

Tax year 2022 BOR no. 2022-111  
 County Clark Date received 3/24/23

**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	David S. Wade Sr & Carolyn M. Wable	3644 Knollwood Dr Beaver creek, Oh 45432
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
 Cell (937) 241-3641 dswade@gmail.com

5. Complainant's relationship to property, if not owner

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

Parcel numbers from tax bill	Address of property
220-03-0010-400-035	4376 Yale St. New Moorefield Twp>
	House is in Very Poor Condition ( F )

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
220-03-0010-400-035	\$33,820	\$82,710 *	\$48890
		* Used prior old Assessed Value set before Auditor and Board Correction made.	(as starting point)

9. The requested change in value is justified for the following reasons:

See attached statement

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 08/05/2020  
 and sale price \$ 13,100 ; and attach information explained in "Instructions for Line 10" on back. TRANSFER DATE Closing Statement Attached

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 **FILED CLARK COUNTY AUDITOR**

MAR 24 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.  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.

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 3/23/23 Complainant or agent (printed) David S. Wade Title (if agent) \_\_\_\_\_  
Carolyn M. Wade

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 23 day of March 2023  
(Date) (Month) (Year)

Notary [Signature]



JENNIFER DU  
Notary Public, State of Ohio  
My Commission Expires 03-09-2024



TAX YEAR 01-01-2022 FORM DTE: 1 CLARK COUNTY, OHIO  
STATEMENT ON COMPLAINANT'S OPINION OF FULL MARKET VALUE

ITEM 9

ADDRESS OF SUBJECT REAL ESTATE PROPERTY: 4376 YALE ST, NEW MOOREFIELD, OHIO  
CLARK COUNTY OHIO

NEW OWNERS: WADE AT 01-01-2022 WADE PURCHASED THE PROPERTY THRU AN ARMS LENGTH BUYERS CONTRACT FROM THE DECEASED FATHER'S DAUGHTER WHO DID NOT WANT TO SPEND ANY MONEY FIXING UP THE PROPERTY AND OR PAYING THE REAL ESTATE TAXES.

BUYER'S PRICE OFFER WAS ACCEPTED BY THE DAUGHTER AT \$12,000 (\$1,000 MOORE THAN WHAT THE CLARK COUNTY TAX BOARD SET VALUE OF \$11,000 FOR EARLYER TAX YEAR). BUYER PAID CLOSING COST SINCE DAUGHTER HAD NO READY CASH TO PAY THAT EXPENSE. THE HOUSE AND YARD WERE IN VERY POOR CONDITION (INSIDE AND OUT AND OVERGROWN) THE REAL ESTATE SALES CONTRACT CLOSING TOOK PLACE ON 09-05-2020 AND WADE TOOK LEGAL TITLE OF THE PROPERTY ON THAT DATE.

IT IS THE COMPLAINT'S OPINION OF FULL MARKET VALUE @ 01-01-2022 IS \$33,820  
\$13,100 PURCHASE PRICE (LOT) PLUS \$20,720 IN EMERGENCY REPAIRS TO THE

HOUSE.

THE HOUSE IS STILL VERY POOR SHAPE INSIDE & THE HOUSE ROOF WILL NEED TO BE REPLACED SOON. OLD TREES IN SIDE YARD LEANING TOWARD THE HOUSE NEED TO BE REMOVED, THAT'S EXPENSIVE.

HOUSE NOT LIVED IN AND HAS NO FIRE ALARMS IN THE HOUSE. HOUSE NO TRESPASSING ALLOWED. POOR CONDITION OF HOUSE HAS A NEGATIVE EFFECT ON VALUE OF THE LAND (LOT).

*NO IMPROVEMENTS TO DRIVEWAY BY CEMENT OR ASPHALT.*

PURCHASE PRICE WAS AN ARMS LENGTH TRANSACTION OF \$13,100.

## Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.



FINAL  
 A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN  
 1.  FHA 2.  FHMA 3.  CONV. UNINS.  
 4.  VA 5.  CONV. INS.  
 6. FILE NUMBER: 7. LOAN NUMBER  
 20-00528-VB  
 8. MORTGAGE INS. CASE NO.:

C. NOTE: 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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: David S. Wade, Sr. 3644 Knollwood Drive, Beavercreek, OH 45432  
 E. NAME & ADDRESS OF SELLER: Carrie Lynn Cochran 397 CR 218, Marengo, OH 43334  
 F. NAME & ADDRESS OF LENDER: CASH SALE  
 G. PROPERTY LOCATION: 4376 Yale Street, Springfield, OH 45502  
 H. SETTLEMENT AGENT: Ohio Real Estate Title, Inc.  
 PLACE OF SETTLEMENT: 1111 N. Plum Street, Suite 9, Springfield, OH 45504 (937) 322-7333  
 I. SETTLEMENT DATE: 7/30/2020 DISBURSEMENT DATE: 7/30/2020

