

2022-016

FILED

CLARK COUNTY AUDITOR

0151 Rev. 12/22

Tax year 2022

BOR no. \_\_\_\_\_

County Clark

Date received JAN 25 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.

This form is for full market value complaints only. All other complaints should use **Form 2**

Original complaint  Counter complaint

Notices will be sent only to those named below.

1. Owner of property		BRE KNIGHT SH OH OWNER LLC	1505 S HOWARD AVE TAMPA, FL 33606	
2. Complainant if not owner				
3. Complainant's agent		Wesley Vaughn, CMI	PO BOX 530292 BIRMINGHAM, AL 35253	
4. Telephone number and email address of contact person 205-216-4539      wv@duggan.cc				
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		
1801000012000065		7800 DAYTON-SPRINGFIELD RD		
		FAIRBORN 45324		
7. Principal use of property      Senior Living Facility				
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	
1801000012000065	\$2,800,000	\$5,437,490	-\$2,637,490	
9. The requested change in value is justified for the following reasons: The actual income generated by the facility does not support the proposed value. A recent appraisal valued the property at \$2,800,000.				

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 1/20/2023 Complainant or agent (printed) Wesley Vaughn Title (if agent) Agent

Complainant or agent (signature) *Wesley Vaughn*

Sworn to and signed in my presence, this 20th day of January 2023  
(Date) (Month) (Year)

Notary *Susan Simpson*

