

Tax year 2022 BOR no. 2022-028
 County Clark Date received 02/02/2023

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.

MAR 10 2023

Name		Street address, City, State, ZIP code	
1. Owner of property	Patrick + Lauren Morse	4755 Jeremy Ave. Springfield OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-561-4227 patrickmorse13@gmail.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	
180-11-00030-401-012		4755 Jeremy Ave. Springfield OH 45502	
7. Principal use of property residence/home			
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
180-11-00030-401-012	\$20,000	\$52,120	\$32,120
9. The requested change in value is justified for the following reasons: We paid \$20,000 for the land in an open and competitive market.			

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 11/12/2022 and total cost \$ 500,000

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

CLARK COUNTY AUDITOR

MAR 10 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 03/08/2023 Complainant or agent (printed) Patrick Morse Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

FINAL

A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FHMA	3. <input type="checkbox"/> CONV. UNINS.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
6. FILE NUMBER: 19-00036-BG		7. LOAN NUMBER
8. MORTGAGE INS. CASE NO.:		

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Patrick Morse and Lauren Morse
1635 Primrose Lane, Fairborn, OH 45324

E. NAME & ADDRESS OF SELLER: Garner J. Back and Sandra K. Back
11281 MacAline Way, Lakeview, OH 45331

F. NAME & ADDRESS OF LENDER:

G. PROPERTY LOCATION: 4755 Jeremy Avenue, Springfield, OH

H. SETTLEMENT AGENT: Ohio Real Estate Title, Inc. 1160 East Dayton-Yellow Springs Road, Fairborn, OH 45324 (937) 878-4333
PLACE OF SETTLEMENT: Ohio Real Estate Title, Inc. 1160 East Dayton-Yellow Springs Road, Fairborn, OH, 45324 (937) 878-4333

I. SETTLEMENT DATE: 3/05/2019 DISBURSEMENT DATE: 3/05/2019

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	20,000.00	401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	418.50	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 to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	20,418.50	420. Gross Amount Due To Seller:	
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 07/01/18 to 03/05/19	370.62	511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	

