

FEB - 6 2023

Tax year 2023 BOR no. 2022-036
County CLARK Date received 2/6/23

DTE 1
Rev. 02/19

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.

| Name | | Street address, City, State, ZIP code | |
|--|---|--|------------------------------|
| 1. Owner of property <u>Philip Wall</u> | | <u>1080 VA Wilson Rd. London 43140</u> | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number of contact person <u>937-206-8811</u> | | | |
| 5. Email address of complainant <u>W1800W@AOL.COM</u> | | | |
| 6. Complainant's relationship to property, if not owner | | | |
| If more than one parcel is included, see "Multiple Parcels" on back. | | | |
| 7. Parcel numbers from tax bill | | Address of property | |
| <u>34007000 29415001</u> | | <u>1551 E. MAIN ST, SP/1A DK</u> | |
| 8. Principal use of property <u>VACANT</u> | | | |
| 9. 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>SAME AS ABOVE</u> | <u>\$ 28,000.⁰⁰</u> | <u>\$ 45,200.⁰⁰</u> | <u>-17,200.⁰⁰</u> |
| | | | |
| | | | |
| 10. The requested change in value is justified for the following reasons: <u>ADJOINING LOTS ARE ALL VALUED LESS. ATTACHED COPIES OF APPRAISAL. ALL COMPARISONS ARE HIGHER ON THIS LOT.</u> | | | |

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

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 2-2-23 Complainant/Agent Signature Philip Wall Title (if agent) owner

Sworn to and signed in my presence by Notary Public - State of Ohio E. B. [Signature] February year 2023

Notary Signature E. B. [Signature] My Commission Expires 4/4/2027



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Frank Mumma
1891 – 1956
Carl E. Mumma
1922 – 2006
Ronald C. Mumma
Broker
Natalie Jackson
Curtis G. Mumma



4 W. Main Street
Springfield, Oh
Phone: (937) 32
Fax: (937) 32

Established 1910

January 30, 2023

Phil Wall
1080 Val Wilson Rd.
London, Ohio 43140

Dear Phil,

Upon your request I have appraised the vacant lots located at 1551 and 1575 E. Main St., Springfield, Ohio 45503. These lots are both zoned commercial and do not adjoin each other.

After inspection of this property, I am appraising 1551 E. Main St at \$28,000 and 1575 E. Main St. at \$14,000.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads 'Natalie Jackson'.

Natalie Jackson

