

Tax year 2022 BOR no. 2022-058 FEB 17 2023
 County Clark Date received 2/17/23

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.

JOHN S. FEDERER
AUDITOR

Name		Street address, City, State, ZIP code	
1. Owner of property	Nicholas G Kleismit	1743 S. Tecumseh Rd	
2. Complainant if not owner		Springfield, OH 45502	
3. Complainant's agent			
4. Telephone number and email address of contact person			
nkleismit@gmail.com		937-605-4721	
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	
180-06-00026-000-118		1701 S. Tecumseh Rd	
		Springfield, OH 45502	
7. Principal use of property <u>Vacant</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
line 4	20,000	40,650	20,650
9. The requested change in value is justified for the following reasons: Property was evaluated by a certified General Appraiser, Harvey Plus LLC. Property value less than market value due to buried trash throughout. (See Attached Appraisal)			

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. NA

12. If any improvements were completed in the last three years, show date NA 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 02/16/2023 Complainant or agent (printed) Nicholas G. Kleismit Title (if agent) _____

Complainant or agent (signature) Nicholas G. Kleismit

Sworn to and signed in my presence, this 16 day of February 2023
(Date) (Month) (Year)

Notary Morgan Bottorff



Morgan Bottorff
Notary Public, State of Ohio
My Commission Expires 01-25-2028

HARVEY PLUS LLC
Realtors – Auctioneers – Appraisers

2184 East Possum Road • Springfield, Ohio 45502 • (937) 323-6545 • Fax (888)876-2808

June 6, 2022

David S. Peterson
Attorney at Law
PETERSON & PETERSON, LLC
87 S. Progress Drive
Xenia, Ohio 45385

Re: Nicholas G. Kleismit Real Estate

Dear Mr. Peterson:

In accordance to directive, I have personally inspected the subject real estate as summarized below.

Based upon my investigation and analysis, it is my opinion that the fair market value of the subject real estate is as follows:

Single-Family Residential Appraisal

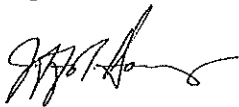
1743 N. Tecumseh Rd., Springfield, OH 45502 - 2.196 Ac. and Dwelling (Current Valuation) - \$260,000
1743 N. Tecumseh Rd., Springfield, OH 45502 - 2.196 Ac. and Dwelling (2003 Valuation) - \$150,000

Vacant Lot

1701 N. Tecumseh Rd., Springfield, OH 45502 - 1.96 Ac. Vacant Lot (Current Valuation) - \$20,000

I hereby certify that to the best of my knowledge and belief the facts and data used for analysis are true and correct; that I have personally inspected the property, and that I have no undisclosed interest, present or prospective therein.

Respectfully submitted,



Jeffrey S. Harvey
Broker-Auctioneer-Appraiser

HARVEY PLUS LLC
HARVEY AUCTION COMPANY LLC
Realtors – Auctioneers - Appraisers

2184 East Possum Road
Springfield, Ohio 45502-8810
Phone (937) 323-6545 / Jeff Cell 937-244-2121
jeff@harveyplus.com

January 1, 2022
QUALIFICATIONS - Jeffrey S. Harvey

GENERAL

Licensed Real Estate Broker, State of Ohio
Licensed Auctioneer, State of Ohio and Indiana
Certified General Appraiser, State of Ohio, No. 383584
B.S. College of Agriculture, The Ohio State University, 1978
Professional Course work completed in: Real Estate Appraisal, Finance, Conservation Easements,
Estate Planning, Brokerage, Real Estate Law, Marketing, Title and Legal Considerations.

EXPERIENCE

Forty years experience in the Real Estate, Appraisal, Auction and Consultation Business.
Experience in the sale and appraisal of residential property, farms, agri-businesses,
Commercial and development real estate, personal and business property, farm chattels,
throughout Ohio and neighboring states.

PROFESSIONAL

Member of - National Association of Realtors, Ohio Association of Realtors,
2012 President - The Ohio Auctioneers Association
2016 and 1995 President - Springfield Board of Realtors
1999 State President - Ohio Chapter, American Society of Farm Mgrs. and Rural Appraisers
1998 State Chairman - Ohio Association of Realtors, Auction Committee
30 Year Member - State of Ohio Agricultural Advisory Committee for the Ohio Department of
Taxation
Yellow Book – Uniform Appraisal Standards for Federal Land Acquisition
Uniform Standards of Professional Appraisal Practice – USPAP Current
American Society of Farm Managers and Rural Appraisers
Uniform Agricultural Appraisal
Business Valuation - American Institute of Real Estate Appraisers
Real Estate Appraisal coursework - American Institute
Rural Appraisal and Easement- American Society of Farm Managers and Rural Appraisers

CLIENTS SERVED

Farmers & Merchants State Bank, US Bank, PNC Bank, WesBanco, Key Bank, Richwood Bank, Huntington Bank,
Security National Bank, Agri-Business Finance, National Bank and Trust,
New Carlisle Federal Savings & Loan, Citizens National Bank, Farm Credit Services, American Farm Mortgage,
Fifth Third Bank of Western Ohio, Minster State Bank, Farm Service Agency, USDA, NRCS- Natural Resources
Conservation Service, Universities, Corporations, Attorneys, Accountants, and Individuals.