

Tax year 2022 BOR no. 2022-005
 County Clark Date received 01/18/2023

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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		Stites, Thomas Glen		P.O. Box 48	
3. Complainant's agent				South Vienna, OH	
4. Telephone number and email address of contact person		937-207-0583 tstites148.5@gmail.com		45369	
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		
130-15-00142-102-013			Sylvan Shores 2.5 PT/108		
7. Principal use of property <u>Unaccessible vacant 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		
Same as above	2,000	11,480	9,480		
9. The requested change in value is justified for the following reasons: <i>The property is an unaccessible, undeveloped lot. It borders to the north and the ramp to the bridge of Sylvan Shores drive to the front, with guardrail. Suggest lowering the value and reclassify as a lower "type".</i>					

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 N/A and total cost \$ _____

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

Please see four attachments.

FILED
CLARK COUNTY AUDITOR

JAN 18 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 1/18/23 Complainant or agent (printed) Thomas G. Stites Title (if agent) _____

Complainant or agent (signature) Thomas G. Stites

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

Notary _____

Attachment A

View from Sylvan shores Drive looking east toward property.

Neighbors property



I70

Guardrail at top of embankment at front of property.

The only access to lot is across neighbor's yard.

Attachment B

View from lot looking westward towards
Sylvan Shores Drive embankment.

Guardrail



25'

I70

Attachment C

LAW OFFICES OF
JUERGENS, STOLL & JUERGENS

215 OLD M & M BUILDING
SPRINGFIELD, OHIO

PHONE 325-1588
325-1589

URBAN R. JUERGENS
WILLIAM J. STOLL
U. TIMOTHY JUERGENS

My father

Sept. 30, 1969

Mr. Dana Stites
South Vienna, Ohio

Re: Title Re-check-Lot 108-Sylvan Shores Drive

Dear Dana,

At your request, I have examined the records and indices of Clark County, Ohio, relative to property fully and accurately described as follows:

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

Being Lot No. 108 as the same is numbered and designated on the recorded plat of Sylvan Shores Addition (No. Two), which plat is recorded in Volume 10, Page 99, of the Plat Records of Clark County, Ohio.

SUBJECT to all restrictions and easements of record applicable to said lot as show on the recorded Plat.

EXCEPTING, THEREFROM, .173 of an acre as conveyed by L.D. Pelfrey and Geneva Pelfrey, husband and wife, to the State of Ohio, by a warranty deed dated February 1, 1967, and recorded in Volume 585, Page 528, Deed Records of Clark County, Ohio.

Title to said premises is vested absolutely in Lawrence Barnhart and Virginia Barnhart, who acquired title by deed containing general warranties, dated August 2, 1968, and filed for record in Vol. 606, page 405, of the Deed Records, Clark County, Ohio and in my opinion can convey a good and marketable title, subject only as to such matters as are set forth below:

TAXES AND ASSESSMENTS: An examination of the Treasurer's records show subject premises to be listed under the name of PELFREY, L.D. and Geneva, and to have a valuation for tax purposes of \$370.00 upon the land, there being no building improvements.

Taxes for the year 1968- \$13.14, have been paid in full.

The 1969 taxes, a lien from January 1, 1969, have not been determined.

cont'd: Title Examination report- Lot 108- Sylvan Shores Drive

MORTGAGES, PENDING SUITS, JUDGMENTS, AND LIENS: None of Record

RESTRICTIONS AND EASEMENTS: Attached is copy of restrictions which attach to lots of Sylvan Shore Addition #2.

OTHER MATTERS: By conveyance appearing in Vol. 585, page 528, Deed Records, Clark County, Ohio from L.D.Pelfrey and Geneva Pelfrey, to State of Ohio. 0.173 of an acre of north side of lot was conveyed, being a strip of 24.19' across front along Sylvan Shores Drive and 18.67' at rear of lot. Plan of Interstate 70 is filed for record in Vol. 11, page 123, Plat Records, Clark County, Ohio, which plans show no reference to access drive to lots fronting on overpass of Sylvan Shores Drive.

