

2022-020

Tax year 2022

FILED
CLARK COUNTY AUDITOR

DTE 1
Rev. 12/22

County Clark

Date received _____

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		Center of Redemption Apostolic Church Ministries		1001 W. Perrin St., Springfield, OH 45506	
2. Complainant if not owner					
3. Complainant's agent		William C. Hicks		333 N. Limestone St., Springfield, OH 45503	
4. Telephone number and email address of contact person		937-322-0891 bhicks@coleacton.com			
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			
340-06-00003-107-015		1001 W. Perrin St., Springfield, OH 45506			
7. Principal use of property <u>Church</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		
340-06-00003-107-015	15,000.00	135,620.00	(120,620.00)		
		2022 Value 86,070	(71,070)		
9. The requested change in value is justified for the following reasons: This property sold for \$15,000.00 on October 18, 2021 in an arms length transaction. Further, the improvement on the property is a church building in very poor condition.					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/18/2021
and sale price \$ 15,000.00 ; 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 No 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 01/27/2023 Complainant or agent (printed) William C. Hicks Title (if agent) Attorney

Complainant or agent (signature) *William C. Hicks*

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

Notary *Karen J. Sullivan*



KAREN J. SULLIVAN
Notary Public, State of Ohio
My Commission Expires
October 19, 2024

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.



202100018762 10/27/2021 01:28 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$34.00
WARR OR Vol 2200 Pgs 157 - 158

APPROVED
Clark County Tax Map

OCT 27 2021
[Signature]
 Legal Description
 Survey Plat / Lotsplit
 Subdivision / Annexation

Transferred
Sale Price 15,000
4500 *7c*
OCT 27 2021

John S. Federer
Auditor

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT BRIDE OF CHRIST
MINISTRIES CHURCH, an Ohio not-for-profit corporation, and
having its usual place of business at the City of Springfield,
of Clark County, State of Ohio, for valuable consideration
paid, grants with general warranty covenants to CENTER OF
REDEMPTION APOSTOLIC CHURCH MINISTRIES, an Ohio not-for-profit
corporation, whose tax mailing address is c/o Angela D.
Buford, 360 South Limestone Street, Apt. 207, Springfield,
Ohio 45506, the following real property:

Situate in the City of Springfield, County of Clark and
State of Ohio:

Being Lot No. Eighty-three Hundred and Seventeen (8317),
in Roanoke Addition to said City of Springfield, Ohio,
and recorded in Plat Book No. 6, Page 64, Plat Records of
Clark County, Ohio. Together with the rights in an alley
vacated by Ordinance 14-276 as set out in Volume 2041,
Page 1283 of the Official Records of Clark County, Ohio.
Plat Records 18/348.

PPN: 340-06-00003-107-1015

Prior Instrument Reference: Volume 2058, Page 1649.

COLE ACTON HARMON DUNN
HOLD



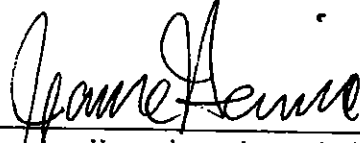
202100018762
BK 2200 PG 158

Grantee herein assumes and agrees to pay all taxes and assessments now or hereafter due and payable.

WITNESS its hand this 18th day of October, 2021.

Signed and acknowledged
in the presence of:


Bride of Christ Ministries
Church, an Ohio not-for-
profit corporation

By 
James Harris aka Rickey J.
Harris, Pastor

STATE OF OHIO

COUNTY OF CLARK

The foregoing instrument was acknowledged before me this 18th day of October, 2021, by James Harris aka Rickey J. Harris, Pastor, Bride of Christ Ministries Church, an Ohio not-for-profit corporation.


Notary Public

This Instrument Prepared By: **WILLIAM C. HICKS, Attorney-At-Law**
NOTARY PUBLIC-STATE OF OHIO
My Commission Expires 11/10/2023
Section 147.03 R.C.

COLE ACTON HARMON DUNN
A Legal Professional Association
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P.O. Box 1687
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