

MAR 31 2023

Tax year 2022 BOR no. 2022-259
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	MIR DEEDS LLC	805 N. Limestone St. Ste. B	
2. Complainant if not owner		Springfield, Ohio 45503	
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	
3400700029318006		38 LAGONDA AVE, SPED, OH 45503	
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
3400700029318006	18,000. ⁰⁰	63,290. ⁰⁰	45,290. ⁰⁰
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 9/27/2022
and sale price \$ 18,000.⁰⁰ ; 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) Zach M. Harvey, Member

Sworn to and signed in my presence, this 31 day of March 2023

Notary Rachel J Day



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

File No./Escrow No.: Zachary M. Harvey LLC Phone: 937-244-2060
 Print Date & Time: Friday, July 8, 2021
 Officer/Escrow Officer: Zachary M. Harvey, Attorney At Law
 Settlement Location: 805 N. Limestone St., Ste. B, Springfield, OH 45503

Property Address: 38 Lagonda Ave., Springfield, OH 45503
 Buyer: MR. DEEDS LLC
 Seller: MARVIN W. HARPER
 Settlement Date: ~~SUREX~~ JULY 8, 2022
 Disbursement Date: JULY 8, 2022

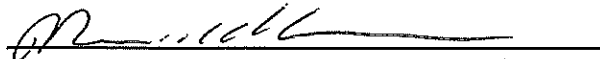
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	18,000.00	Sales Price of Property	18,000.00	
		Prorations/Adjustments		
		County Taxes: pro-rated Jan. 1, 2022 – June 8, 2022 (property taxes are paid by current land contract Vendee)		
		Other Charges		
		Appraisal Fee to <u>n/a</u>		
		Credit Report Fee to <u>n/a</u>		
		Flood Determination Fee to <u>n/a</u>		
		Flood Monitoring Fee to <u>n/a</u>		
		Tax Monitoring Fee to <u>n/a</u>		
		Tax Status Research Fee to <u>n/a</u>		

Seller			Buyer	
Debit	Credit		Debit	Credit
0.00	18,000.00	Subtotals	18,114.50	0.00
		Due From Buyer	18,114.50	
18,000.00		Due To Seller		
0	0	Totals	0	0

Acknowledgement

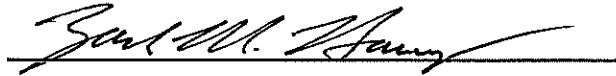
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Zachary M. Harvey LLC to cause the funds to be disbursed in accordance with this statement.

Seller:

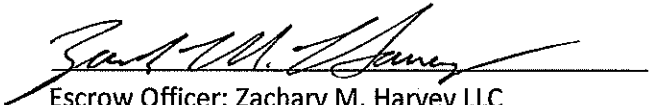


Marvin W. Harper

Buyer: Mr. Deeds LLC, an Ohio limited liability company



By: Zachary M. Harvey, Sole Member

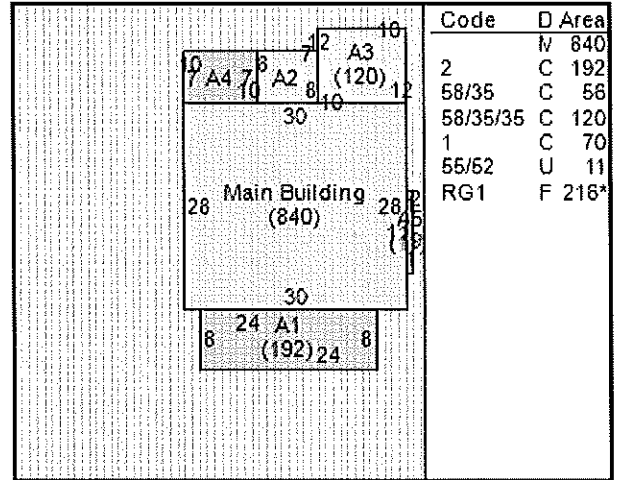
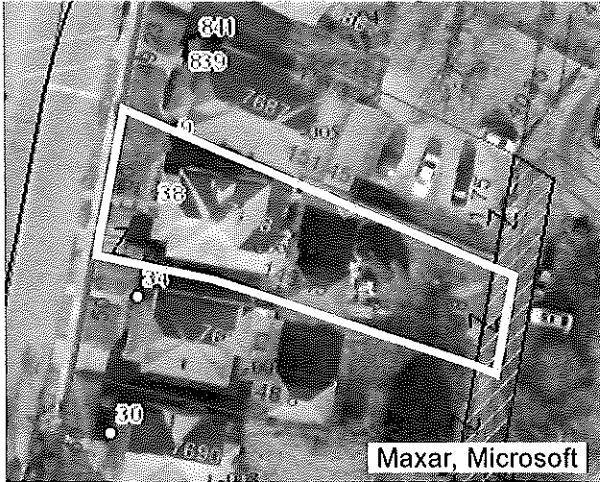


