

MAR 31 2023

Tax year 2022 BOR no. 2022-157
County CLARK Date received 3/31/23

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

JOHN S. FEDERER
AUDITOR

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>MR DEEDS LLC</u> | <u>805 N. Limestone St. Ste B</u> | |
| 2. Complainant if not owner | | <u>Springfield Ohio 45503</u> | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | | | |
| 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>3400700022123012</u> | | <u>429 S. CLARIMONT AVE, SPFD, OH 45503</u> | |
| 7. Principal use of property <u>RESIDENTIAL</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>3400700022123012</u> | <u>69,900</u> | <u>82,780</u> | <u>12,880</u> |
| | | | |
| 9. The requested change in value is justified for the following reasons: | | | |

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 4/05/2022
and sale price \$ 69,900 ; 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.

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.

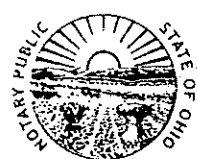
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 31, 2023 Complainant or agent (printed) Zachary M. Harvey Title (if agent) Member

Complainant or agent (signature) Zachary M. Harvey Member

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

Notary Rachel J Day



RACHEL J DAY
Notary Public
State of Ohio
My Comm. Expires
March 27, 2027



A. Settlement Statement (HUD-1)

B. Type of Loan

| | | | | | |
|---------------------------------|--|---|------------------------------|--------------------------|------------------------------------|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS | 3. <input checked="" type="checkbox"/> Conv. Unins. | 6. File Number: 22-P-151A | 7. Loan Number: 85581 | 8. Mortgage Insurance Case Number: |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv. Ins. | | | | |

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 "p.o.c." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

| | | |
|---|---|---|
| D. Name and Address of Borrower: MR. DEEDS LLC 429 S. CLAIRMONT AVENUE SPRINGFIELD, OH 45505 | E. Name and Address of Seller: BLAINE CARTER ROBIN CARTER | F. Name and Address of Lender: Citizens National Bank 30 Warder Street, Ste. 150 Springfield, OH 45504 |
|---|---|---|

| | | |
|---|---|---------------------------------------|
| G. Property Location: 429 S. CLAIRMONT AVENUE SPRINGFIELD, OH 45505 CLARK County, Ohio | H. Settlement Agent: Team Title & Closing Services, LLC 1184 E. Home Road Springfield, Ohio 45503 Ph. (937)390-1900 Place of Settlement: 1184 E. Home Road Springfield, Ohio 45503 | I. Settlement Date: March 31, 2022 |
|---|---|---------------------------------------|

| J. Summary of Borrower's transaction | |
|---|-----------------------------|
| 100. Gross Amount Due from Borrower: | |
| 101. Contract sales price | 56,500.00 |
| 102. Personal property | |
| 103. Settlement Charges to Borrower (Line 1400) | 2,504.00 |
| 104. | |
| 105. | |
| Adjustments for items paid by Seller in advance | |
| 106. City/Town Taxes | to |
| 107. County Taxes | to |
| 108. Assessments | to |
| 109. | |
| 110. | |
| 111. | |
| 112. | |
| 120. Gross Amount Due from Borrower | 59,004.00 |
| 200. Amounts Paid by or in Behalf of Borrower | |
| 201. Deposit or earnest money | |
| 202. Principal amount of new loan(s) | 41,250.00 |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. | |
| Adjustments for items unpaid by Seller | |
| 210. City/Town Taxes | to |
| 211. County Taxes | 07/01/21 to 03/31/22 981.95 |
| 212. Assessments | to |
| 213. | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. Total Paid by/for Borrower | 42,231.95 |
| 300. Cash at Settlement from/to Borrower | |
| 301. Gross amount due from Borrower (line 120) | 59,004.00 |
| 302. Less amount paid by/for Borrower (line 220) | (42,231.95) |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | 16,772.05 |

| K. Summary of Seller's transaction | |
|--|----|
| 400. Gross Amount Due to Seller: | |
| 401. Contract sales price | |
| 402. Personal property | |
| 403. | |
| 404. | |
| 405. | |
| Adjustments for items paid by Seller in advance | |
| 406. City/Town Taxes | to |
| 407. County Taxes | to |
| 408. Assessments | to |
| 409. | |
| 410. | |
| 411. | |
| 412. | |
| 420. Gross Amount Due to Seller | |
| 500. Reductions in Amount Due Seller | |
| 501. Excess deposit (see instructions) | |
| 502. Settlement charges to Seller (Line 1400) | |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff First Mortgage | |
| 505. Payoff Second Mortgage | |
| 506. | |
| 507. | |
| 508. | |
| 509. | |
| Adjustments for items unpaid by Seller | |
| 510. City/Town Taxes | to |
| 511. County Taxes | to |
| 512. Assessments | to |
| 513. | |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. Total Reduction Amount Due Seller | |
| 600. Cash at settlement to/from Seller | |
| 601. Gross amount due to Seller (line 420) | |
| 602. Less reductions due Seller (line 520) | (|
| 603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller | |

