

APR - 6 2025 ^{post marked} 3/30/2026 Tax year 2025 BOR no. 2025-258
County Clark Date received 4/6/2026

HILLARY HAMILTON 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.

T13702-25	Name		Street address, City, State, ZIP code	
1. Owner of property	Springfield 1600 Property Holdings, LLC and Villas Springfield 1600 Property Holdings, LLC		Billy McVeigh Midwest Property Tax Associates 8598 Cotter Street Lewis Center, OH 43035	
2. Complainant if not owner	N/A			
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner <u>N/A</u>				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
340-06-00006-405-002		1600 Saint Paris Rd. and 1602 Saint Paris Pike		
340-06-00006-405-003		Springfield		
7. Principal use of property: nursing home				
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	
340-06-00006-405-002	1,146,015	1,511,040	-365,025	
340-06-00006-405-003	50,910	50,910	0	
TOTAL	1,196,925	1,561,950	-365,025	
9. The requested change in value is justified for the following reasons: To implement attached settlement agreement.				

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A
and sale price \$ N/A; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A.

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.

N/A

- 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.

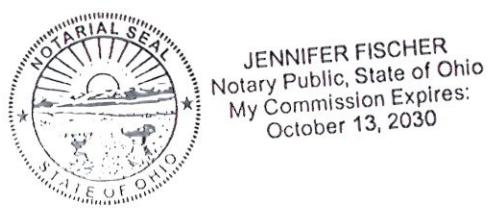
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/30/2026 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary Jennifer Fischer



And as of the first day of January 2025:

FAIR MARKET VALUE

Permanent Parcel No.	Land	Building	Total
340-06-00006-405-002	\$63,830	\$1,082,185	\$1,146,015
340-06-00006-405-003	\$47,380	\$3,530	\$50,910
TOTAL	\$111,210	\$1,085,715	\$1,196,925

TAXABLE VALUE

Permanent Parcel No.	Land	Building	Total
340-06-00006-405-002	\$22,340	\$378,760	\$401,100
340-06-00006-405-003	\$16,580	\$1,240	\$17,820
TOTAL	\$38,920	\$380,000	\$418,920

It is further stipulated and agreed that such values be carried forward according to law.

It is further stipulated and agreed that the Auditor of Clark County shall change its tax records accordingly once the Board of Tax Appeals issues an Order remanding this case to the Board of Revision and that this Settlement Agreement shall terminate this appeal. The parties further stipulate that no further hearings or proceedings are necessary in this appeal to effectuate this settlement.



Richelle Thoburn Ford (0086263)
Rich & Gillis Law Group, LLC
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Dublin, OH 43017
P: (614) 228-5822
rthoburn@richgillislawgroup.com

ATTORNEY FOR APPELLEE
SPRINGFIELD CITY SCHOOL
DISTRICT BOARD OF EDUCATION



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Cleveland, OH 44113
P: (216) 771-8990
tsleggs@sdglegal.net

ATTORNEY FOR APPELLANT
SPRINGFIELD 1600 PROPERTY
HOLDINGS, LLC

Andrew Pickering, Esq.
First Assistant Prosecuting Attorney
Clark County Prosecutor's Office
50 East Columbia St, Suite 449
Springfield, OH 45502

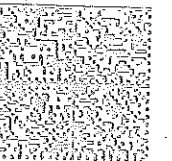
apickering@clarkcountyohio.gov

ATTORNEY FOR COUNTY APPELLEES



9589 0710 5270 3911 1789 08

FIRST-CLASS



US POSTAGE and METRY SERVICES
ZIP 44113 \$ 012.70⁰⁰
02 7H
0006080054
MAR 30 2020

First Class Mail

Sleggs, Danzinger & Gill, Co., LPA

820 W. Superior Avenue

Seventh Floor

Cleveland, Ohio 44113

(216) 771-8990 • FAX (216) 771-8992

VIA CERTIFIED MAIL

Clark County Auditor's Office

31 N. Limestone Street

Springfield, Ohio 45501

1325

NAME BJP

1ST NOTICE 4-3

2ND NOTICE _____

RETURN _____



ALERT: IMPACTS FROM SNOW AND ICE CONDITIONS IN THE GREAT LAKES REGION OF THE ...



