

Tax year 2022 BOR no. 2022-084
 County Clark Date received 3/21/2023

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	Michael V. Devine	5662 Brantford Ct. Spfld., OH	
2. Complainant if not owner		45503	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-244-4354</u> <u>mdevine1323@twc.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>2200300028800015</u>		<u>5662 Brantford Ct.</u>	
7. Principal use of property <u>home dwelling</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>above</u>	<u>\$152,000</u>	<u>\$171,860</u>	<u>decrease \$19,860</u>
9. The requested change in value is justified for the following reasons: <u>See attached</u>			

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 _____ and total cost \$ _____.
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

FILED
CLARK COUNTY AUDITOR

MAR 21 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3-15-23 Complainant or agent (printed) MICHAEL DEVINE Title (if agent) _____

Complainant or agent (signature) Michael Devine

Sworn to and signed in my presence, this 15 day of March 2023
(Date) (Month) (Year)

Notary Diana Thompson



Diana Thompson
Notary Public
State of Ohio
My Commission Expires
November 18, 2026

My single occupancy home is located in Victorian Village (VV) Condominiums. It was first sold in October 1992 by the builder. Comparisons have been made to newer single occupancy homes in the condominium neighborhoods of Fox Ridge and Victorian Village II.

The 35.9% increase in the assessed value from 2019 to 2022 is exorbitant for my home. The average increase for our neighborhood is 28.6%; the increase for Victorian Village II is 28.4%; while the increase for Fox Ridge owners is only 20%.

Five homes were sold in VV during the span January 2019 through December 2021. Those made 6.8% of all 74 units. 16.7% of the VVII units sold in the same time span; while 8.5% of the Fox Ridge units were sold. Deciding increased home values on so few sales in the neighborhood is unfair.

All Fox Ridge units are recorded to be 1,623 square feet. All 129 units are larger than my home's 1,578 square feet. While 86% of Fox Ridge is newer than my home and 100% of Fox Ridge is larger, only one appraised market value in Fox Ridge is as great as the appraisal of my home, \$171,860. The average in Fox Ridge is \$152,027. The entrances to our two neighborhoods are just "across the street" from each other.

The four most recent 3-year appraisal increases for my home since 2010 are 6.9%, 3.4%, 3% and 35.9%. Most homeowners in VV are retirees. I, 71 years of age, do not qualify for the homestead credit since the change was made to include an income limit. Being retired public servants in Ohio, my wife and I receive pension payments, not Social Security benefits. My wife had not even received a cost of living adjustment for five years until receiving 3% midway through 2022.

I contend that a 35.9% increase in market value is exorbitant.

