

Tax year 2022 BOR no. 2022-087
 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.

1. Owner of property		Name Enon Holdings, LLC		Street address, City, State, ZIP code 368 Enon Road, Enon, Ohio 45323	
2. Complainant if not owner		Greenon Local School Dist. Bd. of Edn.		120 S. Xenia Street, Enon, Ohio 45323	
3. Complainant's agent		Robert M. Morrow, Esq.		612 Park Street, Ste 300, Columbus OH 43215	
4. Telephone number of contact person		614-573-3015			
5. Email address of complainant		bmorrow@parkstreellg.com			
6. Complainant's relationship to property, if not owner		School District			
If more than one parcel is included, see "Multiple Parcels" on back.					
7. Parcel numbers from tax bill			Address of property		
2100600031100049			368 N. Enon Road		
2100600031100050					
8. Principal use of property		Commercial/Warehouse			
9. 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		
2100600031100049	1,050,000	424,650	625,350		
2100600031100050	(total for both)	(total for both)	(total for both)		
10. The requested change in value is justified for the following reasons: Recent sale in October 2020.					

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/02/2020 and sale price \$ 1,050,000.00 ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

Continued on next page

16. 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 or 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 3-17-23 Complainant or agent Robert M. Morrow Title (if agency) _____ Attorney _____

Robert Morrow
Signature

Sworn to and signed in my presence, this 17th day of _____ March _____ year _____ 2023

Notary *Tracie A. Hunter*
Signature



Tracie A Hunter
Notary Public, State of Ohio
My Commission Expires
May 15, 2023

FILED
CLARK COUNTY AUDITOR

MAR 21 2023

JOHN S. FEDERER
AUDITOR