**COPY**  
 [Signature]  
 220-03-0010-400-035

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	13,075.66	401. Contract sales price	13,075.66
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	699.50	403.	
104.		404.	
105.		405.	
<b>Adjustments For Items Paid By Seller In Advance:</b>		<b>Adjustments For Items Paid By Seller In Advance:</b>	
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.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower:</b>	<b>13,775.16</b>	<b>420. Gross Amount Due To Seller:</b>	<b>13,075.66</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower:</b>		<b>500. Reductions In Amount Due To Seller:</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	736.90
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
206.		506. Property Tax-Delinquent Taxes	221.28
207.		507.	
208.		508.	
209.		509.	

Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01/20 to 07/30/20	511. County taxes	01/01/20 to 07/30/20
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower:</b>	<b>116.28</b>	<b>520. Total Reductions In Amount Due Seller:</b>	<b>116.28</b>
<b>300. Cash At Settlement From/To Borrower:</b>		<b>600. Cash At Settlement From/To Seller:</b>	
301. Gross amount due from borrower (line 120)	13,775.16	601. Gross amount due to seller (line 420)	13,075.66
302. Less amount paid by/for borrower (line 220)	116.28	602. Less reductions in amount due seller (line 520)	1,074.46
<b>303. Cash (X) FROM) ( ) TO) Borrower:</b>	<b>13,658.88</b>	<b>603. Cash (X) TO) ( ) FROM) Seller:</b>	<b>12,001.20</b>

700. Total Sales/Broker's Commission:					
Based On Price \$		13,075.66	@	% =	
<b>Division of Commission (line 700) As Follows:</b>					
701. \$	500.00	to	Re/Max Alliance Realty		
702. \$		to			
703. Commission paid at settlement					
704.					500.00

<b>800. Items Payable In Connection With Loan:</b>					
801. Loan Origination fee		%			
802. Loan Discount		%			
803. Appraisal fee to:					
804. Credit report to:					
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					

<b>900. Items Required By Lender To Be Paid In Advance:</b>					
901. Interest from		to	@ \$	/day	(0 days)
902. Mortgage insurance premium for		mo. to			
903. Hazard insurance premium for		yrs. to			
904. Flood insurance premium for		yrs. to			
905.					
906.					

<b>1000. Reserves Deposited With Lender:</b>					
1001. Hazard insurance	0	months @ \$	0.00	per month	
1002. Mortgage insurance	0	months @ \$	0.00	per month	
1003. City property taxes	0	months @ \$	0.00	per month	
1004. County property taxes	0	months @ \$	0.00	per month	
1005. Annual assessments	0	months @ \$	0.00	per month	
1006. Flood insurance	0	months @ \$	0.00	per month	
1007.	0	months @ \$	0.00	per month	
1008. Aggregate Adjustment					
1009.					

<b>1100. Title Charges</b>					
1101. Settlement or closing fee to					
1102. Abstract or title search to					
1103. Title examination to	Ohio Real Estate Title, Inc.				200.00
1104. Title insurance binder to	Ohio Real Estate Title, Inc.				75.00
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
	(includes above item Numbers:	)			
1108. Title insurance to	Ohio Real Estate Title, Inc.				
	(includes above item Numbers:	)			175.00
1109. Lender's coverage \$					
1110. Owner's coverage \$	13,075.66	Premium:	\$175.00		
1111. Closing Fee to	Ohio Real Estate Title, Inc.				200.00
1112. Wire Fee to	Ohio Real Estate Title, Inc.				15.00
1113. Deed Preparation Fee to	David R. Miles, Attorney at Law				150.00
1114. Record TOD Confirmation Affidavit to	Clark County Recorder				34.00

<b>1200. Government Recording and Transfer Charges:</b>					
1201. Recording fees: Deed \$	34.00	:Mortgage \$	0.00	:Releases \$	0.00
1202. City/county tax/stamps: Deed \$	52.40	:Mortgage \$	0.00		52.40
1203. State tax/Stamp: Deed \$	0.50	:Mortgage \$	0.50		0.50
1204.					
1205.					

<b>1300. Additional Settlement Charges:</b>					
1301. Survey to					
1302. Pest inspection to					
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					

1400. Total Settlement Charge (Enter on line 103, Section J, and - line 502, Section K)					736.90
Form No. 1582					SB-4-5538-000-1

SELLER'S AND/OR BORROWER'S STATEMENT

Escrow: 20-00528-VB

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers/Purchasers

R S Wade, Sr.  
David S. Wade, Sr.

Sellers

Carrie Lynn Cochran  
Carrie Lynn Cochran

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: [Signature] Date: 7-30-2020  
Ohio Real Estate Title, Inc.

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.