

Tax year 2022 BOR no. 2022-215  
 County Clark Date received 3/30/23

DTE 1  
Rev. 12/22

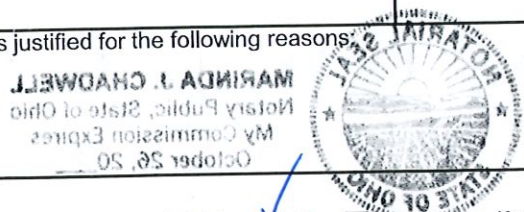
### Complaint Against the Valuation of Real Property

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		David & Linda Campbell 11235 Marquart Rd, New Carlisle, Ohio 45344	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
(937) 845-3439			
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	
250-01-00026-402-008		Same	
7. Principal use of property			
We live there			
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
Same	\$ 196,000.00	232,200.00	36,200.00
9. The requested change in value is justified for the following reasons:			
See atch'd			



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 \_\_\_\_\_ 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 30 2023

JOHN S. FEDERER  
AUDITOR

Before  
3/31/23

# 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.

John S. Federer

Clark County Auditor

P. O. Box 1325

Springfield, Ohio 45501-1325

28 March 2023

Dear Sir:

Concerning the property at 11235 Marquart Road, you should be looking at the value due to the immediate surroundings. Across the street we have the Lees property with five (5) outbuildings/storage units. Again, across the street we have a mobile home park which has mobiles that are in bad repair. This is enough to "turn off" any potential buyers in the area.

The fact that this mobile home park is allowing huge 18 wheeler trucks the premises which tear up the road bed. My understanding is that these heavy vehicles are not supposed to be on our road, a county road. They were parking along the road and tearing up the land owned by Shroyer's immediately across the road.

The interior of this park is riddled with trailers that are original (the 60's) in some instances and are falling apart. While they do bring in new trailers, the old ones are still sitting where they were.

These factors "detract" the area and are used in valuing properties in the area when people are deciding where they want to live.

I appreciate the valuating and would agree if it weren't for the above detracting elements. I would ask that the pricing data be looked at with these factors in mind as well as the county taking an easement on this land (right-of-way .014 acres) with the building of a new bridge which they show no value.

Due to all the above, we have taken pictures to show what is actually to look at at this location. We feel that the books you use are not relevant in our case and should be valued accordingly.

Sincerely,

  
David E. Campbell, Linda L. Campbell

Enclosures: Pictures 6

11235 Marquart Road, New Carlisle, Ohio 45344