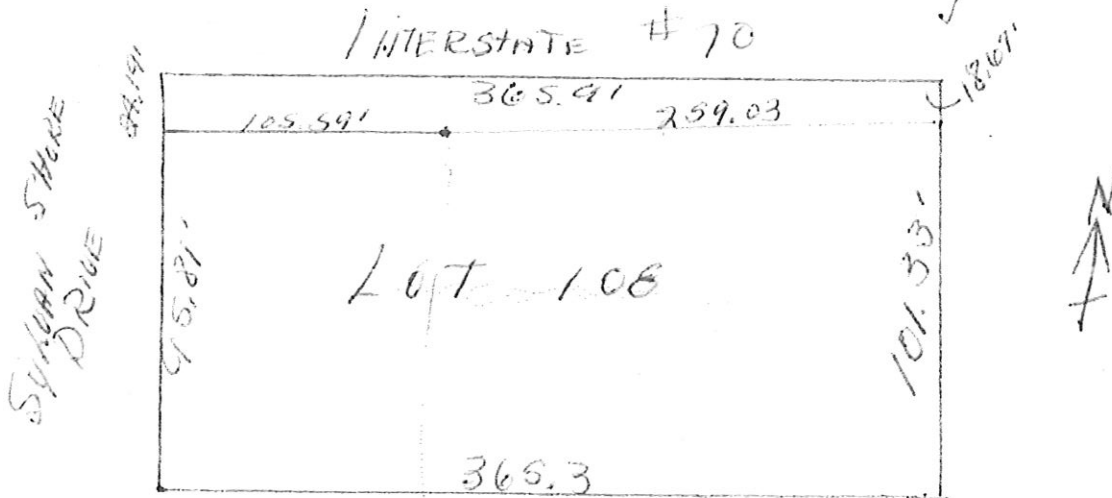
This examination covers a period of time from deed to present owner and does not purport to cover matters not of record in this County, matters which a correct survey might disclose, rights of those in possession, or rights to file liens.

Dated this 1st day of October, 1969, at Springfield, Ohio.

Respectfully submitted,

William J. Stoll

William J. Stoll, Attorney



Land to the south
JEANNETTE ALLEN

Attachment D

CLARK COUNTY

Printed: 01/11/23

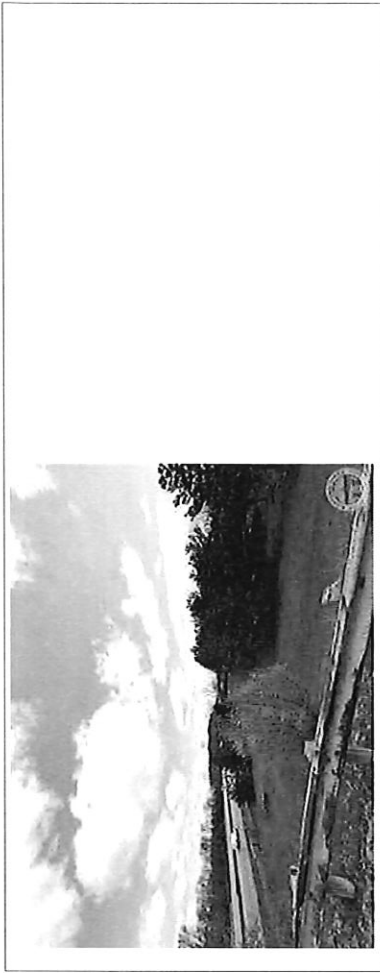
Tax Year: 2023

Card: 1 of 1

LUC: 500-RESIDEN VAC, PLATTED V

Map ID: 130-15-00142-102-013

Situs : SYLVAN SHORES DR



GENERAL INFORMATION
 Routing No. HNE3-D2 017-00
 Class Residential
 Living Units 130R0000
 Neighborhood District
 Zoning Harmony Township Neisd
 Alternate Id
 Tax District

CURRENT OWNER
 STITES THOMAS GLEN
 CAUV
 Field Review Flag:

Property Notes
 Note Codes:

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land 4,020	11,480	11,480	0	0
Building 0	0	0	0	0
Total 4,020	11,480	11,480	0	0

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

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Undeveloped Lol F	96 305			11,480

Total Acres: .6722 Legal Acres: 0.00 NBHD Fact: 1.3300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Entrance Information

Date	ID	Entry Code	Source
08/02/18	TAS	R-Review	3-Other
01/13/12	JPH	0-Vac Or Oby Only	3-Other
09/05/06	AC		

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SYLVAN SHORES 2 S PT
 108

Addl. Tieback:

Property Factors

Topo: 6-Low
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 1-Light