

Tax year 2022 BOR no. 2022-112
 County CLARK Date received 3/24/23

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		Paul Baker, Jeremy Baker, Trent Baker, Troy Baker	
2. Complainant if not owner		7472 Coffin Station Rd, Springfield OH 45502	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-543-1122 JBaker6416@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0500200020201065		3637 Troy Rd, Springfield 45504	
0500200020200027		Bullentine Pl Springfield 45502	
7. Principal use of property <u>Cash Grain</u>			
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
1065	\$275,000	\$344,660.00	\$69,660
0027	0	\$35,980.00	\$35,980
9. The requested change in value is justified for the following reasons:			
<u>Sold on open Market</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 9/23/2021
 and sale price \$ 275,000 ; 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

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.

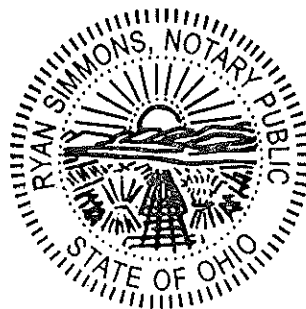
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1-31-2023 Complainant or agent (printed) Jeremy Baker Title (if agent) Owner

Complainant or agent (signature) *Jeremy Baker*

Sworn to and signed in my presence, this 31 day of JANUARY 2023
(Date) (Month) (Year)

Notary *[Signature]*



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.

American Land Title Association ALTA Settlement Statement - Combined
Adopted 05-01-2015

File Number: 28502 John M. Spencer dba City Title
 Print Date & Time: 7/13/2021 9:16 AM Agency
 Escrow Officer: John M. Spencer 30 Warder Street, Ste 250
 Settlement Location: 30 Warder Street, Ste 250 Springfield, OH 45504
 Springfield, OH 45504

Property Address: Property Address
 3637 Troy Road Springfield, Ohio 45504

PIN
 050-02-00020-201-065
 050-02-00020-200-027

Buyer: Paul Baker, OH
 Jeremy L. Baker, OH
 Trent Baker, OH
 Troy Baker, OH

Seller: Daniel D. Hrinko, OH
 Lisa M. Hrinko, OH

Lender: Farm Credit Mid-America, FLCA - 2241 Troy Rd., Springfield, OH 45504

Settlement Date: 7/13/2021
 Disbursement Date: 7/13/2021
 Additional dates per state requirements: 7/13/2021

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$275,000.00	Sales Price of Property	\$275,000.00	
		Loan Amount		\$275,000.00
		Prorations/Adjustments		
\$3,388.05		County Taxes 1/1/2021 to 7/13/2021		\$3,388.05
\$458.99		County taxes 1/1/2021 to 7/13/2021		\$458.99
		Other w/Carryover		
\$783.85		Rent From Subject Property 7/13/2021 to 7/31/2021		\$783.85
\$1,300.00		Rental Deposits		\$1,300.00
		Loan Charges to Farm Credit Mid-America, FLCA		
		Appraisal Fee to Farm Credit Mid-America, FLCA	\$1,200.00	
		Loan Origination Fee to Farm Credit Mid-America, FLCA	\$1,375.00	
		Wire Transfer Fee to Farm Credit Mid-America, FLCA	\$30.00	
		Title Charges & Escrow/Settlement Charges		
		Title - Lender's Policy \$275,000.00 Premium - \$100.00 to John M. Spencer dba City Title Agency	\$100.00	

		Title - Owner's Policy \$275,000.00 Premium - \$1,400.00 to John M. Spencer dba City Title Agency	\$1,400.00	
\$23.00		Courier / Wire Service Fee to John M. Spencer dba City Title Agency		
\$85.00		Deed Preparation Fee to John M. Spencer, Attorney at Law		
		Title Search to CAHD Title Agency, LLC	\$375.00	
		Title - Closing Fee to John M. Spencer dba City Title Agency	\$225.00	
		Title - Courier Service Fee to John M. Spencer dba City Title Agency	\$60.00	
		Title - Examination Fee (2 Tracts) to John M. Spencer dba City Title Agency	\$450.00	
		Title - Insurance Binder Fee to John M. Spencer dba City Title Agency	\$75.00	
		Title - Wire Service Fee to John M. Spencer dba City Title Agency	\$46.00	
		Commission		
\$16,500.00		Real Estate Commission Seller's Broker \$16,500.00 to Always Sunny Realty, LLC		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$42.00 Mortgage: \$244.00 to Clark County Recorder	\$286.00	
\$1,100.00		Tax Stamp for County Deed to Clark County Auditor	\$1.00	
		Payoff(s)		
\$35,060.21		Payoff of First Mortgage Loan to Park National Bank		
			Borrower/Buyer	
			Debit	Credit
	Seller			
	Debit	Credit		
\$58,699.10	\$275,000.00	Subtotals	\$280,623.00	\$280,930.89
		Due To Borrower/Buyer	\$307.89	
\$216,300.90		Due To Seller		
\$275,000.00	\$275,000.00	Totals	\$280,930.89	\$280,930.89

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Ohio Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. **SELLER INSTRUCTIONS:** If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize John M. Spencer dba City Title Agency to cause the funds to be disbursed in accordance with this statement.

Paul Baker

Paul Baker

7/13/2021

Date

Jeremy L Baker

Jeremy L Baker

07/13/2021

Date

Trent Baker

Trent Baker

7/13/2021

Date

Troy Baker

Troy Baker

7/13/2021

Date

~~Ronald E. Hrinko~~

agent for Daniel D. Hrinko

Daniel D. Hrinko

~~Ronald E. Hrinko~~

agent for Lisa M. Hrinko

Lisa M. Hrinko

07/13/2021

Date

07/13/2021

Date

