

Tax year 2022 BOR no. 2022-091  
 County CLARK Date received FILED  
 CLARK COUNTY AUDITOR

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 1023  
 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	<u>DIMEE PREVLOVSKI FAM. REV. LIV. TRUST</u>	<u>1076 OLD FARM LANE</u>
2. Complainant if not owner	<u>DIMEE PREVLOVSKI</u>	<u>SPRINGFIELD, OHIO 45503</u>
3. Complainant's agent	<u>N/A</u>	<u>N/A</u>
4. Telephone number and email address of contact person	<u>937-244-9627</u> <u>Geo1998Voni@gmail.com</u>	
5. Complainant's relationship to property, if not owner	<u>Trustee of the listed Above TRUST</u>	

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
<u>340-07-00023-205-026</u>	<u>620 N. BURNETT Rd. Springfield, Ohio 45503</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

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
<u>340-07-00023-205-026</u>	<u>\$78,000.00</u>	<u>\$93,080.00</u>	<u>\$15,080.00</u>

9. The requested change in value is justified for the following reasons: 620 N. BURNETT RECEIVED 33% IN INCREASE FOR 2022 ANNUAL TAXES. SIMILAR PROPERTIES NEXT DOOR OF (614) AND (626) WITH MAJOR IMPROVEMENT OF ROFFS AND EXTERIOR ON ONE, THE TAX INCREASE WAS SUBSTANTIALLY LESS. THE QUESTION IS: WHAT BASES WERE USED ON EACH OF THESE PROPERTIES FOR TAX INCREASE.

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A  
 and sale price \$ N/A ; 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 N/A and total cost \$ None

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

Note: MY UNDERSTANDING IS: GENERALLY TAXES ARE ESTABLISHED BASED ON VALUES OF SALES. THE SALE PRICE IS NOT ESTABLISHED BY THE EXTERIOR VALUE OF THE SHELL ONLY. THE TAX VALUE IS DETERMINED BY HOW MUCH MORE UPGRADE IS NEEDED VERSUS HOW MUCH UPGRADE HAS RECEIVED. IN THIS CASE, ONLY THE PURCHASER WILL KNOW THE TRUE VALUE, RATHER UPGRADED OR NOT. ASSUMPTIONS ARE IMPOSSIBLE TO BE MADE. IF ASSUMED BY INFLATION OR THE SHELL OF THE PROPERTY, UNLESS THE PROPERTY IS SOLD AT ARMS LENGTH. GENERALLY, SALES OF ARMS LENGTH ARE THE STAMP FOR WHAT THE PROPERTY IS WORTH AT THE TIME OF THE SALE.

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. N/A

- 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. N/A

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 2/21/23 Complainant or agent (printed) Dimitre Prevostski Title (if agent) Trustee

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 21<sup>st</sup> day of Feb 2023  
(Date) (Month) (Year)

Notary [Signature]

