

Tax year 2022

BOR no. 2022-110

DTE 1
Rev. 12/22

County Clark

Date received 3/28/23

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	Tonnik Property LLC	413 E Columbia St Springfield OH 45503	
2. Complainant if not owner			
3. Complainant's agent	Fredrick Williams	413 E Columbia St Springfield, OH 45503	
4. Telephone number and email address of contact person			
		937-325-0537	Office@williamsmechservice.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	
See Attached		See Attached	
7. Principal use of property <u>429 Other retail structures</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
See attached	\$ 145,000.00	\$211,220	\$ -66,220
9. The requested change in value is justified for the following reasons:			
Size, location and market analysis of similar type properties			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; 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 \$ N/A

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

FILED
CLARK COUNTY AUDITOR

MAR 28 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 3/23/2023 Complainant or agent (printed) Fredrick Williams Title (if agent) Owner

Complainant or agent (signature) *Fredrick A Williams*

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

Notary _____

FORM DTE Attachment

Tonnick Property LLC
 413 E Columbia St Springfield, OH 45503

(5) and (8) Continuation

(8)

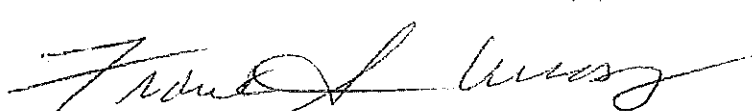
Parcel Number	Address of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1 340-07-00035-420-004	413-415 E. Columbia St	75,580 441,800	141,800	-
2 340-07-00035-420-005	E Columbia St	8,540	8,540	-
3 340-07-00035-420-006	Central Alley	27,040	27,040	-
4 340-07-00035-420-007	421-423 E Columbia St	8,360	8,360	-
5 340-07-00035-420-008	Central Alley	25,480	25,480	-
		241,800	211,220	-
		145,000		-66,220

March 23, 2023

To whom it may concern ,

I am writing to you to have my property taxes re-evaluated for the 2023 year . We moved in October and then covid hit in March. Since then we have not been able to do any outside improvements to the building except get new spouting & doc doors . We have had mulitple contractors from Springfield & Dayton area out to give us estimates for either siding or painting and all of them have had to refuse the job due to lack of employees and the size of the building . We are still continuing to look for companies that could do the work to improve the outside as that is our goal .

Please feel free to reach out if you have any questions

 3/23/2023

Frederick Williams/ Tonnik Properties
415 East Columbia Street
Springfield , ohio 45503