Victorian Village II

#	Size ft ²	First sale year	Sold since 2019	Value 2019	Value 2022	Change in value	% +/-	Value/ft ²
1400	1,566	12/16/1996	5/10/2021 \$150,000	110,560	143,050	32,490	29.4	\$91.35
5850	1,406	11/5/1996		139,100	168,750	29,650	21.3	\$120.02
5858	1,406	5/11/1998	12/28/2021 \$189,900	138,220	167,600	29,380	21.3	\$119.20
5861	1,762	11/17/2000		142,920	190,570	47,650	33.3	\$108.16
5866	1,818	11/14/1996		141,250	190,810	49,560	35.1	\$104.96
5869	1,406	11/5/1996	2/18/2022 215,000	141,510	171,920	30,410	21.5	\$122.28
5877	1,578	7/14/1997	12/7/2020 \$185,000	135,870	182,040	46,170	34.0	\$115.36
1390	1,578	3/12/2002	9/20/2021 \$180,000	133,660	179,220	45,560	34.1	\$113.57
1398	1,406	11/5/1996		139,390	169,130	29,740	21.3	\$120.29
1401	1,578	11/12/1996	7/18/2022 \$235,000	133,860	179,470	45,610	34.1	\$113.73
1406	1,406	7/21/1998		133,850	162,650	28,800	21.5	\$115.68
1470	1,406	8/27/1997		133,850	162,650	28,800	21.5	\$115.68
1504	1,406	4/19/1999	11/19/2021 \$199,000	139,510	170,000	30,490	21.9	\$120.91
1527	1,406	6/10/1998		144,700	176,820	32,120	22.2	\$125.76
1550	1,406	12/30/2002		139,290	169,000	29,710	21.3	\$120.20
1573	1,566	4/8/2003		130,660	175,350	44,690	34.2	\$111.97
1602	1,406	8/29/1997		139,290	169,000	29,710	21.3	\$120.20
1621	1,446	8/27/1997		150,860	185,030	34,170	22.7	\$127.96
1646	1,406	8/27/1997		137,340	167,160	29,820	21.7	\$118.89
1665	1,406	8/27/1997		133,550	162,260	28,710	21.5	\$115.41
1688	1,406	1/10/2003		141,840	173,050	31,210	22.0	\$123.08
1700	1,406	6/15/2004		133,550	162,260	28,710	21.5	\$115.41
5875	1,858	1/20/1998		142,910	192,860	49,950	35.0	\$103.80
5863	1,930	9/19/1997		155,950	209,070	53,120	34.1	\$108.33
1509	1,878	12/15/1997		142,260	192,070	49,810	35.0	\$102.27
1524	1,566	12/8/1998	7/23/2021 \$189,900	131,910	176,950	45,040	34.1	\$112.99
1531	1,406	8/27/1997	7/29/2022 \$205,000	140,320	171,060	30,740	21.9	\$121.66
1591	1,566	8/27/1997		145,050	193,510	48,460	33.4	\$123.57
1602	1,406	7/28/1999		140,570	171,390	30,820	21.9	\$121.90
1641	1,566	8/27/1997		139,670	186,820	47,150	33.8	\$119.30
1646	1,566	8/27/1997		141,600	189,230	47,630	33.6	\$120.84
1667	1,566	7/13/1999		138,040	184,780	46,740	33.9	\$117.99
1678	1,406	10/13/1998		144,770	176,920	32,150	22.2	\$125.83
1673	1,406	8/27/1997	11/23/2021 \$198,000	145,720	178,170	32,450	22.3	\$126.72
1693	1,578	8/18/1999		134,060	179,740	45,680	34.1	\$113.90
1696	1,566	8/27/1997		136,700	183,090	46,390	33.9	\$116.92
1703	1,578	4/30/2001		134,780	180,650	45,870	34.0	\$114.48
1712	1,578	8/21/2000		140,160	187,440	47,280	33.7	\$118.78
1713	1,578	12/13/1999		148,400	200,670	52,270	35.2	\$127.17
1716	1,578	12/8/1999		138,700	185,610	46,910	33.8	\$117.62
1720	1,578	8/18/1999		141,310	188,880	47,570	33.7	\$119.70
1724	1,566	8/18/1999		143,740	191,890	48,150	33.5	\$122.54