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies)
The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Borrower MR. DEEDS LLC
BY: Zachary M. Harvey Member
Zachary M. Harvey, Member

L. Settlement Charges

| 700. Total Real Estate Broker Fees | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|--|---|---|---|
| Division of commission (line 700) as follows: | | | |
| 701. \$ | to | | |
| 702. \$ | | | |
| 703. | | | |
| 704. | to | | |
| 705. | | | |
| 800. Items Payable in Connection with Loan | | | |
| 801. Our origination charge | \$ 1,000.00 | (from GFE #1) | |
| 802. Your credit or charge (point(s)) for the specific interest rate chosen | \$ | (from GFE #2) | |
| 803. Your adjusted origination charges | | (from GFE #A) | 1,000.00 |
| 804. Appraisal fee | to Citizens National Bank | (from GFE #3) | 745.00 |
| 805. Credit Report | to | (from GFE #3) | |
| 806. Tax service | to | (from GFE #3) | |
| 807. Flood certification | to | (from GFE #3) | |
| 808. Wire Fee | to Citizens National Bank | (from GFE #3) | 25.00 |
| 809. | | (from GFE #3) | |
| 810. | | (from GFE #3) | |
| 811. | | (from GFE #3) | |
| 900. Items Required by Lender to Be Paid in Advance | | | |
| 901. Daily interest charges from 03/31/22 to 04/01/22 | 1 @ \$/day | (from GFE #10) | |
| 902. Mortgage insurance premium for | months to | (from GFE #3) | |
| 903. Homeowner's insurance for | years to | (from GFE #11) | |
| 904. | | (from GFE #11) | |
| 905. | | (from GFE #11) | |
| 1000. Reserves Deposited with Lender | | | |
| 1001. Initial deposit for your escrow account | | (from GFE #9) | |
| 1002. Homeowner's insurance | months @ \$ per month | \$ | |
| 1003. Mortgage insurance | months @ \$ per month | \$ | |
| 1004. Property taxes | | \$ | |
| 1005. | | \$ | |
| 1006. | months @ \$ per month | \$ | |
| 1007. | months @ \$ per month | \$ | |
| 1008. | | \$ | |
| 1009. Aggregate Adjustment | | \$ | |
| 1100. Title Charges | | | |
| 1101. Title services and lender's title insurance | | (from GFE #4) | 578.00 |
| 1102. Settlement or closing fee | | \$ | |
| 1103. Owner's title insurance to Team Title as Agent for Old Republic | | (from GFE #5) | |
| 1104. Lender's title insurance to Team Title as Agent for Old Republic | | \$ 168.00 | |
| 1105. Lender's title policy limit | \$ 41,250.00 | | |
| 1106. Owner's title policy limit | \$ | | |
| 1107. Agent's portion of the total title insurance premium | to Team Title & Closing Services, LLC | \$ 142.80 | |
| 1108. Underwriter's portion of the total title insurance premium | to Team Title as Agent for Old Republic | \$ 25.20 | |
| 1109. | | \$ | |
| 1110. | | \$ | |
| 1111. | | \$ | |
| 1112. | | \$ | |
| 1113. | | \$ | |
| 1200. Government Recording and Transfer Charges | | | |
| 1201. Government recording charges | to Clark Co. Recorder | (from GFE #7) | 156.00 |
| 1202. Deed \$ 34.00 | Mortgage \$ 122.00 | Releases \$ | Other \$ |
| 1203. Transfer taxes | | (from GFE #8) | |
| 1204. City/County tax/stamps | | | |
| 1205. State tax/stamps | | | |
| 1206. Conveyance & Transfer Tax | | | |
| 1207. | | | |
| 1300. Additional Settlement Charges | | | |
| 1301. Required services that you can shop for | | (from GFE #6) | |
| 1302. | | \$ | |
| 1303. | | \$ | |
| 1304. | | \$ | |
| 1305. | | \$ | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | 12,504.00 |

* Paid outside of closing by borrower(B), seller(S), lender(L), or third party(T)
 ** The information referenced here is only a portion of the total amount, please see the Addendum for the complete breakdown.

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

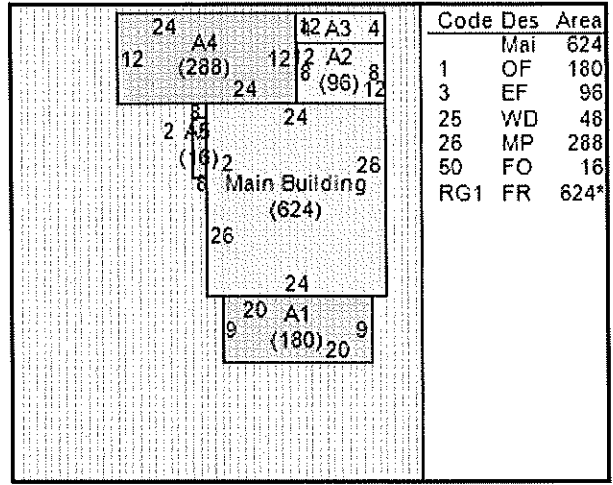
Sheryl L. Rinker
 Team Title & Closing Services, LLC, Settlement Agent



