

APR - 6 2026 *postmarked 4/2/2026*

Tax year 2025 BOR no. 2025-259  
County Clark Date received 4/6/2026

DTE 1  
Rev. 12/22

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<i>Mr. Deeds LLC</i>	<i>1804 N. Limestone St Ste. A</i>	
2. Complainant if not owner		<i>Springfield, Ohio 45503</i>	
3. Complainant's agent	<i>Zach Harvey, Esq.</i>		
4. Telephone number and email address of contact person			
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	
<i>3000700032210012</i>		<i>301 Kinnane Ave. Springfield, Ohio 45505</i>	
7. Principal use of property <i>residential</i>			
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
<i>3000700032210012</i>	<i>\$10,700.00</i>	<i>\$47,720.00</i>	<i>-\$37,020.00</i>
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale *1/2 on 01-23-2025*  
*1/2 on 01-02-2025*  
and sale price \$ *10,700.00 total* ; 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 *none - house is almost demolished.* 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) Mr. Deeds LLC Title (if agent) Zachary M. Harvey, Member  
member

Complainant or agent (signature) Zachary M. Harvey, Member

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

Notary Sydney A. Mollett



**Sydney Anne Mollett**  
Notary Public, State of Ohio  
Commission #: 2023-RE-667476  
My Commission Expires 08-20-2028

Transferred  
Sale Price 5,600  
252 JAN 24 2025 Jr

20250000938 01/24/2025 04:22 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$47.00  
WARR OR Vol 2247 Pgs 3707 - 3709

HILLARY HAMILTON  
AUDITOR  
**APPROVED**  
Clark County Tax Map

JAN 24 2025  
TSM  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

## GENERAL WARRANTY DEED

LINDSEY ROBERTS-KANE, unmarried, of Clark County, Ohio, for valuable consideration paid, grants with general warranty covenants, to MR. DEEDS LLC, whose tax-mailing address is 20 N. Limestone Street, Springfield, Ohio 45502, the following REAL PROPERTY:

### SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

Subject to easements and restrictions of record.

**Prior Deed Reference:** Volume 2149, Page 5707  
**PPN:** 300-07-00032-210-011;  
300-07-00032-210-012;  
300-07-00032-210-013  
**Premises Known As:** 301 Kinnane Avenue, Springfield, Ohio 45505

*This instrument prepared without the benefit of a title examination at the specific request of and based solely upon information supplied by one or more of the parties hereto; whom by the execution and/or acceptance of this instrument disclaim and agree to hold harmless the drafter of any liability therefore.*

Executed this 23 day of January 2025.

  
LINDSEY ROBERTS-KANE

ZACHARY M HARVEY LLC  
HOLD

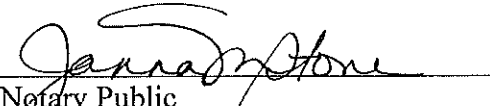


20250000938  
BK 2247 PG 3708

**STATE OF OHIO COUNTY OF CLARK SS:**

**BE IT REMEMBERED**, that on this 23<sup>rd</sup> day of January 2025 before me, the subscriber, a Notary Public in and for said state, personally came, **LINDSEY ROBERTS-KANE, unmarried, Grantor** in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

  
Notary Public



JANNA M. STONE, Notary Public  
In and for the State of Ohio  
My commission expires: 7/26/28

**THIS INSTRUMENT PREPARED BY:**

**ZACHARY M. HARVEY LLC**  
Zachary M. Harvey, Esq.  
20 N. Limestone Street  
Springfield, Ohio 45502



202500000938  
BK 2247 PG 3709

**EXHIBIT "A" – LEGAL DESCRIPTION**  
**An undivided 1/2 interest in the following real property:**

**PARCEL I:**

Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 32 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 0 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-011

**PARCEL II:**

Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 33 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 301 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-012

**PARCEL III:**

Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 34 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 0 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-013



