

APR - 6 2026 *postmarked 3/31/2026*

HILLARY HAMILTON
AUDITOR

Tax year 2025 BOR no. 2025-260
County CLARK Date received 4/6/2026

DTE 1
Rev. 12/22

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>JONATHAN C. METZGER</u>	<u>1422 N. Lowry Ave-</u>
2. Complainant if not owner	<u>N/A</u>	<u>Springfield, OHIO 45504</u>
3. Complainant's agent	<u>N/A</u>	<u>937-244-7195</u>

4. Telephone number and email address of contact person

5. Complainant's relationship to property, if not owner N/A

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

6. Parcel numbers from tax bill	Address of property
<u>340-07-00036-308-005</u>	<u>1422-1424 N. Lowry Ave.</u>

7. Principal use of property Residence - Rent basement AREA - Receiving rent 25% of the time

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>340-7-36-308-5</u>	<u>\$ 155,000.00</u>	<u>\$ 186,670.00</u>	<u>\$ - 31,670.00</u>
			<u>- 31,670.00</u>

9. The requested change in value is justified for the following reasons:
98% increase in value from tax year 2024 to 2025
275% increase in value from last sale (July 2014) to 2025 tax year
Received less than 25% of rent income over past 3 years for basement living area
See Attachment #1

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. N/A

12. If any improvements were completed in the last three years, show date No and total cost \$ -0-

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. *N/A*

- 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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this _____ day of _____, 20____
(Date) (Month) (Year)

Notary _____

ATTACHMENT I

1412-1414 N. Lowry -
2025 Value INCREASED by 32%
for tax year 2025

1417-1419 N. Lowry -
2025 VALUE INCREASED By 31%
~~for tax year 2025~~
for tax year 2025

1435-1437 N. Lowry
2025 VALUE INCREASED By 26%
for tax year 2025

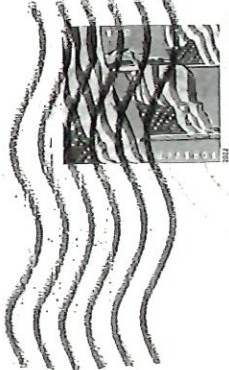
1422-1424 N. Lowry INCREASE 98%

FROM

*Township C. Metzger
1422 N. Lowry Ave
Springfield, Ohio 45504*

RETURN SERVICE REQUESTED

COLUMBUS OH 430
1 APR 2026 PM 5 L



MAR 31 2026

Hillary Hamilton

Clark County Auditor
P.O. Box 1325
Springfield, Ohio 45501-1325

45501-132525



RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1422 -1424 N LOWRY AVE

Map ID: 340-07-00036-308-005

LUC: 520-TWO FAMILY, PLATTED LC

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

METZGER JONATHAN C

-4089

CAUV
Field Review Flag:

GENERAL INFORMATION

Routing No. 0036-02 004-00
Class Residential
Living Units 2
Neighborhood 340R0026
District
Zoning
Alternate Id
Tax District Springfield Corp. Secd

Property Notes

Note Codes:



3400700036308005 12/13/2023

Land Information

Type	Influence Factors	Influence %	Value
F-Regular Lot	F 48 158		24,420

Total Acres: .1741

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,550	24,420	24,420	0	24,420
Building	56,790	162,250	162,250	0	149,570
Total	65,340	186,670	186,670	0	173,990

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
04/15/24	NV	10-Adv	3-Other
06/01/18	GBL	R-Review	3-Other
10/02/17	AGS	10-Adv	3-Other
02/10/15	LA	7-Quality Check	
09/01/11	JCW	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
11/18/14	COUNTY	FD CK			Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/31/14	68,000	2-Land & Building	0-Valid Sale
06/21/13			
04/30/12			
06/15/92	75,500		

Deed Reference

Deed Reference	Deed Type	Grantor
AF-Affidavit		WESTERHEIDE MARK J TRUSTEE
QC-Quit Claim Deed		WESTERHEIDE JUDITH LEE TRUSTEE
		WESTERHEIDE JUDITH LEE
		HUNTER WILLIAM T & ELIZABETH ANN

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: 09 - 05 - 36
Legal Descriptions:
MC CREIGHTS UNREC PLAT 6768 S PT & VAC ALLEY IN REAR
Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 1422 -1424 N LOWRY AVE Parcel Id: 340-07-00036-308-005

LUC: 520-TWO FAMILY, PLATTED LOT

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CLARK COUNTY

Dwelling Information

Story height	1	Total Rooms	7
Exterior Walls	6-Al/Vn/nyl	Bedrooms	4
Style	14-Duplex	Family Rooms	0
Year Built	1963	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	3-Central Heat W/ Ac	Masonry Trim	224
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	975
Phy. Condition	A-Average Condition		
Int vs Ext	2-Same	Openings	
		# Car Bsmt Gar	

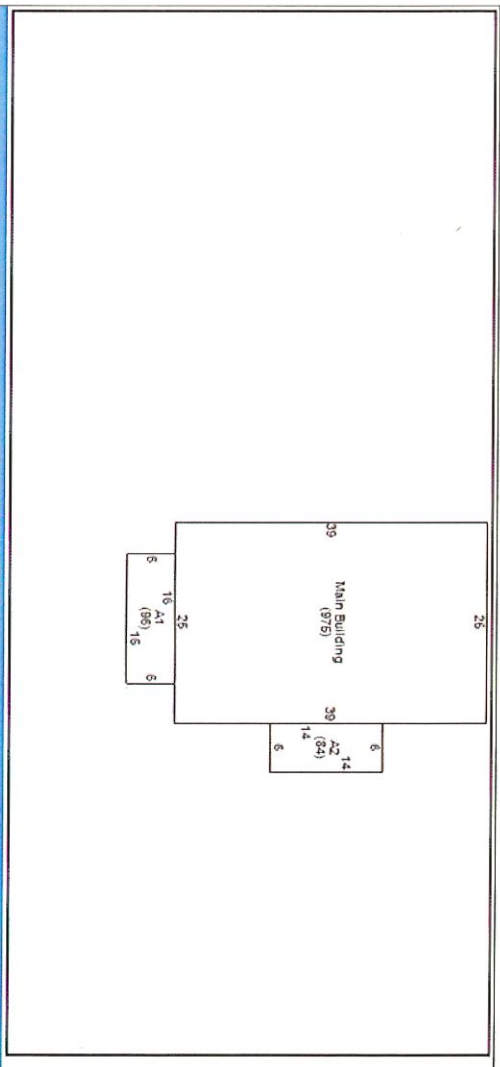
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C+		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	153,170	% Good	70
Plumbing	7,800	Market Adj	
Basement	0	Economic	
Heating	5,450	% Complete	
Attic	0	C&D Factor	1
Other Features	50,550	Adj Factor	
Subtotal	216,970	Additions	3,700
Ground Floor Area	975		
Total Living Area	975	Dwelling Value	155,580
Building Notes			

Misc & Gross Building Values

Misc Building No		Misc Adjusted Value	
Gross Building:			



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					975						2,700
1		26	25		96						2,600
2		28			84						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1967		25X25	625	C	1		A	A			6,670

Condominium / Mobile Home Information

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