

Tax year 2022 BOR no. 2022-252
 County CLARK Date received 3/31/23

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	Daniel Anderson	3034 Goldfinch Bnd., Springfield, OH 45502
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 419-852-5077		
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	
050-02-00021-000-032	4615 Willowdale Rd., Springfield, OH 45502	

7. Principal use of property Rental (3 small apartments within 1 building/triplex)

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
050-02-00021-000-032	\$156,000	\$205,040	(\$49,040) ↓

9. The requested change in value is justified for the following reasons:

These units have very small bedrooms (9x10, and 10x11), which don't fit most modern furniture (standard queen bed and frame only leave a couple of feet on 2 sides of the bed, and less when the door is open). This causes rent to be much lower than what other apartments can command. \$9,400 NOI / 7% = \$134,285. @ 6% Cap. = \$156,666. I typically require 7-8% (as do many other investors, if not more) -- I am okay w/ less of a return due to proximity to my home (i.e., it's worth more to me than it is to others / I pay more than fair market value).

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

I am on the state's (DTE's) list of approved mass appraisal vendors and will provide my own testimony; and, I may provide a report or appraisal from a fee appraiser as well.

JOHN S. FEDERER
AUDITOR

FILED
CLARK COUNTY AUDITOR

MAR 31 2023

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 3/31/23 Complainant or agent (printed) Daniel Anderson Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31ST day of March 2023
(Date) (Month) (Year)

Notary [Signature]



JOHN LARGENT
Notary Public, State of Ohio
My Commission Expires 01-07-26