FAQs >

Remove X

Tracking Number:

9589071052703911176908

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 8:51 am on April 6, 2026 in SPRINGFIELD, OH 45501.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, PO Box

SPRINGFIELD, OH 45501

April 6, 2026, 8:51 am

In Transit to Next Facility

April 5, 2026

Arrived at USPS Regional Facility

DAYTON OH DISTRIBUTION CENTER

April 2, 2026, 10:53 pm

Arrived at USPS Regional Facility

CINCINNATI OH DISTRIBUTION CENTER

April 1, 2026, 3:01 pm

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER

March 30, 2026, 9:19 pm

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1600 SAINT PARS RD Map ID: 340-06-00006-405-002

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER	GENERAL INFORMATION
SPRINGFIELD 1600 PROPERTY HOLDINGS LLC	Routing No. 0036-03 002-00 Class C-Commercial Living Units 49 Neighborhood 340CC5000 Alternate Id
Field Review Flag:	District Zoning CAUV

Property Notes Note Codes:

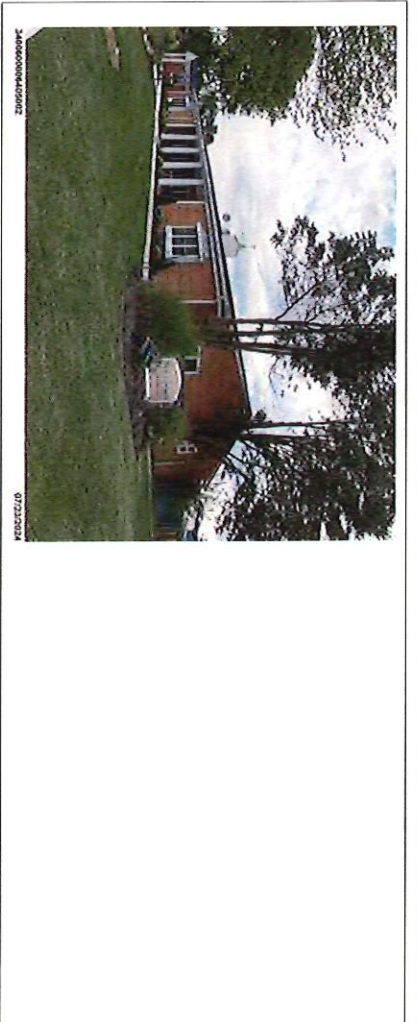
TY24 OCCUPANCY CHANGE - 100%
TY23 RENOVATION 100% NVC
TY22 N/C RENOVATIONS NOT STARTED TO DATE
RECHECK TY23 FOR LOBBY RENO

Type	Rate	Size	Influence Factors	Inf %	Value
1-Primary Site	SF	2.8	22,795		63,830
Total Acres: .5233 Legal Acres: .6					

Date	ID	Entry Code	Source
01/25/25	STP	10-Adv	3-Other
07/23/24	STP	1-Entrance (Inspection)	4-Employee
06/20/23	PN	1-Entrance (Inspection)	4-Employee
04/12/22	PN	1-Entrance (Inspection)	4-Employee
04/16/18	KAR	1-Entrance (Inspection)	4-Employee

Assessment Information			
Assessed	Appraised	Cost	Income
Land 22,340	63,830	63,830	0
Building 506,520	1,447,210	1,447,210	0
Total 528,860	1,511,040	1,511,040	0

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



Transfer Date	Price	Type	Validity
05/05/23	831,900	2-Land & Building	M0-Multiple Parcel Sale - Valid
07/29/15			
10/25/06			
10/29/02	2,250,000		

Sales/Ownership History			
Date Issued	Number	Price	Permit Information
09/19/23	23-01579		CHANGE OC
12/14/21	21-02069S		COM ALTER
02/13/06	0218		ALT

