

FILED
CLARK COUNTY AUDITOR

Tax year 2022

BOR no. 2022-105

DTE 1
Rev. 08/21

County Clark

Date received 3/23/23

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

MAR 23 2023

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

JOHN S. FEDERER
AUDITOR

Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property		Aaron Hapgood 3473 Rocky Point Rd Springfield OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		7753034867	
5. Email address of complainant		hapgood.aaron@gmail.com	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
3400700034211004		629 E. High St Springfield OH 45505	
3400700034211003		627 E High St Springfield OH 45505	
8. Principal use of property			
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
3400700034211004	99000	161940	62940
3400700034211003	50000	52440	2440
10. The requested change in value is justified for the following reasons: The two parcels were purchased together for \$149000. Parcel ending 004 was in very rough condition justifying the lower purchase price.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12-1-2021 and sale price \$ 149000 ; 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.

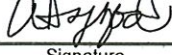
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

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.

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 3-23-2023 Complainant or agent  Title (if agent) _____
Signature

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

Notary _____
Signature

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: HARGOOD-SAND QUEST 2			7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:						
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POCF" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> <small>10 399 HARGOOD-SAND QUEST 2021 PFDH-PGGOOD-SAND QUEST 2/</small>						
D. NAME AND ADDRESS OF BUYER: Aaron Hargood		E. NAME AND ADDRESS OF SELLER: Sand Quest, Ltd. 16912 123rd Place, NE Bothell, WA 98011 TEL: 31-1631616		F. NAME AND ADDRESS OF LENDER:		
G. PROPERTY LOCATION: 627 and 629 E. High Street Springfield, OH 98011 Clark County, Ohio		H. SETTLEMENT AGENT: 31-1605535 Bankers' Title Agency of Springfield, Ltd. PLACE OF SETTLEMENT: 500 N. Fountain Avenue Springfield, OH 45504		I. SETTLEMENT DATE: December 1, 2021		
J. SUMMARY OF BUYER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BUYER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price		149,000.00	401. Contract Sales Price		149,000.00	
102. Personal Property			402. Personal Property			
103. Settlement Charges to Buyer (Line 1400)		1,922.75	403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		406. City/Town Taxes	to		
107. County Taxes	to		407. County Taxes	to		
108. Assessments	to		408. Assessments	to		
109.			409.			
110.			410.			
111.			411.			
112.			412.			
120. GROSS AMOUNT DUE FROM BUYER		160,922.75	420. GROSS AMOUNT DUE TO SELLER		149,000.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit/Earnest Money \$5,000.00 RETURNED			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)		9,766.00	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff First Mortgage to Huntington National Bank		110,490.64	
205.			505. Payoff Second Mortgage			
206.			506.			
207.			507.			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	01/01/21 to 12/01/21	5,029.75	511. County Taxes	01/01/21 to 12/01/21	5,029.75	
212. Assessments	to		512. Assessments	to		
213.			513.			
214.			514.			
215.			515.			
216.			516.			
217.			517.			
218.			518.			
219.			519.			
220. TOTAL PAID BY FOR BUYER		5,029.75	520. TOTAL REDUCTION AMOUNT DUE SELLER		125,286.39	
300. CASH AT SETTLEMENT FROM/TO BUYER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Buyer (Line 120)		160,922.75	601. Gross Amount Due To Seller (Line 420)		149,000.00	
302. Less Amount Paid By For Buyer (Line 220)	(5,029.75)	602. Less Reductions Due Seller (Line 520)	(125,286.39)	
303. CASH (X FROM) (TO) BUYER		145,893.00	603. CASH (X TO) (FROM) SELLER		23,713.61	