

Tax year 2022 BOR no. 2022-205  
 County Clark Date received 4/4/23

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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property		National Retail Properties LP	450 S Orange Ave., Suite 900, Orlando, FL 32801
2. Complainant if not owner			
3. Complainant's agent		Christopher P. Finney, Esq.	4270 Ivy Pointe Blvd., Suite 225, Cinti., OH 45245
4. Telephone number and email address of contact person 513-943-6655			
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	
3300600006101023		Bechtle Ave., Springfield 45504	
7. Principal use of property		430-Restaurant	
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
3300600006101023	\$1,041,090.00	\$1,341,090.00	-\$300,000.00
9. The requested change in value is justified for the following reasons: Auditor's valuation exceeds 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

**FILED**  
**CLARK COUNTY AUDITOR**

APR - 4 2023 \* postmarked  
 3/31/23 \*

**JOHN S. FEDERER**  
**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.

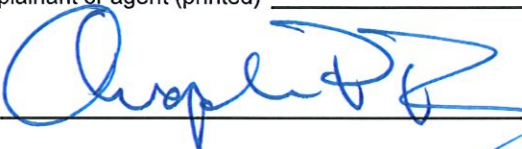
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2023 Complainant or agent (printed) Christopher P. Finney Title (if agent) attorney

Complainant or agent (signature) 

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

Notary 



**EMMA FRIEDHOFF**  
Notary Public, State of Ohio  
My Commission Expires  
July 27, 2027

# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

# FINNEY LAW FIRM

4270 Ivy Pointe Boulevard, Suite 225, Cincinnati, OH 45245

Christopher P. Finney, Esq.  
Direct line: (513) 943-6655  
Fax: (513) 943-6669  
[chris@finneylawfirm.com](mailto:chris@finneylawfirm.com)

March 31, 2023

**VIA CERTIFIED MAIL**

Clark County Auditor's Office  
Attn: Appraisal Dept./Board of Revision  
31 N. Limestone St.  
Springfield, OH 45502

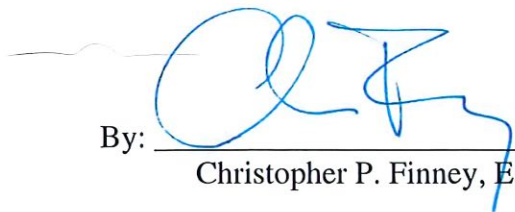
**Re: BOR Complaint**

Dear Sir/Madam:

Enclosed, please find a *Complaint Against the Valuation of Real Property* for filing. Please return a filed copy to us in the enclosed, pre-paid envelope.

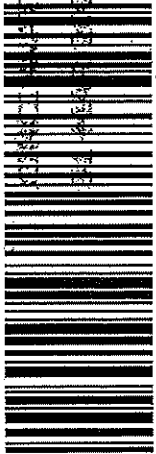
Sincerely,

FINNEY LAW FIRM, LLC

By:   
Christopher P. Finney, Esq.

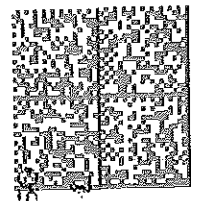
/bef  
Enclosures

**CERTIFIED MAIL®**



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CORRECTION  
IMI  
**\$006.85<sup>9</sup>**  
03/31/2023 ZIP 45245  
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US POSTAGE

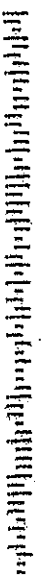


9314 8699 0430 0106 1172 79  
RETURN RECEIPT (ELECTRONIC)

NAME \_\_\_\_\_  
1ST NOTICE \_\_\_\_\_  
2ND NOTICE \_\_\_\_\_  
RETURN \_\_\_\_\_



Clark County Auditor's Office  
Attn: Appraisal Dept./Board of Revision  
31 N Limestone St.  
Springfield, OH 45502



45502-119525

**FINNEY LAW FIRM**

*Making a difference.*

4270 IVY POINTE BOULEVARD, SUITE 225  
CINCINNATI, OHIO 45245