

Tax year 2022

BOR no. BOR 22-009

County CLARK

Date received MAR - 6 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.

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

1. Owner of property		WILLIAM BERT & SUE ELLEN SAYRE		Street address, City, State, ZIP code	
2. Complainant if not owner				PO BOX 601 SPRINGFIELD OH 45501-0601	
3. Complainant's agent				2600 E. MAIN	
4. Telephone number and email address of contact person					
		1-937-631-0012		SAYRE BWJ 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		
340-07-00023-400-088			2600 E. MAIN		
7. Principal use of property					
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		
340-07-00023-400-088	\$150,000	195,870	- 45,870		
9. The requested change in value is justified for the following reasons:					
<p>2600 E Main Was purchased in 1977 and it was not eleven years later or 1988 that Ohio started to enforce the current EPA laws. Since 1989 when four monitoring wells were installed on the property that the property had a EPA watch. I have letters from banks that because of monitoring wells it makes it nearly impossible to borrow or remodel the property. Shell monitoring wells agreement runs out in March 2024. I do not know what the EPA will allow or require after the Shell Agreement runs out. My neighbors to the west ( BP 2598 E Main ) and to the east ( ARBY'S 2620 E Main ) have the approximately the same valuation for the last few years. I do not understand why my valuation with it's problems needs to be raised from last year's valuation .</p>					

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 ND 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 \_\_\_\_\_ Complainant or agent (printed) WILLIAM S. SARTI Title (if agent) \_\_\_\_\_

Complainant or agent (signature) William B. Joyce

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

Notary \_\_\_\_\_