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description

Parcel TieBack: Addl. TieBack:
Range - Township - Section: - - -
Legal Descriptions: GOVE 3RD PLAT
43

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1600 SAINT PARRIS RD Parcel ID: 340-06-00006-405-002 LUC: 412-NURSING HOMES & PRIVATE HK Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

Building Information

Year Built/Est Year 1965 /
 Building # 1
 Structure Type 316-Nursing Home
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA ARBORS AT
 SPRINGFIELD

Building Other Features

Line Type	Meas1	Meas2 #	Stp	IU	Line Type	Meas1	Meas2 #	Stp	IU
1 PR1-Porch, Open	13	45	1	1					
1 SS1-Sprinkler Sys Wet	17,297	1	1	1					

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	14,171	734	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	5	2	
2	01	01	1,920	176	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	5	2	
3	01	01	1,206	170	054-Nursing Home	9	01-Brick Ve	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	5	2	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/R/CNLD
1	14,171	054-Nursing Homes	45		1,116,880
2	1,920	054-Nursing Homes	57		197,540
3	1,206	054-Nursing Homes	57		132,790

Outbuilding Data

Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
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COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Site: 1600 SAINT PARS RD

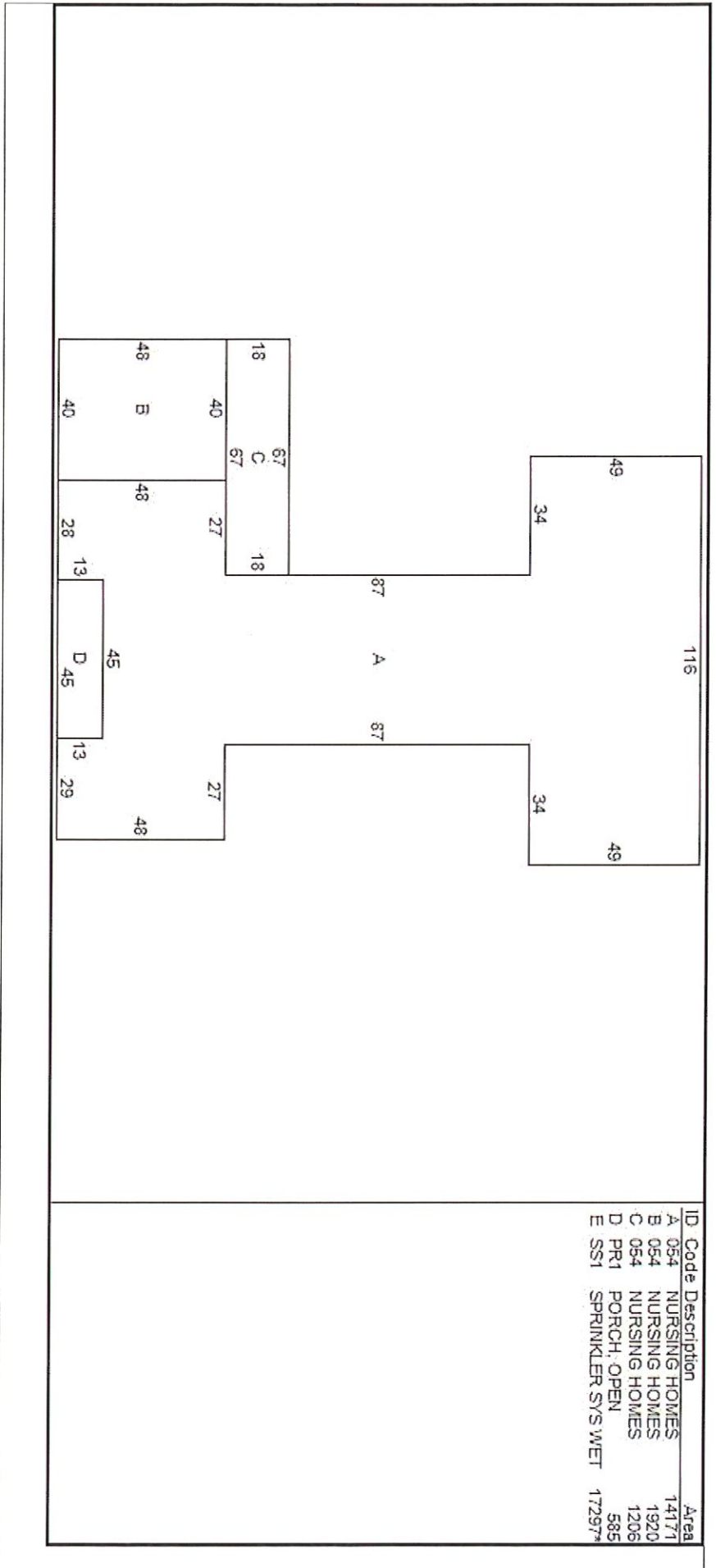
Parcel Id: 340-06-00006-405-002

LUC: 412-NURSING HOMES & PRIVATE HC

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400600006405002 12/12/2023



3400600006405002 04/12/2023



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1600 SAINT PARIS RD

Parcel Id: 340-06-00006-405-002

LUC: 412-NURSING HOMES & PRIVATE HK

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	000	00-None	0	17,297	0.00				0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	17,297
Replace, Cost New Less Depr	1,447,210
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	1,447,210
NBHD Fact	1,0000
Value per SF	83.67

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.025900
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	17,297

Misc & Gross Building Values

Misc Building No	