202500000076 01/02/2025 03:57 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$47.00  
QC OR Vol 2246 Pgs 5371 - 5373

**APPROVED**  
Clark County Tax Map

Transferred  
Sale Price 5,100  
28

JAN 02 2025  
  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

JAN - 2 2025

HILLARY HAMILTON  
AUDITOR

# QUIT CLAIM DEED

**KYLE KNUDSEN, unmarried,** of Clark County, Ohio, for valuable consideration paid, grants to **MR. DEEDS LLC**, whose tax-mailing address is 20 N. Limestone Street, Springfield, Ohio 45502, the following **REAL PROPERTY**:

**SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION**

Subject to easements and restrictions of record.

**Prior Deed Reference:** Volume 2149, Page 5707  
**PPN:** 300-07-00032-210-011;  
300-07-00032-210-012;  
300-07-00032-210-013  
**Premises Known As:** 301 Kinnane Avenue, Springfield, Ohio 45505

*This instrument prepared without the benefit of a title examination at the specific request of and based solely upon information supplied by one or more of the parties hereto; whom by the execution and/or acceptance of this instrument disclaim and agree to hold harmless the drafter of any liability therefore.*

Executed this 2<sup>nd</sup> day of January 2025.

\_\_\_\_\_  
KYLE KNUDSEN

ZACHARY M HARVEY LLC  
HOLD



202500000076  
BK 2246 PG 5372

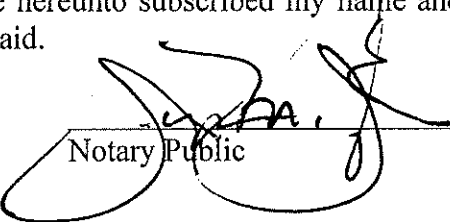
STATE OF OHIO COUNTY OF CLARK SS:

**BE IT REMEMBERED**, that on this 2<sup>nd</sup> day of January 2025 before me, the subscriber, a Notary Public in and for said state, personally came, **KYLE KNUDSEN, unmarried, Grantor** in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



JOSEPH M. JUERGENS, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 O.R.C.

  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT PREPARED BY:**

**ZACHARY M. HARVEY LLC**  
Zachary M. Harvey, Esq.  
20 N. Limestone Street  
Springfield, Ohio 45502



20250000076  
BK 2246 PG 5373

**EXHIBIT "A" – LEGAL DESCRIPTION**  
**An undivided 1/2 interest in the following real property:**

**PARCEL I:**

Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 32 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 0 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-011

**PARCEL II:**

Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 33 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 301 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-012

**PARCEL III:**

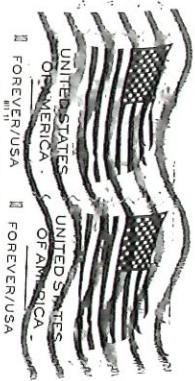
Situate in the Township of Springfield, County of Clark, in the State of Ohio, and bounded and described as follows:

Being Lot Number 34 as the same is numbered and designated in Hillcrest Terrace to the City of Springfield, County of Clark, and State of Ohio as recorded in Plat Book 7, Page 16, of the Revised Records of said County.

Commonly Known As: 0 Kinnane Avenue, Springfield, Ohio 45505  
PPN: 300-07-00032-210-013

HARVEY LEGAL SERVICES  
1804 N. Limestone Street, Ste. A  
Springfield, OH 45503

COLUMBUS OH 430  
2 APR 2026 PM 2 L



Clark County Auditor  
Attn: Bethany  
31 N. Limestone Street  
Springfield, Ohio 45502

45502-119926



**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Status : 301 KINMANNE AVE

Map ID: 300-07-00032-210-012

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

**CURRENT OWNER**

KANE LINDSEY ROBERTS & KYLE KNUDSEN

**GENERAL INFORMATION**

Routing No. SSW3-C2 080-00  
 Class Residential  
 Living Units 1  
 Neighborhood 300R0025  
 District  
 Zoning  
 Alternate Id  
 Tax District Springfield Township Cslsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



