

2022-065

FILED

Tax year 2022 BOR no. CLARK COUNTY AUDITOR DTE 1 Rev. 12/22

County Clark Date received FEB 28 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**

This form is for full market value complaints only. All other complaints should use 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>Laura Reed</u>	<u>7453 Port Royal Ave. Russells Point, OH 43348</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>937-360-4561 laurareed59@gmail.com</u>			
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	
<u>220-03-00019-402-001</u>		<u>3077 Sandalwood Ave Spgld, OH 45504</u>	
7. Principal use of property <u>-primary residence nice, livable, husbands recent death may change plans!</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
<u>220-03-00019-402-001</u>	<u>\$90,000</u>	<u>\$206,090</u>	<u>\$136,090</u>
9. The requested change in value is justified for the following reasons: <u>when home pur purchased, not livable no running water, no working well no electric in house until past month 1/2023 no working heat/air until Jan this year 2023</u> <u>no one living in home since purchased</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/19/2019
and sale price \$ 90,000 ; 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 _____ and total cost \$ _____

new roof 10/1/2019
new furnace - work completing @ present

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 2/28/2023 Complainant or agent (printed) Laura Reed Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

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and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

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12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

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

ESTIMATE



Prepared For

Laura Reed
3077 Sandalwood
Springfield, OH 45502
(937) 360-4561

Pappaw's Home Repairs

11163 Gerlaugh Rd
Medway, OH 45341
Phone: (937) 315-0393
Email: 3150393@gmail.com
Web: www.pappawshomerepairs.com

Estimate # 20220752
Date 02/02/2023
Business / Tax # EIN 47-3098812

Description	Total
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3077 Sandalwood	\$18,000.00
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Home is currently not in livable condition. All rooms need finished. Goal is to have house ready for market by April 1, 2023.

We will:

(LABOR ONLY)

DEMOLITION

- remove all flooring in house

FRAMING

- frame laundry / mud room
- finish any framing needed for kitchen wall.

Plumbing

- complete anything needed (Peyton Plumbing has installed new water supply lines however the water heater/ water softener and outside hose bib need completed as well as all valves for bathrooms and kitchen)

Electrical

- New electric panel has installed and service is active. All rooms currently have all receptacles and switches as needed.
- Install new switches / receptacles in new mud / laundry room
- install new and relocate all ceiling lights as needed.
- install new wiring / receptacle as needed to relocate range/stove

Demolition

- Install new/ patch existing as needed and finish drywall ready for paint in all rooms.

Flooring

- Install new vinyl plank flooring in kitchen / living / laundry/ bathrooms.
- Install new carpet/ pad in bedrooms and hall.

Kitchen

- Install new cabinets
- Install new sink/ faucet/ dishwasher
- Install new countertops.

Paint

- Paint all rooms two coats/ one color.

All materials to be provided by homeowner.

A \$5000 deposit is due as a deposit. Balance to be paid as follows:

\$6500 Due March 3, 2023

\$6500 Due March 31, 2023

Subtotal	\$18,000.00
Total	\$18,000.00
Deposit Due	\$5,000.00

Notes:

QUESTIONS? TEXT/ CALL 937-315-0393 or my mobile at 937-657-7157

www.pappawshomerepairs.com