Gross Building:	Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1602 SAINT PARIS PIKE Map ID: 340-06-00006-405-003

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER	GENERAL INFORMATION
SPRINGFIELD 1600 PROPERTY HOLDINGS LLC	Routing No. 0036-03 003-00 Class C-Commercial Living Units Neighborhood 340C5000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:
C4-Change Finder 24



Land Information				
Type	Rate	Size	Influence Factors	Value
1-Primary Site SF	2.8	16,920		47,380
Total Acres: .3884				Legal Acres: .6

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	16,580	47,380	47,380	0	0
Building	1,240	3,530	3,530	0	0
Total	17,820	50,910	50,910	0	0

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

Entrance Information			
Date	ID	Entry Code	Source
01/25/25	STP	10-Adv	3-Other
02/21/24	ZF	12-Change Finder	3-Other
04/16/18	KAR	0-Vac Or Oby Only	3-Other
05/23/12	ABC	0-Vac Or Oby Only	3-Other
01/10/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	
05/05/23	831,900	2-Land & Building	
07/29/15		M0-Multiple Parcel Sale - Valid	
10/25/06			
10/29/02			

Deed Reference			Deed Type	Grantor
				FCE RIDGEWOOD LLC HOMES RE 1 LLC EXTENDICARE HOMES INC

Property Factors
Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 3-Heavy
Location: 6-Nbhd Or Spot
Spot Loc:

Legal Description
Parcel TieBack: 3400600006405002
Range - Township - Section: - - -
Legal Descriptions:
GOVE 3RD PLAT
42
Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1602 SAINT PARIS PIKE Parcel Id: 340-06-00006-405-003 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

Building Information

Year Built/Eff Year /
 Building # 316-Nursing Home
 Structure Type
 Identical Units
 Total Units
 Grade
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line Type +/- Meas1 Meas2 # Stp IU Line Type +/- Meas1 Meas2 # Stp IU

Line Lvl Fr - To Area Perim Use Type Wall Height Ext Walls Construction Int Fin Partitions Heating Cooling Plumbing Phy Fun %Comp %Rent

Interior/Exterior Information

Interior/Exterior Valuation Detail

Line Area Use Type % Good % Comp Use Value/RCNLD

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	CI1-Asph Pave	1965			1,200	C	1	A	A		1,080
2	RS1-Frame Shed	2023	16	16	256	C	1	A	A		2,450