Fox Ridge Condominiums

#	Size ft ²	First sale year	Sold since 2019	Value 2019	Value 2022	Change in value	% +/-	Value/ft ²
1600	1,623	4/20/1992		124,330	144,480	20,150	16.2	\$89.02
1637	1,623	9/12/1995		124,330	144,480	20,150	16.2	\$89.02
1649	1,623	8/20/1997	1/26/2022 \$215,000	127,450	148,620	21,170	16.6	\$91.57
1661	1,623	12/28/1990	12/13/2022 \$239,000	126,440	147,280	20,840	16.5	\$90.75
1668	1,623	3/7/1991		127,450	148,620	21,170	16.6	\$91.57
1673	1,623	1/25/1991		126,440	147,280	20,840	16.5	\$90.75
1680	1,623	7/17/2000		124,980	145,340	20,360	16.3	\$89.55
1685	1,623	5/22/1991		124,330	144,480	20,150	16.2	\$89.02
1688	1,623	1/17/1991		124,330	144,480	20,150	16.2	\$89.02
1696	1,623	12/4/1996		124,330	144,480	20,150	16.2	\$89.02
1700	1,623	10/15/1999		128,550	150,080	21,530	16.7	\$92.47
1703	1,623	11/26/1996		125,940	146,620	20,680	16.4	\$90.34
1715	1,623	8/12/2003		128,550	150,080	21,530	16.7	\$92.47
1718	1,623	9/3/1991		120,250	139,070	18,820	15.7	\$85.69
1727	1,623	9/9/1991	6/2/2022 \$210,000	122,450	141,980	19,530	15.9	\$87.48
1732	1,623	9/10/1991	3/30/2021 \$185,000	125,940	146,620	20,680	16.4	\$90.34
1739	1,623	5/19/1999		125,940	146,620	20,680	16.4	\$90.34
1746	1,623	12/31/1992		125,280	145,740	20,460	16.3	\$89.80
1751	1,623	3/11/2003		125,280	145,740	20,460	16.3	\$89.80
1758	1,623	5/20/1992		125,280	145,740	20,460	16.3	\$89.80
1763	1,623	8/6/1992		125,280	145,740	20,460	16.3	\$89.80
1775	1,623	5/20/1992		125,280	145,740	20,460	16.3	\$89.80
1780	1,623	5/22/1992		125,280	145,740	20,460	16.3	\$89.80
1787	1,623	5/26/1992		125,280	145,740	20,460	16.3	\$89.80
1792	1,623	8/25/1995		127,420	148,580	21,160	16.6	\$91.55
1799	1,623	5/21/1993		126,890	147,870	20,980	16.5	\$91.11
1806	1,623	8/23/1993		121,720	141,010	19,290	15.8	\$86.88
1811	1,623	9/17/1993		126,890	147,870	20,980	16.5	\$91.11
1818	1,623	3/10/2000		125,280	145,740	20,460	16.3	\$89.80
1823	1,623	9/22/1993		129,680	146,190	16,510	12.7	\$90.07
1826	1,623	10/19/1993	5/5/2021 \$160,000	126,890	147,870	20,980	16.5	\$91.11
1832	1,623	10/27/1995		129,050	150,750	21,700	16.8	\$92.88
1835	1,623	9/7/1994		130,830	143,490	12,660	9.7	\$88.41
1842	1,623	5/16/2000		130,830	143,490	12,660	9.7	\$88.41
1847	1,623	7/29/1999		133,050	146,440	13,390	10.1	\$90.23
1852	1,623	5/12/2000		124,940	135,660	10,720	8.6	\$83.59
1859	1,623	4/15/1994	9/8/2021 \$205,000	130,830	143,490	12,660	9.7	\$88.41
1871	1,623	9/13/1994		127,130	138,570	11,440	9.0	\$85.38
5556	1,623	11/9/1994		130,830	143,490	12,660	9.7	\$88.41
5572	1,623	12/21/1994		124,940	135,660	10,720	8.6	\$83.59
5581	1,623	7/7/1995		111,580	140,930	29,350	26.3	\$86.83
5588	1,623	5/26/1995		120,510	152,870	32,360	26.9	\$94.19
5604	1,623	8/30/1999	5/9/2022 \$230,000	117,590	148,970	31,380	26.7	\$91.79
5622	1,623	3/20/1995		117,590	148,970	31,380	26.7	\$91.79
5642	1,623	8/2/2000		135,260	156,690	21,430	15.8	\$96.54

