

Tax year 2022 BOR no. 2022-117  
 County Clark Date received 3/28/23

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>Kingsgate Commons</u>	<u>1990 Kingsgate Lane Springfield in PO Box 2310 Springfield OH 45501-2310</u>	
2. Complainant if not owner			
3. Complainant's agent	<u>Thomas P Loftis managing partner</u>	<u>1960 Audubon Park Dr. Springfield Ohio 45504</u>	
4. Telephone number and email address of contact person <u>937-390-8800 (office); 937-399-4139 (home); 937-215-1351 (cell)</u>			
5. Complainant's relationship to property, if not owner <u>Tom@midprop.com</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>320-03-00026-200-024</u>			
7. Principal use of property <u>Developed to serve as a single family lot.</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>320-03-00026-200-024</u>	<u>*15000. maximum</u>	<u>*62740.-</u>	<u>(47740.)</u>
9. The requested change in value is justified for the following reasons: <u>see attached explanation</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
 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 Site plan w/ 1992 and total cost \$ \_\_\_\_\_  
 FILED  
 CLARK COUNTY AUDITOR

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown  
 MAR 28 2023

JOHN S. FEDERER  
AUDITOR

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 3/28/2023 Complainant or agent (printed) Thomas P. Lohm Title (if agent) Partner

Complainant or agent (signature) *Thomas P. Lohm*



Sworn to and signed in my presence, this 3/28/2023 day of March 2023  
(Date) (Month) (Year)

Notary *Bonnie Ballenger*

Appeal of Existing Tax Value of  
Property at the NE corner of the  
Intersection of Derr Road and Kingsgate Road

Lot Number           18418  
Subdivision           Kingsgate Commons #6

When this lot was platted, these lots were sold at \$25,000 +/- and were not located in a designated flood plain area. At that time, we chose not to sell this lot as we wanted the green space at the entry to this subdivision and we wanted a lot to locate the entry signs to the subdivision on.

In 2019 we decided that this would be a good time to sell the lot and we received an offer to buy the lot from a contractor. When we tried to get a building permit we found that FEMA had reviewed and revised the flood plan area and that the lot was now located in a designated flood plain. To construct a home, we would be required to raise the building site (building pad) 5' to 5.5' above current existing ground. This is a very costly process. Please see the calculation attached to make this a buildable lot. The cost plus the psychological concerns of a homeowner of having a home in a flood plain had destroyed the value of the lot.

We respectfully request a reevaluation of the value of the lot to a number that reflects a more realistic market value. Please see the attached calculation

## Fill and Compaction Calculations

Lot Number      18418  
 Subdivision      Kingsgate commons section #6  
 Size of Lot      29000 6SF  
 Location      Lot is at the North East corner of the intersection of  
                     Derr Road and Kingsgate Road

Current Base Elevation      1010 ASL

FEMA Flood Plain pad      1015 ASL MIN.

Recommend building pad at least 1'0 above FEMA level. The area where house and garage, drive and any patio is located should be at FEMA plus 1'0 level and should taper gradually to current level as you move away from the house. Therefore, I am assuming we must build a pad + 1'0 over FEMA and over a 5,000 GSF building area and taper down an average 3'0 over another 7,000 GSF.

5,000 GSF' @ 6' elevation	30,000 cu ft.
<u>7,000 GSF @ 50% x 6' or 3' avg</u>	<u>21,000 cu ft.</u>
12,000 GSF	51,000 cu ft.
Divided by	<u>27 cu ft.</u>
	1888.9 cu ft.
Say	1889 cu yards
at	<u>\$15/cu yard</u>
cost estimate	\$28,335

Calculation by Tom Loftis and reviewed by Jason Harral of Harral and Stevenson Engineering and John Pauley (Contractor)