Clark County GIS -
John S. Federer
(937) 521-1860 -
gis@clarkcountyohio.gov

Report generated: Friday, March 31, 2023

Parcel Report



Base Data

Parcel Number: 3400700022123012
Owner Name: MR DEEDS LLC
Property Address: 429 S CLAIRMONT AVE, SPRINGFIELD 45505
Percent Owned %: 100

Legal

Neighborhood: 340R0110 Legal Acres: 0.00
Legal Land Use: 510 SINGLE
Description: CLAIRMONT FAMILY, PLATTED LOT
ADD ALL
12628; Map Number: 0022-02
Class: R

Valuation

| | Appraised | Assessed (35%) |
|-----------------|-------------|----------------|
| Land Value: | \$15,960.00 | \$5,590.00 |
| Building Value: | \$66,820.00 | \$23,390.00 |
| Total Value: | \$82,780.00 | \$28,980.00 |
| CAUV Value: | \$0.00 | |
| Taxable Value: | \$28,980.00 | |

Tax Credits

Homestead Exemption: No
2.5% Reduction: Yes

Land

| Description | Effective Lot Size | Act. Frontage | Acres | Sq. Foot | Value |
|-------------|--------------------|---------------|-------|----------|--------|
| REGULAR LOT | 50 * 150 | 50 | 0.172 | 7,500 | 15,960 |

Land Totals

Effective Total Acres 0.172
Effective Total Square Footage 7,500
Total Value \$15,960.00

Valuation

| | Appraised | Assessed (35%) |
|-----------------|-------------|----------------|
| Land Value: | \$15,960.00 | \$5,590.00 |
| Building Value: | \$66,820.00 | \$23,390.00 |
| Total Value: | \$82,780.00 | \$28,980.00 |
| CAUV Value: | \$0.00 | |
| Taxable Value: | \$28,980.00 | |

Improvements

| Card | Code | Year Built | Year Remodeled | Dimensions | Grade | Condition | Depreciation | Appraised Value | Assessed Value |
|------|------|------------|----------------|------------|-------|-----------|--------------|-----------------|----------------|
| 1 | RG1 | 1978 | | 26 * 24 | C | F | 20.897 | \$3,780.00 | \$1,323.00 |

Photos

Sales

| Sale Date | Sale Price | Seller | Buyer | Number of Parcels |
|------------|-------------|-----------------------------|-----------------------------|-------------------|
| 04/05/2022 | \$69,900.00 | HILL AMY B & JOSEPH D MARSH | CARTER BLAINE & ROBIN | |
| 04/05/2022 | \$56,500.00 | CARTER BLAINE & ROBIN | MR DEEDS LLC | |
| 02/25/2001 | \$78,500.00 | MARTZ RONALD W SR | HILL AMY B & JOSEPH D MARSH | |
| 12/31/1984 | \$33,800.00 | | | |

Improvements Totals

Total Appraised Value \$3,780.00

Total Assessed Value \$1,323.00

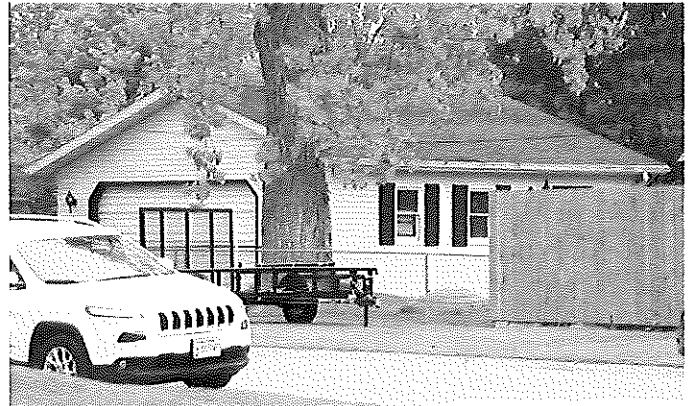
Residential

Card: 1
 Style: Old Style
 Year Remodeled:
 Number of Bedrooms: 2
 Number of Half Baths: 1
 Basement: Full BSMT
 Heating System Type: HOT AIR
 Attic: None
 Grade: C
 Total Living Area: 1,264
 Recreation Room Area:
 Brick/Stone Trim:
 Fireplace Openings:
 Percent Complete:

Number of Stories: 2
 Year Built: 1924
 Total Number of Rooms: 5
 Number of Full Baths: 1
 Number of Family Rooms: 0
 Exterior Wall: AL/VINYL
 Heat: CENTRAL HEAT W/ AC
 Heating Fuel Type: GAS
 Ground Floor Area: 640
 Unfinished Area:
 Finished Basement Area:
 Fireplace Stacks:
 PreFab Fireplaces:



3400700022123012 05/11/2017



3400700022123012 05/11/2017

Sketches