Fox Ridge Condominiums

#	Size ft ²	First sale year	Sold since 2019	Value 2019	Value 2022	Change in value	% +/-	Value/ft ²
5654	1,623	8/2/2000		135,260	156,690	21,430	15.8	\$96.54
5668	1,623	8/2/2000		135,260	156,690	21,430	15.8	\$96.54
5675	1,623	8/2/2000		144,600	174,300	29,700	20.5	\$107.39
5678	1,623	8/2/2000		135,260	156,690	21,430	15.8	\$96.54
5687	1,623	8/2/2000		139,900	167,830	27,930	20.0	\$103.41
5690	1,623	8/2/2000		130,460	158,620	28,160	21.6	\$97.73
1836	1,623	8/2/2000	10/7/2021 \$214,000	132,860	161,850	28,990	21.8	\$99.72
1839	1,623	8/2/2000		136,970	167,430	30,460	22.2	\$103.16
1842	1,623	8/2/2000		136,970	167,430	30,460	22.2	\$103.16
1845	1,623	8/2/2000		132,860	161,850	28,990	21.8	\$99.72
1856	1,623	8/2/2000		130,460	158,620	28,160	21.6	\$97.73
1859	1,623	8/2/2000		130,460	158,620	28,160	21.6	\$97.73
1870	1,623	9/12/2001		130,460	158,620	28,160	21.6	\$97.73
1873	1,623	8/2/2000		132,860	161,850	28,990	21.8	\$99.72
1664	1,623	7/30/1997		119,810	154,230	34,420	28.7	\$95.03
1671	1,623	2/28/1997		117,610	151,290	33,680	28.6	\$93.22
1676	1,623	2/5/1997		123,820	159,580	35,760	28.9	\$98.32
1683	1,623	7/22/1997	4/12/2022 \$204,900	123,820	159,580	35,760	28.9	\$98.32
1686	1,623	7/8/1997	5/24/2021 \$174,000	117,610	151,290	33,680	28.6	\$93.22
1695	1,623	10/20/1997		119,810	154,230	34,420	28.7	\$95.03
1698	1,623	9/2/1997		119,810	154,230	34,420	28.7	\$95.03
1704	1,623	10/14/1997	10/2/2020 \$185,000	123,820	159,580	35,760	28.9	\$98.32
1707	1,623	12/19/1997	3/18/2020 \$165,000	133,100	161,860	28,760	21.6	\$99.73
1710	1,623	8/24/1998	5/20/2020 \$175,000	129,000	156,380	27,380	21.2	\$96.35
1716	1,623	12/11/2000		123,820	159,580	35,760	28.9	\$98.32
1719	1,623	8/26/1998		133,600	162,530	28,930	21.7	\$100.14
1724	1,623	8/25/1997		125,430	161,730	36,300	28.9	\$99.65
1731	1,623	4/15/1998	1/19/2022 \$180,000	133,100	161,860	28,760	21.6	\$99.73
1738	1,623	1/13/1997		128,170	165,380	37,210	29.0	\$101.90
1743	1,623	8/22/2001		128,280	155,410	27,130	21.1	\$95.75
1757	1,623	9/21/1998		132,380	160,890	28,510	21.5	\$99.13
1771	1,623	6/18/2002		119,090	153,270	34,180	28.7	\$94.44
1788	1,623	5/27/1997	7/22/2020 \$185,000	123,100	158,620	35,520	28.9	\$97.73
1793	1,623	6/23/1997	4/25/2022 \$205,000	123,100	158,620	35,520	28.9	\$97.73
1798	1,623	6/19/2003		123,820	159,580	35,760	28.9	\$98.32
1809	1,623	11/5/1996	6/23/2022 \$215,000	115,500	143,840	28,340	24.5	\$88.63
1820	1,623	5/21/1996		121,610	151,990	30,380	25.0	\$93.65
1823	1,623	8/14/1996		117,600	146,640	29,040	24.7	\$90.35
1828	1,623	8/19/1998		121,610	151,990	30,380	25.0	\$93.65
1831	1,623	4/9/1997		124,420	155,740	31,320	25.2	\$95.96
1839	1,623	4/16/1996		121,100	151,320	30,220	25.0	\$93.23
1840	1,623	11/15/2000		123,900	155,060	31,160	25.1	\$95.54
1845	1,623	6/20/1996		115,500	143,840	28,340	24.5	\$88.63
1854	1,623	2/12/1996		117,610	146,650	29,040	24.7	\$90.36
1857	1,623	3/4/1996		120,900	151,050	30,150	24.9	\$93.07