Escrow Officer: Zachary M. Harvey LLC

By: Zachary M. Harvey, Esq.



Parcel Report



Base Data

Parcel Number: 3400700029318006
 Owner Name: MR DEEDS LLC
 Property Address: 38 LAGONDA AVE, SPRINGFIELD 45503
 Percent Owned %: 100

Legal

Neighborhood: 340R0059 Legal Acres: 0.00
 Legal Description: WARDER Land Use: 520 TWO FAMILY,
 HOMESTEAD ADD ALL 7688 N PLATTED LOT
 W COR 7689
 7688 & 7689; Map Number: 0029-03
 Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$7,740.00	\$2,710.00
Building Value:	\$55,550.00	\$19,440.00
Total Value:	\$63,290.00	\$22,150.00
CAUV Value:	\$0.00	
Taxable Value:	\$22,150.00	

Tax Credits

Homestead Exemption: No
 2.5% Reduction: Yes

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	48 * 158	55.7	0.174	7,584	7,740

Land Totals

Effective Total Acres 0.174
 Effective Total Square Footage 7,584
 Total Value \$7,740.00

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Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
09/27/2022	\$18,000.00	HARPER MARVIN W	MR DEEDS LLC	
07/12/2004	\$30,000.00	WEAVER CHARLES B	HARPER MARVIN W	
03/18/2002	\$0.00			

Property Tax

Tax Year 2022 Payable 2023.

Payments

	First Half	Second Half	Date	Amount
			02/06/2023	-546.71
Gross Charge:	\$1,000.87	\$1,000.87		
Reduction Factor:	(\$385.68)	(\$385.68)		
Non-Business Credit:	(\$54.77)	(\$54.77)		
Owner Occupancy Credit:	(\$13.71)	(\$13.71)		
Homestead Reduction:	\$0.00	\$0.00		
Net Tax Due:	\$546.71	\$546.71		
Special Assessments:	\$0.00	\$0.00		
Penalties And Adjustments:	\$0.00	\$0.00		
Subtotals:	\$0.00	\$546.71		
Interest:	\$0.00			
Prior Charges:	\$0.00			
Full Year Total:	\$1,093.42			
Payments:	\$546.71			
Half Year Due:	\$0.00			
Full Year Due:	\$546.71			

Improvements

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1907		18 * 12	D	F	24.074	\$1,510.00	\$528.50

Improvements Totals

Total Appraised Value \$1,510.00

Total Assessed Value \$528.50

Residential

Card: 1	Number of Stories: 2
Style: Old Style	Year Built: 1907
Year Remodeled:	Total Number of Rooms: 9
Number of Bedrooms: 3	Number of Full Baths: 2
Number of Half Baths: 0	Number of Family Rooms: 0
Basement: Full BSMT	Exterior Wall: FRAME
Heating System Type: HOT AIR	Heat: CENTRAL HEAT
Attic: UNFIN	Heating Fuel Type: GAS
Grade: D	Ground Floor Area: 1,027
Total Living Area: 1,987	Unfinished Area:
Recreation Room Area:	Finished Basement Area:
Brick/Stone Trim:	Fireplace Stacks:
Fireplace Openings:	PreFab Fireplaces:
Percent Complete:	

Clark County, Ohio