

Amended counter-complaint

Tax year 2022 BOR no. 2022-016
County CLARK Date received 2/27/23

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 | BRE Knight SH OH Owner LLC | 1505 S. Howard Ave, Tampa, FL 33606 | |
| 2. Complainant if not owner | Greenon Local School Dist. Bd. of Edn. | 120 S. Xenia Street, Enon, Ohio 45323 | |
| 3. Complainant's agent | Robert M. Morrow, Esq. | 612 Park Street, Ste 300, Columbus OH 43215 | |
| 4. Telephone number of contact person | 614-573-3015 | | |
| 5. Email address of complainant | bmorrow@parkstreetlg.com | | |
| 6. Complainant's relationship to property, if not owner | School District | | |
| If more than one parcel is included, see "Multiple Parcels" on back. | | | |
| 7. Parcel numbers from tax bill | Address of property | | |
| 1801000012000065 | 7800 Dayton-Springfield Road, Fairborn, OH 45324 | | |
| 8. Principal use of property senior living facility | | | |
| 9. 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 |
| 1801000012000065 | 5,437,490 | 5,437,490 | -0- |
| 10. The requested change in value is justified for the following reasons: School District supports auditor's value. | | | |

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.
 A substantial improvement was added to the property.

- The property lost value due to a casualty.
 Occupancy change of at least 15% had a substantial economic impact on my property.

FILED
CLARK COUNTY AUDITOR

Continued on next page

FEB 27 2023

JOHN S. FEDERER
AUDITOR

16. 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 or 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 2-27-23 Complainant or agent Robert M. Morrow Title (if agency) _____ Attorney _____

Robert M. Morrow
Signature

Sworn to and signed in my presence, this 27th day of February year 2023

Notary *Tracie A. Hunter*
Signature



Tracie A Hunter
Notary Public, State of Ohio
My Commission Expires
May 15, 2023

