

Tax year 2022

BOR no. 2022-042

County Clark

Date received 2/7/23

FEB - 7 2023

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1) Owner of property	Pexto 10819 LLC	10819 Mussleman Rd, New Carlisle, OH 45344
2) Complainant if not owner		
3) Complainant's agent		
4) Telephone number of contact person <u>1-937-765-0130</u>		
5) Email address of complainant <u>vikkiferguson606@yahoo.com</u>		
6) Complainant's relationship to property, if not owner		
If more than one parcel number is included, see "Multiple Parcels" on back		
7) Parcel number from tax bill	# Acres, if applicable	Address of property
<u>010-05-00027-000-009</u>	<u>40</u>	<u>10819 Mussleman Rd, New Carlisle, OH 45344</u>

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

10) The requested change is justified for the following reasons: A justification letter is attached.

11) 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 penalty 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 2-7-2023 Complainant or agent Vikki Ferguson Title (if agent) _____
Signature

Sworn to and signed in my presence, this 7th day of February year 2023

Notary Diana Thompson
Signature



Diana Thompson
Notary Public
State of Ohio
My Commission Expires
November 18, 2026

February 3, 2023

Vikki Ferguson
5151 New Carlisle Pike
Springfield, OH 45504

CAUV Renewal Application –

The reason I am requesting the appeal is due to deaths of my dad and brother.


My dad died December 2019 and my brother took over all the paperwork and financial responsibilities for the farm. My brother died unexpectedly in October 2021. I had not been involved with paperwork or financial decisions for the farm. The mail last year for the farm was handled by other family members and that did not help matters. I was not aware of the CAUV program until this year. I have learned a lot the past year or so and some of it has been the hard way like with the CAUV renewal.

I respectfully request for the reinstatement of the CAUV due to the circumstances I have dealt with the past few years. Thank you for your consideration.

Vikki Ferguson



Diana Thompson
Notary Public
State of Ohio
My Commission Expires
November 18, 2026



2-7-2023

Initial Application for the Valuation of Land at Its Current Agricultural Use

File with the county auditor prior to the first Monday in March. Include a \$25 filing fee.

1. Owner's name PEXTO 10819 LLC Phone _____ E-mail _____

2. Owner's mailing address 5151 NEW CARLISLE PK SPRINGFIELD OH 45504

3.

Parcel number	Acres	Parcel number	Acres
010-05-00027-000-009	40.00		

4. If the TOTAL acreage being used exclusively for commercial agriculture purposes is **less than ten acres**, show the total gross income from agricultural products. If the TOTAL acreage is **ten or more acres**, specify the number of acres and land use for the last three years.

Year	Farmed Acres	Use of Land (Crop)	Units/Acre	Price/Unit	Gross Income
Last year					
2 years ago					
3 years ago					

5. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops – corn/soybeans/wheat/oats	25
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	2
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	2
Roads/waste/pond	11
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres – must match acres above	

6. Is this land farmed by someone other than the owner? Yes (yes/no) If yes, provide contact information (name and phone number) Ken LOKAI 937-882-1207

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

Signature of owner: Vikki Ferguson - Pexto 10819 LLC Date: 2-6-2023

County Auditor's Use Only			
Receipt for Payment of Fee: I hereby certify that the owner paid the filing fee of \$25 on the date this application was filed.			
County auditor _____	Date filed with county auditor _____		
Name on tax list _____	Taxing district _____	Parcel number _____	Number of acres _____

CK 3447