

Tax year 2022 BOR no. 2022-243
County Clark Date received 3-31-23

MAR 31 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 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	<u>Richard E. Fries Jr.</u>	<u>1521 Enstridge Ave, Springfield, OH 45503</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-342-1152, ohiofreeze@sbcglobal.net</u>			
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	
<u>2200300021121002</u>		<u>1521 Enstridge Ave, Springfield, OH 45503</u>	
7. Principal use of property <u>Home Residence</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
<u>2200300021121002</u>	<u>\$230,552.00</u>	<u>\$279,200.00</u>	<u>\$48,648.00</u>
9. The requested change in value is justified for the following reasons: <u>The average value of 8 comparable properties was \$215,737.00 and the housing inflation rate from 2019 to 2022 was 13.10%. When the inflation rate is applied to the previous property value, the new property value should be no higher than \$230,552.00</u>			

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

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 31 MAR 2023 Complainant or agent (printed) Richard E. Fries Jr. Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

For property

Parcel Number	Address	Last Assessment	New	Increase percentage	Year Built
		Value as of 2019,2020,2021	Assessment Value in 2022		
2200300021121002	1521 Eastridge Ave	\$203,840.00	\$279,200.00	36.97%	2004

Properties	Address	Sale price	Sale date	Year Built	Sq Feet
2200300027410034	4339 Midfield ST	\$182,900.00	23-Feb-20	2007	1565
2200300027216012	4646 Eastridge ST	\$179,000.00	1-Jul-19	2004	1607
2200300027216001	1496 Eastridge AVE	\$186,000.00	17-Apr-20	2003	1586
2200300027409034	1525 Montego	\$188,000.00	3-Apr-20	2017	1180
2200300020108013	3931 Harris LN	\$275,000.00	16-Jul-21	2001	1534
2200300027413013	4128 Midfield ST	\$260,000.00	15-Jun-21	2017	1404
2200300021314006	4052 Harris LN	\$208,000.00	18-Aug-20	2001	1441
2200300020108006	4039 Harris LN	\$247,000.00	11-Jun-21	2001	1519
		\$1,725,900.00			
Average		\$215,737.50	Number of properties	8	

Housing inflation was 13.10% from 2019 to 2022. Our property value from the last assessment was \$203,840.00 and after applying the inflation rate of 13.10% to the house value of \$203,840.00 the new property value should be \$230,552.00.