

Tax year 2022 BOR no. 2022-223
 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	<u>PAVSH PREULOVSKI FAM. REV. LIV. TRUST</u>	<u>28 North Center Street</u>
2. Complainant if not owner	<u>DIMEE PREULOVSKI</u>	<u>SPRINGFIELD, OHIO 45502</u>
3. Complainant's agent	<u>N/A</u>	<u>N/A</u>
4. Telephone number and email address of contact person	<u>937-244-9627</u> <u>Geo1998Voni@gmail.com</u>	
5. Complainant's relationship to property, if not owner	<u>TRUSTEE OF THE LISTED ABOVE TRUST</u>	

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

6. Parcel numbers from tax bill	Address of property
<u>340-07-00035-329-008</u>	<u>28 N. Center St. Springfield, Ohio 45502</u>

7. Principal use of property RESIDENTIAL

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
<u>340-07-00035-329-008</u>	<u>\$18,000 MAX LAND VALUE ONLY</u>	<u>\$49,500.00</u>	<u>\$31,500.00</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

9. The requested change in value is justified for the following reasons: THERE IS ABOUT 550 SQUARE FEET OF LAND BEING TAXED ON THIS PARCEL, PLUS THE SHARED COMMUNITY OF RIGHT OF WAY. FOR 2021 THE LAND TAX WAS UNDER \$16.00 FOR ONE MONTH AND (10) DAYS WHICH IS APPROPRIATE. AS FOR THE BUILDING, IT IS OF RECORD UNDER TAX ABATEMENT FOR (15) YEARS. "SEE ATTACHED CONTINUATION"

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/19/202
 and sale price \$ 219,900 ; 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.

new condition sale date

12. If any improvements were completed in the last three years, show date 10/19/2021 and total cost \$ 222,000.

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

FILED
CLARK COUNTY AUDITOR

MAR 30 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. *N/A*
- 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. *N/A*

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 3/30/23 Complainant or agent (printed) Dimitre Revkovski Title (if agent) TRUSTEE

Complainant or agent (signature) *Dimitre Revkovski*

Sworn to and signed in my presence, this 30 day of March 2023

Notary *[Signature]*



LIAM FOOTE
Notary Public, State of Ohio
My Comm. Expires March 18, 2025

TO: CLARK COUNTY AUDITOR (WHOM IT MAY CONCERN)

CONTINUATION FROM (#9)

FURTHERMORE, 2021 EVALUATION ESTIMATE OF THE LAND TAX WAS ABOUT \$200.00 ANNUAL COST, WHICH IS APPROPRIATE.

BASED ON THE RISING COSTS, AN INCREASE OF (50%) TO THE 2021 EVALUATION WILL BRING THE ANNUAL COST TO \$300.00 (FIGURATIVELY SPEAKING). THE TOTAL LAND CONTAINS (34) SECTIONS / PARCELS. $\$300.00 \times 34 = \$10,200.00$ TOTAL ANNUAL TAX JUST ON THE LAND. TO SOME ESTIMATOR FACTORS IT STILL MAY BE OVERTAXED. [THIS IS RESIDENTIAL IN NATURE] IN COMPARISON TO A PARCEL OF LAND JUST ACROSS FROM COLUMBIA STREET WHICH IS A PARKING LOT IS ASSESSED FOR \$4,000.00 ANNUAL COST OF TAXES. [THIS IS USED FOR BUSINESS IN NATURE]. THIS PIECE OF LAND IS SLIGHTLY LARGER THEN THE LAND THE TOWNHOUSES ARE BUILT ON.

CURRENTLY THE TOTAL LAND TAXES IMPOSED FOR 2022 ON 28 NORTH CENTER STREET ARE \$876.94 ANNUALLY.

$876.94 \times (34) \text{ PARCELS} = \$29,815.96$ [FIGURATIVELY ESTIMATED]. COMPARE TO THE PIECE OF LAND ACROSS COLUMBIA STREET FOR THE PARKING LOT. YES, THIS PIECE OF LAND IS MORE DEVELOPED, BUT GREATLY OVERTAXED. THERE ARE OTHER COMPARISONS IN THE NEIGHBORHOOD, BUT IT WOULD TAKE LONGER TO SORT THROUGH.

IN CONCLUSION: THIS (550) SQUARE FEET OF LAND HAS BEYOND THE FAIR TAX IMPOSED ON IT.

THE FULL MARKET VALUE OF THE LAND SHOULD BE UNDER \$20,000.00 BY ANY CIRCUMSTANCES FOR EACH PARCEL BEING IN THE CENTER OF THE TOWN AND SUCH SMALL IN SIZE.

