

2022-031

FILED

DTE 1 12/22

Tax year 2022

BOR no. CLARK COUNTY AUDITOR

County Clark

Date received \_\_\_\_\_

### Complaint Against the Valuation of Real Property FEB 2 2023

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 12

Original complaint  Counter complaint

Notices will be sent only to those named below.

JOHN S. FEEDERER  
AUDITOR

	Name	Street address, City, State, ZIP code	
1. Owner of property	Yake LTD	5741 S Tecumseh Rd Springfield Oh	
2. Complainant if not owner		45502	
3. Complainant's agent			
4. Telephone number and email address of contact person 937-765-1511 john.yake@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	
0100500025 137 003		859 Filmore Ave New Carlisle Oh	
7. Principal use of property rental			
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
6100500025137003	72,000	117,450	45,450
9. The requested change in value is justified for the following reasons: The property across the street 856 Filmore has same square footage, all brick, but has a covered patio and 1/2 car garage. That property's taxes are 1473.86 per yr. Our property 856 Filmore, same square footage does NOT have a covered patio or a garage. Our taxes are 1943.36 per yr. A difference of \$51950			

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 2-1-23 Complainant or agent (printed) YAK LTD Title (if agent) \_\_\_\_\_

Complainant or agent (signature) John R. Yaker

Sworn to and signed in my presence, this 2/1/23 <sup>1<sup>st</sup></sup> day of February 2023  
(Date) (Month) (Year)

Notary Michelle A. Weston



Michelle A Weston, Notary Public  
In and for the State of Ohio  
My Commission Expires May 4, 2023

To whom it may concern,

I have other properties that have more square footage & garages that are taxed less than 859 Filmore.

Look at 222 Braun - has family room and 2 car garage Taxes are 996.<sup>65</sup> a half

1152 Kesse - bi-level w detached 2 car gar #2 b Taxes 983<sup>41</sup> a half

Filmore - no garage, less square footage Taxes 996.<sup>68</sup> a half 900 sq ft.

