

FEB 14 2023 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

Form 2 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		PL&YM Properties	5631 Prairie RD, Urbana, OH 43078
2. Complainant if not owner		John Moyer	Same
3. Complainant's agent			
4. Telephone number and email address of contact person 937-652-2004 PLYMProperties1@protonmail.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	
340-06-00010-208-016		1810-1812 West Washington ST, Springfield, OH 45506	
7. Principal use of property Residential			
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
3400600010208016	\$36,000	\$53,560	\$17560
9. The requested change in value is justified for the following reasons: The Property was sold twice in 2021 for \$20000 and \$33,500. The only repairs I completed was for normal wear and tear of tenants. I then refinanced the property after the repairs. An Appraisal was completed for this. It Appraised for only \$38,000. Also there is an error on the auditors tax report. It does not have central AC.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/28/2021 & 7/7/2021
and sale price \$ 20,000 & 33,500 ; 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 2/7/2022 and total cost \$ \$2400

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 2/14/23 Complainant or agent (printed) John Moyer Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____