

Tax year 2022 BOR no. 2022-051
 County CLARK Date received 02/15/23

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	CYNTHIA VAZQUEZ + PHILIP C. BROWN, 3300 Baker Rd, Springfield, OH 45504		
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person			
(937) 399-7867 v2q20810@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	
050-02-00008-301-061		3300 Baker Rd, Springfield, OH 45504	
7. Principal use of property <u>Residence</u>			
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
050-02-00008-301-061	\$89,100 ⁰⁰	\$166,560 ⁰⁰	+ \$77,460 ⁰⁰
9. The requested change in value is justified for the following reasons:			
Please see attached.			

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 N/A and total cost \$ _____

FILED

CLARK COUNTY AUDITOR

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

FEB 15 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 02/06/2023 Complainant or agent (printed) CYNTHIA VAZQUEZ Title (if agent) _____

Complainant or agent (signature) Cynthia Vazquez

Sworn to and signed in my presence, this 06 day of February 2023
(Date) (Month) (Year)

Notary Emily R Thompson



Emily R. Thompson
Notary Public, State of Ohio
My Commission Expires

05-02-2027



3300 Baker Road, Springfield, OH 45504. Photo by a realtor, Redfin.com.

Complaint Against the Valuation of a Manufactured or Mobile Home Taxed Like Real Property. This is the only manufactured home on this portion of Baker Rd and Wildflower Lane. That is siding on the outside, not a real log cabin.

Manufacturer Address	
FAIRMONT HOMES, INC. P. O. BOX 27 HAPPANEE, INDIANA 46560	
FRIENDSHIP I	Plant Number
Date of Manufacture 5-89	HUD No RM495768 495769
Manufacturer's Serial Number and Model Unit Designation R289 213282P 6428 3B 2BA DECK LOG CABIN	
Design Approval by (D.A.P.I.A.) RAXCO	
This mobile home is designed to comply with the federal mobile home construction and safety standards in force at time of manufacture. (For additional information, consult owner's manual.)	
The factory installed equipment includes:	
Equipment	Manufacturer Model Designation
For heating	Coleman R151856
For air cooling	Magic Chef 317A-1
For cooking	GE 11-305
Refrigerator	
Water heater	

The realtor told us a buyer would most likely have it torn down and a regular "brick and mortar" home built. The realtor also said because we are in a Flood Zone, it would be difficult to sell because banks tend not to loan on Flood Zones. The buyer would need cash as I had in 2013 when I cashed in my IRA CD. Our value is in the land, 1.8 acres.

My husband is a 100% disabled veteran and I am 81 yr old diabetic with Stage3B kidney disease. The only reason to sell would be if either of us has to go into a nursing home. This increased tax is a burden on us.