3000700032210012 12/7/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 33 105			4,880

Total Acres: .0795 Legal Acres: 0.0000 NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,710	4,880	4,880	0	4,880
Building	14,990	42,840	42,840	0	44,300
<b>Total</b>	<b>16,700</b>	<b>47,720</b>	<b>47,720</b>	<b>0</b>	<b>49,180</b>

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
07/24/24	KQ	10-Adv	3-Other
05/14/18	GBL	R-Review	3-Other
11/21/17	LRW	10-Adv	3-Other
10/17/16	LA	5-Occupant Not Home	3-Other
02/20/12	MAG	6-Prop Unoccupied At Listing	3-Other

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/24/25	5,600	2-Land & Building	M0-Multiple Parcel Sale - Valid			KANE LINDSEY ROBERTS
01/02/25	5,100	2-Land & Building	Ml-Multiple Parcel Sale - Invalid	QC-Quit Claim Deed		KANE LINDSEY ROBERTS & KYLE KNUDS
10/11/18	34,000	1-Land	M0-Multiple Parcel Sale - Valid			ROSS BOBBY
01/14/14	20,500	2-Land & Building				LAGOS GROUP INC

**Property Factors**

Topo: 1-Level  
 Utilities: 3-Public Sewer  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 4-Gas  
 5-Well

**Legal Description**

Parcel Tieback: 3000700032210013  
 Range - Township - Section: - - -  
 Legal Descriptions:  
 HILLCREST TERRACE ALL  
 33

Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 301 KINNANE AVE Parcel Id: 300-07-00032-210-012

LUC: 510-SINGLE FAMILY, PLATTED L Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

**Dwelling Information**

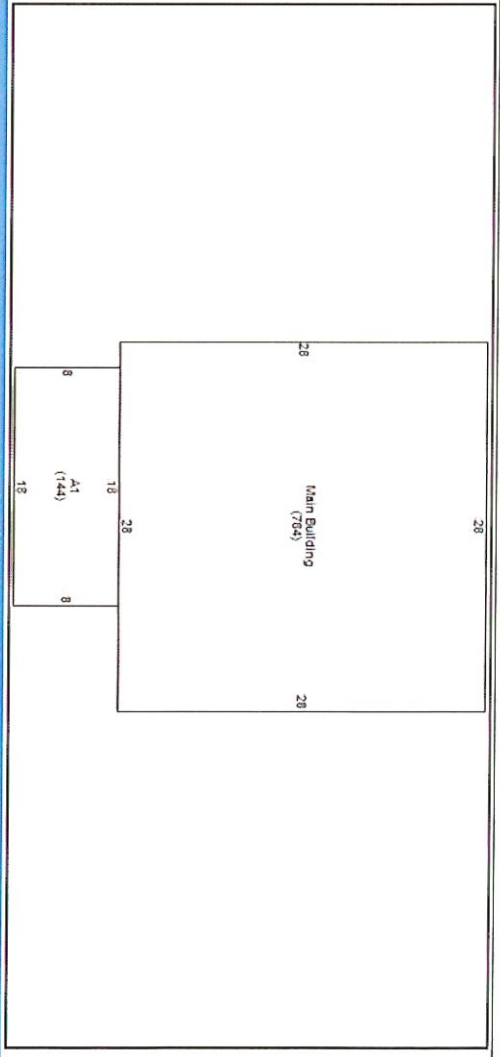
Story height	1	Total Rooms	4
Exterior Walls	6-Al/Vrnyl	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1972	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phys. Condition	P-Poor 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	111,190	% Good	39
Plumbing		Market Adj	
Basement	-7,230	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	103,960	Additions	2,300
Ground Floor Area	784		
Total Living Area	784	Dwelling Value	42,840
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					784						
1		1			144						5,800

**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)