

Tax year 2022BOR no. 2022-253DTE 1 of 1
Rev. 12/22County CLARKDate received 3/31/23**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form.

Use each 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		
340-07-00036-209-002	1730 N LIMESTONE ST., 45503		
340-07-00036-208-015	1742 - 1744 N LIMESTONE ST., 45503		
340-07-00036-209-001	N LIMESTONE ST., 45503		
7. Principal use of property	Office space for my business		
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
340-07-00036-209-002	\$265,000	\$447,000	-\$182,000
340-07-00036-208-015	\$25,000	\$28,960	-\$3,960
340-07-00036-209-001	\$14,000	\$18,440	-\$4,440
9. The requested change in value is justified for the following reasons: I only paid \$394,000 for ALL 3 parcels, w/ over \$110,000 in furniture & office equip. included (already depreciated from \$221k+ new), 12/14/2020! I provided details of the F&E in 2021 on my last appeal (for TY 2020). I'm surprised to see the bad prior value placed back on this property just 2 years after the prior appeal.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/14/2020and sale price \$ 394,000 (w/ \$110k F&E); 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

MAR 31 2023

FILED

CLARK COUNTY 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.
- 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

A. Settlement Statement U.S. Department of Housing and Urban Development OMB Approval No. 2502-0285

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other	27716		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked *(POC)* were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Daniel Anderson

E. Name & Address of Seller: Skyway Property Investments, LLC

F. Name & Address of Lender: CASH

G. Property Location: Property Address
1730 N Limestone St. Springfield, Ohio 45503

H. Settlement Agent: John M. Spencer dba City Title Agency, 30 Warder Street, Ste 250, Springfield, OH 45504, (837) 324-6154
Place of Settlement: 30 Warder Street, Ste 250, Springfield, OH 45504

I. Settlement Date: 11/16/2020 **Proration Date:** 11/16/2020 **Disbursement Date:** 11/16/2020

Summary of Borrower's Transaction		Summary of Seller's Transaction	
101. Contract sales price	\$394,000.00	401. Contract sales price	\$394,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$2,665.00	403.	
104.		404.	
105.		405.	
Adjustments or items paid by seller in advance		Adjustments or items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$396,665.00	420. Gross Amount Due to Seller	\$394,000.00
Amounts Paid or Received from Borrower		Amounts Paid or Received from Seller	
201. Deposit or earnest money	\$1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$25,641.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments or items paid by seller		Adjustments or items paid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 1/1/2020 to 11/16/2020	\$20,064.63	511. County taxes 1/1/2020 to 11/16/2020	\$20,064.63
212. Assessments		512. Assessments	
213. County Taxes 1/1/2020 to 11/16/2020	\$649.18	513. County Taxes 1/1/2020 to 11/16/2020	\$649.18
214. County Taxes 1/1/2020 to 11/16/2020	\$413.59	514. County Taxes 1/1/2020 to 11/16/2020	\$413.59
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$22,127.40	520. Total Reduction Amount Due Seller	\$46,768.40
Cash at Settlement from Borrower		Cash at Settlement from Seller	
301. Gross amount due from borrower (line 120)	\$396,665.00	601. Gross amount due to seller (line 420)	\$394,000.00
302. Less amounts paid by/for borrower (line 220)	(\$22,127.40)	602. Less reductions in amount due seller (line 520)	(\$46,768.40)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$374,537.60	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$347,231.60

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Skyway Property Investments, LLC

Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$394,000.00 @ 6.000000% = \$23,640.00			
Division of commission (line 700) as follows:			
701. \$11,820.00 to Midland Properties			
702. \$11,820.00 to Real Estate li			
703. Commission paid at settlement \$23,640.00			\$23,640.00
704.			
800 Items paid in connection with loan			
801. Loan origination fee			
802. Loan discount			
803. Appraisal fee			
804. Credit report			
805. Lender's inspection fee			
806. Mortgage insurance application fee			
807. Assumption fee			
808.			
809.			
810.			
811.			
812.			
813.			
900 Items secured by deed of trust or mortgage			
901. Interest from			
902. Mortgage insurance premium for			
903. Hazard insurance premium for			
904.			
905.			
1000 Reserves deposited with lender			
1001. Hazard insurance			
1002. Mortgage insurance			
1003. City property taxes			
1004. County property taxes			
1005. Annual assessments			
1006.			
1007.			
1008.			
1009.			
1100 Title Charges			
1101. Settlement or closing fee to John M. Spencer dba City Title Agency		\$250.00	
1102. Abstract or title search (2 Tracts) to John M. Spencer dba City Title Agency		\$500.00	
1103. Title examination			
1104. Title insurance binder			
1105. Document preparation			
1106. Notary fees			
1107. Attorney's fees to John M. Spencer, Attorney at Law			\$100.00
Includes above item numbers: Deed Preparation Fee			
1108. Title Insurance to John M. Spencer dba City Title Agency		\$1,816.50	
Includes above item numbers:			
1109. Lender's coverage			
1110. Owner's coverage	\$394,000.00	\$1,816.50	
1111. Wire Service Fee to John M. Spencer dba City Title Agency		\$23.00	
1112. Recording Service Fee to John M. Spencer dba City Title Agency		\$74.00	
1113. Recording Service Fee to John M. Spencer dba City Title Agency			\$50.00
1200 Government Recording and Transfer Charges			
1201. Recording fees:			
1202. City/county tax/stamps: Deed \$1,577.50		\$1.50	\$1,576.00
1203. State tax/stamps:			
1204.			
1205.			
1206.			
1300 Additional Settlement Charges			
1301. Survey			
1302. Pest inspection			
1303.			
1304. Surveyor's Affidavit to Scholl Surveying			\$275.00
1305.			
1306.			
1307.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,665.00	\$25,641.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

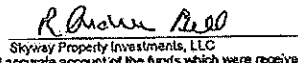
CERTIFICATION:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.



Daniel Anderson

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Royce Property Investments, LLC

11/16/2020
Date

John M. Spencer dba City Title Agency

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.

PERSONAL PROPERTY/F&E	QTY	UNIT NEW	UNIT USED	TOTAL
Workstations (desks, cube walls, shelving and cabinets, chair, exercise machine, hard floor mat -- per station)	35	4,500	2,250	\$ 78,750
Extra large conference table + full set of exec. Chairs (10)	1	7,500	3,750	\$ 3,750
Small conference table, chairs (6), whiteboard	1	3,000	1,500	\$ 1,500
Extra Large sliding filing cabinets and locking drawers	6	1,700	850	\$ 5,100
Server rack, battery backup, server switch, ethernet cables (50 * 200' e.)	1	8,000	4,000	\$ 4,000
Fridge, stove, microwave, pots, pans, trash cans, etc.	1	2,500	1,250	\$ 1,250
Kitchen table and chairs, cork bulletin board.	1	2,500	1,250	\$ 1,250
blinds, curtains, pictures/decorations	40	200	100	\$ 4,000
Heavy duty safe	1	8,500	4,250	\$ 4,250
Reception desk, chair, mat	1	3,500	1,750	\$ 1,750
Power cords, surge protectors	35	35	18	\$ 613
Ladders, buckets, tools	1	500	250	\$ 250
Side tables and chairs	2	400	200	\$ 400
Fire extinguishers (already serviced)	8	75	38	\$ 300
Wall to wall Basement shelving, a lot of extra lights & ceiling tile	1	3,000	1,500	\$ 1,500
Other desks, book shelves, exec sofa and chair, and misc décor items.	1	4,000	2,000	\$ 2,000
		\$ 221,325		\$ 110,663

