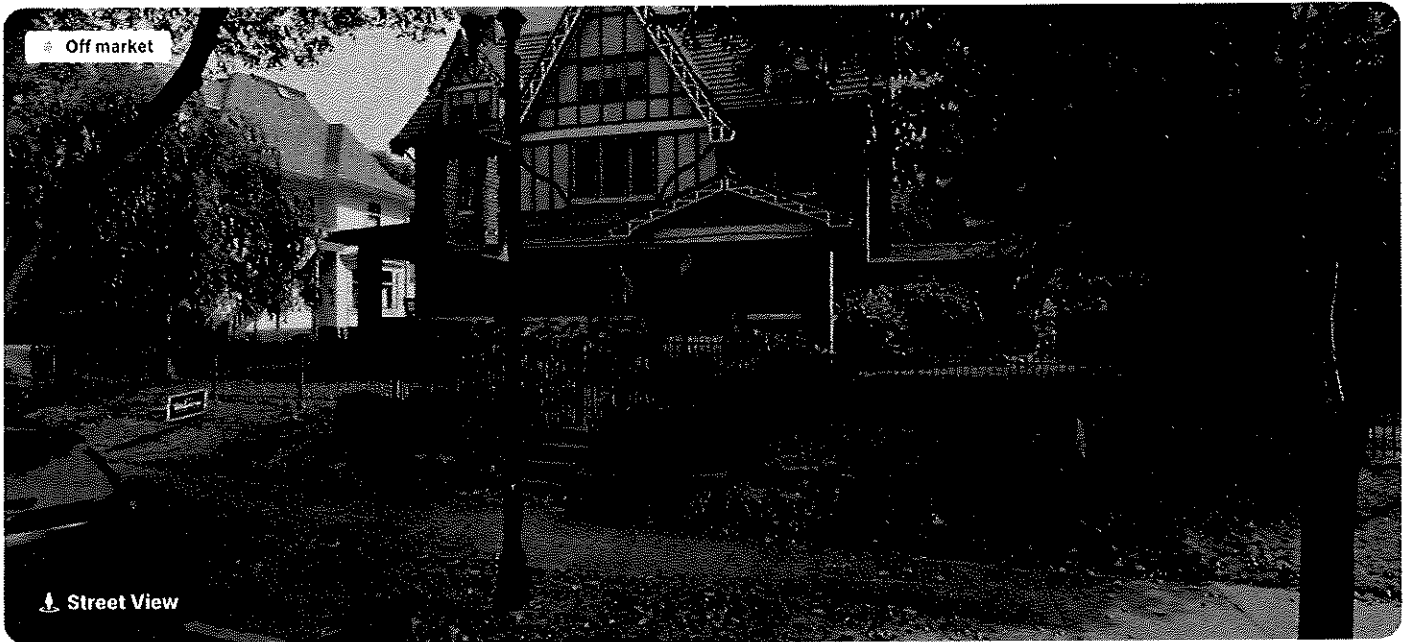
Access date:
3/30/26, 1:47 PM

IMG_0012.jpg

< Back to search

Zillow

Save Share More



Zestimate®

\$430,100

818 N Fountain Ave, Springfield, OH 45504

3

beds

3

baths

4,136

sqft

Claim home

Est. refi payment: \$2,741/mo Refinance your loan

Most up to date Zillow estimate,
3/30/2026

photos p. 8

PRESS FIRMLY TO SEAL



PRESS FIRMLY TO SEAL

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

Retail

P

US POSTAGE PAID

\$11.95

Origin: 92270
03/30/26
0563180270-14

PRIORITY MAIL®

0 Lb 4.30 Oz
RDC 03

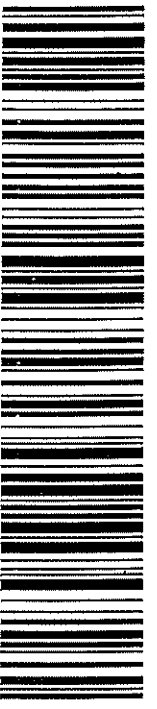
EXPECTED DELIVERY DAY: 04/02/26

C018

SHIP TO:

31 N LIMESTONE ST
SPRINGFIELD OH 45502-1130

USPS TRACKING® #



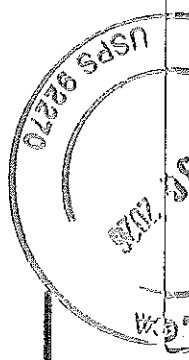
9505 5150 4183 6089 8392 05

UNPAID RATE ENVIRONMENTAL MAIL PERMIT NO. 1000014

PS00001000014



PRIORITY MAIL INTERNATIONAL
FLAT RATE ENVELOPE
POSTAGE REQUIRED



FROM:

