

MAR 29 2023

Tax year 2022 BOR no. 2022-180
County Clark Date received 3/29/23

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.

JOHN S. FEDERER
AUDITOR

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 | Willow Ridge, LLC | 2112 Amarillo Ave, Springfield OH 45503 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 937-390-1922; leperry@woh.rr.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 | |
| 220-03-00028-205-013 | | 5654 Ridgewood Road West, Springfield, Ohio 45503 | |
| 7. Principal use of property Home Rental | | | |
| 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 |
| 220-03-00028-205-013 | \$107,800.00 | \$136,550.00 | -\$28,750.00 |
| | | | |
| 9. The requested change in value is justified for the following reasons: Property is Rental. The valuation is too great for the improvements and condition of this property. | | | |

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 none and total cost \$ _____ .

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

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.

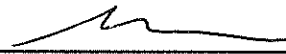
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

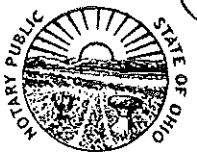
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 10, 2023 Complainant or agent (printed) Willow Ridge LLC Title (if agent) Sole Member
by Michael K. Hufford

Complainant or agent (signature) 

Sworn to and signed in my presence, this 10th day of March 2023
(Date) (Month) (Year)

Notary 



LAURA E PERRY
Notary Public
State of Ohio
My Comm. Expires
April 19, 2025