Fox Ridge Condominiums

#	Size ft ²	First sale year	Sold since 2019	Value 2019	Value 2022	Change in value	% +/-	Value/ft ²
1868	1,623	5/7/1996		121,610	151,990	30,380	25.0	\$93.65
5525	1,623	4/1/1994		127,080	148,120	21,040	16.6	\$91.26
5541	1,623	9/21/1999		126,440	147,280	20,840	16.5	\$90.75
5550	1,623	7/10/2003		125,940	146,620	20,680	16.4	\$90.34
5557	1,623	4/7/2005		124,330	144,480	20,150	16.2	\$89.02
5566	1,623	1/12/1993		123,700	143,630	19,930	16.1	\$88.50
5573	1,623	6/11/1991		127,240	148,340	21,100	16.6	\$91.40
5601	1,623	2/11/1998		124,330	144,480	20,150	16.2	\$89.02
5609	1,623	7/7/1995		118,280	149,900	31,620	26.7	\$92.36
5612	1,623	10/8/1992		127,550	148,750	21,200	16.6	\$91.65
5617	1,623	12/8/1994		131,520	144,410	12,890	9.8	\$88.98
5620	1,623	6/15/1993		129,150	145,480	16,330	12.6	\$89.64
5625	1,623	10/3/1995	2/14/2020 \$144,500	128,480	144,580	16,100	12.5	\$89.08
5635	1,623	8/30/1995		121,660	154,410	32,750	26.9	\$95.14
1658	1,623	12/31/1996		134,820	148,790	13,970	10.4	\$91.68
1670	1,623	11/6/1995		118,590	150,300	31,710	26.7	\$92.61
1675	1,623	11/27/1995		118,280	149,900	31,620	26.7	\$92.36
1682	1,623	10/20/1998		126,810	156,380	29,570	23.3	\$96.35
1687	1,623	4/16/1999		129,000	156,380	27,380	21.2	\$96.35
1693	1,623	3/17/1999		129,000	156,380	27,380	21.2	\$96.35
1694	1,623	6/4/1999		133,100	161,860	28,760	21.6	\$99.73
1701	1,623	2/16/1999		129,000	156,380	27,380	21.2	\$96.35
1706	1,623	6/30/1999		136,010	165,760	29,750	21.9	\$102.13
1713	1,623	4/5/1999		134,700	155,940	21,240	15.8	\$96.08
1720	1,623	9/30/2003	6/15/2022 \$210,000	133,770	154,700	20,930	15.6	\$95.32
1725	1,623	12/14/1998		126,810	153,430	26,620	21.0	\$94.53
1730	1,623	7/9/1999		134,500	155,680	21,180	15.7	\$95.92
1742	1,623	10/21/1999		133,770	154,700	20,930	15.6	\$95.32
1754	1,623	9/24/1999		138,060	160,430	22,370	16.2	\$98.85
1766	1,623	9/20/1999		133,770	154,700	20,930	15.6	\$95.32
1778	1,623	10/5/1998	8/23/2021 \$179,900	128,280	155,410	27,130	21.1	\$95.75
1782	1,623	2/19/1999	6/14/2022 \$215,000	133,620	154,500	20,880	15.6	\$95.19
1790	1,623	8/7/1998		132,380	160,890	28,510	21.5	\$99.13
5643	1,623	11/3/2004		124,540	160,530	35,990	28.9	\$98.91
5654	1,623	11/3/2004		124,540	160,530	35,990	28.9	\$98.91
5659	1,623	12/5/1997		122,300	157,540	35,240	28.8	\$97.07
5670	1,623	10/12/2000		119,810	154,230	34,420	28.7	\$95.03
5675	1,623	9/17/1998		132,380	160,890	28,510	21.5	\$99.13
5686	1,623	6/15/1998		126,090	152,460	26,370	20.9	\$93.94