Baker/Groves
818 N. Fountain Ave.
Spfld, OH 45504

TO:

Auditor's Office
31 N. Limestone St,
Springfield, OH 45502

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 818 N FOUNTAIN AVE

Map ID: 340-07-00035-110-004

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

BAKER JOHN ROBERT & MARY JO GROVES

GENERAL INFORMATION

Routing No. 0035-03 017-00
 Class Residential
 Living Units 1
 Neighborhood 340R0038
 District
 Zoning
 Alternate Id
 Tax District Springfield Corp. Scsd

CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700035110004 12/11/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 100 190			34,020

Total Acres: .4362

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,910	34,020	34,020	0	34,020
Building	177,810	508,040	508,040	0	502,590
Total	189,720	542,060	542,060	0	536,610

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
04/22/24	NV	10-Adv	3-Other
06/19/18	GBL	R-Review	3-Other
02/27/18	GSK	2-Information At Door	1-Owner
10/31/17	AGS	10-Adv	3-Other
01/08/13	TT		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/22/12	12-01341S		DET GARAG		Closed Permit
02/06/08	08-161		ADDITION		Closed Permit
12/27/07	07-2532		HVAC		Closed Permit
12/19/07	07-2514		DEM GAR		Closed Permit
08/31/07	REMODEL		REMODEL		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
02/09/07	250,000		0-Valid Sale	WELLINGTON SQUARE LLC
01/27/04				

Property Factors

Topo: 2-Above Street
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 5-Sidewalk

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 05 - 35
 Legal Descriptions:
 N SI FOUNTAIN 103.9 N OF MADISON
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 818 N FOUNTAIN AVE

Parcel Id: 340-07-00035-110-004

LUC: 510-SINGLE FAMILY, PLATTED L1

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Dwelling Information

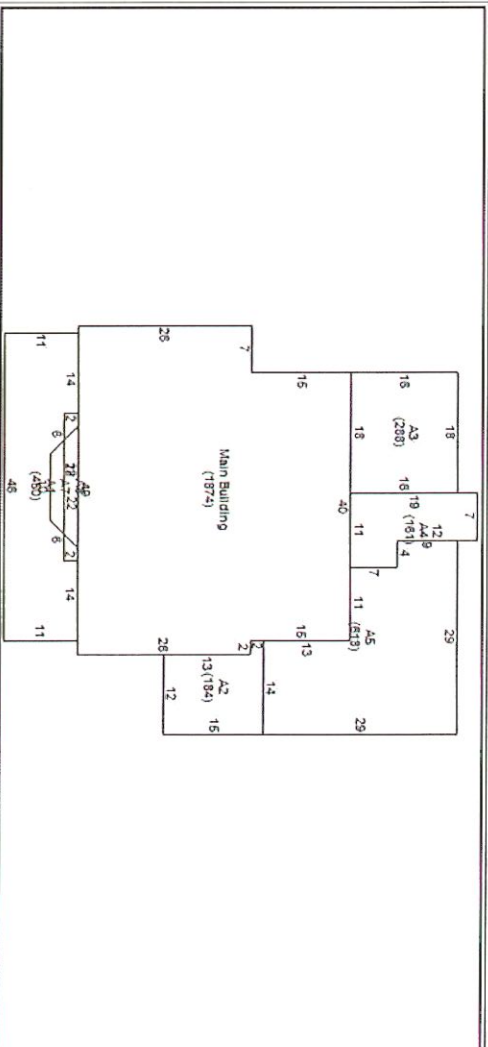
Story height	2	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	3
Style	04-Old Style	Family Rooms	3
Year Built	1910	Full Baths	3
Eff Year Built	1990	Half Baths	1
Year Remodeled	2008	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	13
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	2-Unfn	FBLA Size	
Phy. Condition	G-Good Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	2		
Pre-Fab			
Misc		Qty	
Grade	A-		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	534,400	% Good	67
Plumbing	16,700	Market Adj	
Basement	0	Functional	
Heating	17,610	Economic	
Attic	25,470	% Complete	
Other Features	20,184	C&D Factor	
Subtotal	614,360	Adj Factor	1
		Additions	73,900
Ground Floor Area	1,874		
Total Living Area	4,136	Dwelling Value	485,520

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					1,874						
1		2			450						32,900
2		2			184						13,400
3	58	35			288	2008					30,500
4		25			161	2008					4,500
5		26			618	2009					5,600
6			35		44						6,000
7	55	35M			56						8,400

Outbuilding Data

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	2012		28X36	1,008	C	1		A	A			22,520

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

Number
Unit Type
Unit View
Model (MH)
Model Make (MH)