

2022-024

Tax year 2022

BOR no. _____

County CLARK

Date received FEB 1 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.

JOHN S. FEDERER
AUDITOR 2

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.

	Name	Street address, City, State, ZIP code
1. Owner of property	TODD FISHER	258 S. ARLINGTON AVE. SPRINGFIELD OHIO 45505
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
941-799-1130 toddfishernow@yahoo.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
<u>340-07-00034-203-009</u>	<u>504 E. HIGH ST., SPRINGFIELD OH. 45505</u>

7. Principal use of property RETAIL OFFICE

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>3400700034203009</u>	<u>60,000</u>	<u>115,210</u>	<u>55,210</u>

9. The requested change in value is justified for the following reasons:
PROPERTY WAS PURCHASE 4/17/2020 FOR \$60,000 THRU A LISTING WITH ALWAYS SUNNY REALTY IN AN ARM'S LENGTH TRANSACTION

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 4/17/2020
and sale price \$ 60,000 ; 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 PAVING and total cost \$ 7,500⁰⁰
ROOFING # 3,200⁰⁰

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.

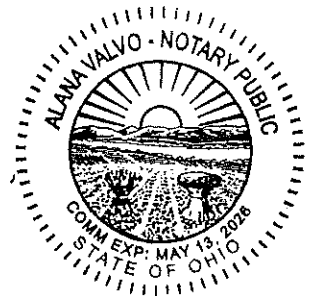
Date 1-30-23 Complainant or agent (printed) TODD FISHER Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 30th day of January 2023
(Date) (Month) (Year)

Notary Alana Valvo

Clark County



A. Settlement Statement U.S. Department of Housing and Urban Development **OMB Approval No. 2502-0285**

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FedHA	3. <input type="checkbox"/> Conv. Unins.	4. File Number: 28944	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POCY" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Todd Fisher

E. Name & Address of Seller: William Richard Cherna
Cynthia K. Cherna

F. Name & Address of Lender: Cash

G. Property Location: Property Address
584 E High Street Springfield, Ohio 45504

PIN
340-07-88034-383-000

H. Settlement Agent: John M. Spencer aka City Title Agency, 30 Warden Street, Ste 250, Springfield, OH 45504, (937) 324-8154
Place of Settlement: 30 Warden Street, Ste 250, Springfield, OH 45504

I. Settlement Date: 4/17/2020 **Preparation Date:** 4/17/2020 **Disbursement Date:** 4/17/2020

Buyer's Responsibility		Seller's Responsibility	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$80,000.00	401. Contract sales price	\$80,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$247.52	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
128. Gross Amount Due from Borrower	\$80,247.52	428. Gross Amount Due to Seller	\$80,000.00
200. Amounts Paid by or for Benefit of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$4,840.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207. Mortgage	\$54,000.00	507. Mortgage	\$54,000.00
208.		508.	
209.		509.	
Adjustments for items withheld by seller		Adjustments for items withheld by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes 7/1/2019 to 4/17/2020	\$1,538.51	511. County taxes 7/1/2019 to 4/17/2020	\$1,538.51
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$80,038.51	520. Total Reduction Amount Due Seller	\$58,378.51
300. Cash at Settlement From/Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$80,247.52	601. Gross amount due to seller (line 420)	\$80,000.00
302. Less amounts paid by/for borrower (line 220)	(\$80,038.51)	602. Less reductions in amount due seller (line 520)	(\$58,378.51)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$4,209.01	603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	\$378.51

SUBSTITUTE FORM 900 SELLER STATEMENT - The information contained in blocks E, G, H and I and on line 401 (or, if line 401 is omitted, lines 403 and 604), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

William Richard Cherna
Cynthia K. Cherna

L Settlement Charges		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$50,000.00 @ 6.000000% = \$3,000.00		
Division of commission (line 700) as follows:		
701. \$3,000.00 to Always Sunny Realty, LLC		
702.		
703. Commission paid at settlement \$3,000.00		\$3,000.00
704.		
800. Items Payable for Commission with Lender		
801. Loan origination fee		
802. Loan discount		
803. Appraisal fee		
804. Credit report		
805. Lender's inspection fee		
806. Mortgage insurance application fee		
807. Assumption fee		
808.		
809.		
810.		
811.		
812.		
813.		
900. Items Required by Lender to Be Paid for Advance		
901. Interest from 4/17/20 to 6/1/20 @ \$4.4500/day		\$62.02
902. Mortgage insurance premium for		
903. Hazard insurance premium for		
904.		
905.		
1000. Items not Reported with Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1006.		
1007.		
1008.		
1009.		
1100. Title Charges		
1101. Settlement or closing fee to John M. Spencer dba City Title Agency		\$250.00
1102. Abstract or file search without cert to John M. Spencer dba City Title Agency		\$250.00
1103. Title commission		
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees to John M. Spencer, Attorney at Law		\$85.00
Includes above item numbers: Deed Preparation Fee		
1108. Title insurance		
Includes above item numbers:		
1109. Lender's coverage		
1110. Owner's coverage		
1111. Preparation of Note to John M. Spencer, Attorney at Law		\$250.00
1112. Preparation of Mortgage to John M. Spencer, Attorney at Law		\$250.00
1113. Recording Service Fee to John M. Spencer dba City Title Agency		\$100.00
1200. Government Recording and Transfer Charges		
1201. Recording fees:		
1202. City/county tax/stamp: Deed \$240.00		\$240.00
1203. State tax/stamp:	\$0.50	
1204.		
1205.		
1206.		
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest inspection		
1303.		
1304.		
1305.		
1306.		
1307.		
1400. Total Settlement Charges (enter on lines 163, Section J and 502, Section K)	\$247.52	\$4,848.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCB), Other (POCO), Real Estate Agent (POCA), or Seller (POCS).