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1602 SAINT PARIS PIKE

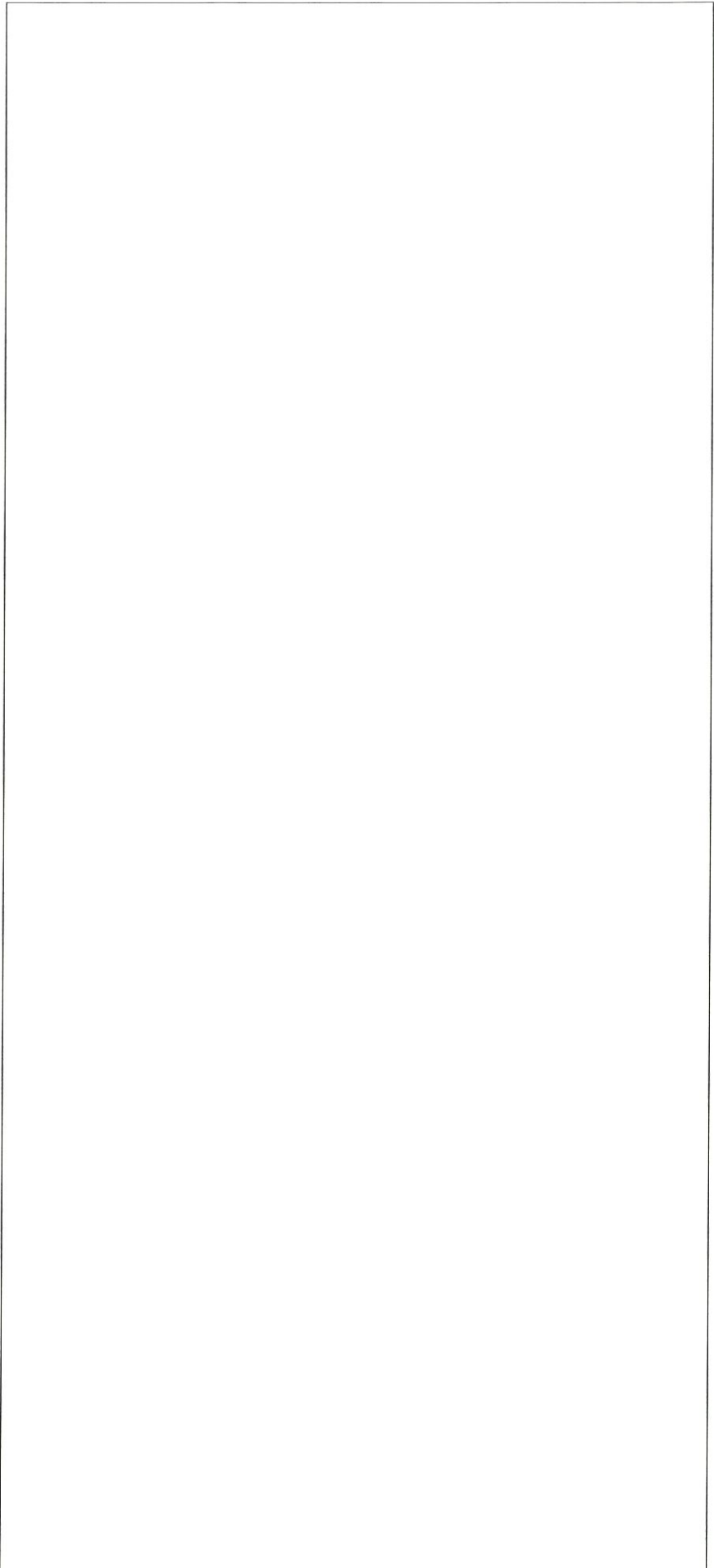
Parcel Id: 340-06-00006-405-003

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1602 SAINT PARIS PIKE

Parcel Id: 340-06-00006-405-003

LUU: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area
 Replace, Cost New Less Depr
 Percent Complete
 Number of Identical Units
 Economic Condition Factor
 Final Building Value
 NBHD Fact
 Value per SF

100
 0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
 Total Gross Building Area

Misc & Gross Building Values

Misc Building No BOR 02-111
 Misc Adjusted Value