

FILED  
CLARK COUNTY AUDITOR

Tax year 2022 BOR no. 2022-108  
County Clark Date received 3/23/23

DTE 1  
Rev. 12/22

**MAR 23 2023 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.

**JOHN S. FEDERER**  
AUDITOR

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.

1. Owner of property		Name <u>Kash &amp; Ruth Laywell</u>		Street address, City, State, ZIP code <u>2419 W Jackson RD Yellow Springs OH</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937 308-0943 Klaywell6@gmail.com</u>					
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		
<u>1001100010300037</u>			<u>2419 W Jackson RD Yellow Springs OH 45387</u>		
7. Principal use of property <u>Residence</u>					
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>1001100010300037</u>	<u>\$ 385,000.00</u>	<u>\$ 447,790.00</u>	<u>-\$62,790</u>		
9. The requested change in value is justified for the following reasons: <u>see Attached note</u>					

oh  
45387

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 \_\_\_\_\_ 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 3-8-23 Complainant or agent (printed) Ruth A Laywell Title (if agent) Kash J Laywell

Complainant or agent (signature) [Signature] [Signature]

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

To Whom It May Concern:

I am writing to dispute the full market value that has been assessed to my property at 2419 West Jackson Road, Yellowsprings OH.

Currently the full market value is listed as \$447,790.00. I have had an appraisal done by Curtis Mumma from Mumma Realty (his letter is attached). He appraised the property at \$400,000.00.

My Father purchased the land in the 1970's. He built a 2 story house that was struck by lightning and destroyed. The block basement was left standing. He put a flat roof over it and my parents lived there.

In 2018 I bought the property from my Mother for \$75,000.00. I decided to rebuild the house like my Father had originally built it. I wanted to live there because it had been his dream and we were raised there. I have the needed skills and was able to do all of the work myself.

I feel the following points should be considered in setting the value for this property.

\*This ten acre property is landlocked, no road frontage.

\*There is an easement, a lane, which leads back to it. A total of 5 properties have access to this lane.

\* The two properties on either side of the lane entrance on W Jackson Road are uninhabitable. The buildings are caving in. There are junk cars and rubbish on the properties. The properties are a blight on the area.

\* The Springfield airport is a short distance away. As the planes are taking off and landing they fly right over the house, it is very noisy.

it ~~it~~ it only has 4 bedrooms, you have it as 5

\* There is a lot of traffic noise from US 68 and a lot of noise from Young's Jersey Dairy.

\* Dave Chappelle has built a club house on Mosier Road. There is a lot of noise when he is having events.

If I had known how much the taxes on the property were going to increase, I would have seriously reconsidered investing my time, skills, and finances into the property.

I am requesting that the property be valued at \$385,000.00.

Respectfully,

Kash J Laywell

2419 West Jackson Road

Yellowsprings OH 45387

• We did list our house in the fall of 2022 but with the high asking price of course no sale. Not even a written offer. We were just putting fliers out thinking maybe someone was looking for house with land. We were asking too much. It's the location that kills it and being land locked.



Frank Mumma  
1891 – 1956  
Carl E. Mumma  
1922 – 2006  
Ronald C. Mumma  
Broker  
Natalie Jackson  
Curtis G. Mumma



4 W. Main Street Suite 930  
Springfield, Ohio 45502  
Phone: (937) 324-3212  
Fax: (937) 324-6433

*Established 1910*

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February 16, 2023

Kash J. & Ruth A. Laywell  
2419 W. Jackson Rd.  
Yellow Springs, Ohio 45387

Dear Kash,

Upon your request I have appraised the real estate located at 2419 W. Jackson Rd. Yellow Springs, Ohio in the name of Kash J. & Ruth A. Laywell.

After inspection of the property I am appraising it \$400,000.

This property does have a shared driveway which hurts the value. It also sits directly over the flight path of the Ohio Air National Guard Military Base. With the property being so close to the Military Base the sounds of the airplanes flying overhead is a disturbance.

Please feel free to call with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Curtis Mumma'.

Curtis Mumma



2419 W Jackson Road, Yellow Springs, OH 45387  
 1021480 - Cancelled

WRIST Detail - Private  
 List Price: \$549,900



<b>City:</b>	Yellow Springs	<b>Area:</b>	170 Green Township
<b>Zip:</b>	45387	<b>School</b>	1201 Greenon LSD
<b>County:</b>	Clark	<b>District:</b>	
<b>Parcel ID #:</b>	1001100010300037	<b>Property</b>	Residential
	Alt Link	<b>Type:</b>	
<b>Township:</b>	Green	<b>Sub-Type:</b>	Farm
<b>Tax Year:</b>	2021	<b>Land Info:</b>	Pasture; Residential Lot; Wooded
<b>Semi Annual Tax:</b>	\$3,461.8	<b>Acres:</b>	<del>10.47</del> 10.47
<b>New Financing:</b>	Cash; Conventional; FHA; VA	<b>Lot Size:</b>	<del>12.84 Acres</del>
<b>Condo/Lot:</b>	No	<b>Year Built:</b>	2019
<b>HOA/COA:</b>	No	<b>Total SqFt:</b>	3,096

Directions: Take US-68 to W Jackson Rd to address.

Property Description	Total Bdrms: 4	Full Baths: 2	Half Baths: 1
<b>Level Style:</b> One	<b>Room Name</b>	<b>Dimensions</b>	<b>Level</b>
<b>Exterior:</b> Vinyl Siding	Entrance	13X8	First
<b>Structure Type:</b> House	Great Room	35X27	First
<b>Architectural Style:</b> Ranch	Family Room	23X24	First
<b>Basement:</b> Full; <del>Finished</del> Finished; Walkout	Bedroom 1	19X16	First
<b>Foundation:</b> Block <i>DN</i>	Bedroom 2	16X12	First
<b>Garage:</b> Attached; Carport; Garage Door Opener / <b>Garage Spaces:</b> 2	Bedroom 3	12X12	First
<b>Heating System:</b> Electric; Forced Air; Heat Pump	Bedroom 4	12X12	First
<b>Cooling:</b> Central Air; Heat Pump	Rec Room	23X35	Basement
<b>Inside Features:</b> Ceiling Fan(s); French Doors; Walk-in Closet(s); Window Coverings	Other	23X23	Basement
<b>Outside Features:</b> Above Ground Pool; Deck; Patio; Porch	Office	23X21	Basement
<b>Other Structures:</b> Barn(s); Outbuilding; Shed(s)			
<b>Waterfront Features:</b> Pond			
<b>Special Features:</b> Bath 1st Floor; Bed 1st Floor; Smoke Detector(s)			
<b>Manufactured Home:</b> No			
<b>Water Source:</b> Well			
<b>Sewer:</b> Septic Tank			
<b>Appliances:</b> Dishwasher; Disposal; Electric Water Heater; Microwave; Range; Refrigerator; Water Softener Owned			
<b>Ownership:</b> Occupant			

