

Tax year 2022 BOR no. 2022-110
 County Clark Date received 4/26/23

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	Rachel Court Limited Partnership	3870 Virginia Ave., Cincinnati, OH 45227	
2. Complainant if not owner			
3. Complainant's agent	William J. Patterson, Esq.	7373 Beechmont Ave., Cincinnati, OH 45230	
4. Telephone number and email address of contact person 513.533.2982 wjp@sspfirm.com			
5. Complainant's relationship to property, if not owner Attorney			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0300500029306034		199 Sunrise Terrace, New Carlisle, Ohio 45344	
7. Principal use of property Commercial / apartments			
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
0300500029306034	\$274,800.00	\$274,800.00	\$ 0.00
9. The requested change in value is justified for the following reasons: No change in value justified from Auditor Value. Prior sale not arm's length transaction.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/15/2020
 and sale price \$ 811,800.00 ; 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

APR 26 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 4/25/2023 Complainant or agent (printed) William J. Patterson, Esq. Attorney (if agent)

Complainant or agent (signature) *William J. Patterson*

Sworn to and signed in my presence, this 25TH day of April 2023
(Date) (Month) (Year)

Notary *Mary T. Fairbanks*

MARY T. FAIRBANKS
Notary Public
State of Ohio
My Comm. Expires
July 19, 2025

HYDE PARK TITLE AGENCY, LLC

HYDE PARK TITLE AGENCY, LLC
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