

Tax year 2022

BOR no. 2022-230

County CLARK

Date received 3/30/23

MAR 30 2023 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 ST. FREDERER
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	Warren E. Barnett Jr.	299 W. Harding Rd Spfld OH	
2. Complainant if not owner		"ARLO INVESTMENTS LLC" 45504	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-536-9408 gene.barnett45@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	
3400700035103001		1136 N. Fountain Ave Spfld OH 45504	

7. Principal use of property 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
3400700035103001	\$ 75,400	\$ 90,020	- 14,620

9. The requested change in value is justified for the following reasons: - 117 years old - BACK DECK UPPER NEEDS REPLACED - WINDOWS NEEDED IN BACK ENCLOSED PORCHES, ATTIC WINDOWS ARE BROKEN & ROTTED - BOTH SIDES - FOUNTAIN PORCH ROOF NEEDS REPLACED, LEAKING BASEMENT/FURNANCES - PUT IN 1956 - 67 years old - 3 circuit breaker boxes needed - 2 replacement windows & sills need replaced.
2 Baths & 4 Kitchens need updated.

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 5-2022 and total cost \$ 3,500. PAINT, 2,700 TUCK PAINT
12-2021 PORCH ROOF 5900 SPOUTING

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
\$5450 # 12,100 TOTAL

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 30, 2023 complainant or agent (printed) Warren E. Barnett JR Title (if agent) OHIO LICENSED AGENT SINCE JAN 3, 1986
Complainant or agent (signature) Warren E. Barnett Jr.

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

Notary _____