

Tax year 2022

BOR no. 2022-207

DTE 1
Rev. 12/22

County CLARK

Date received 4/4/23

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	CHARLES H + PENNYESACKS	11048 LOWER VALLEY PIKE	
2. Complainant if not owner		MEDWAY OHIO 45341-9707	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937 315 6005 PENSACK@ICLOUD.COM			
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	
010-10-00030-104-030		11048 LOWER VALEY PIKE	
		MEDWAY OHIO 45341-9707	
7. Principal use of property <u>RESIDENCE</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
010-10-00030-104-030	220,000.00	246,830	26,830
9. The requested change in value is justified for the following reasons: <u>SEE ATTACHMENT "A"</u>			

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 3/30/23*

JOHN S. FEDERER
AUDITOR

Attachment A

My house is around 100 yards from "PinUps and Pints" an all nude strip club, I hear bump and grind music till 230 am four nights a week , I've complained, its been this way for 18 years, across the road is a corn field that gets semiannual treatment with human waste from the Clark County Southwest Regional Wastewater Treatment Center on the other side of the corn field. I am in WPAFB flight path , they buzz my house sometimes till ten at night, it make the windows rattle .Within a few blocks is a vacate home with all the doors and windows removed and the contents there of strewn around the yard, been that way for months, beyond that a burned down house other vacant homes and diagonally from my house a graveyard. Realtors say the three most important things in property value is location, location, location, I'd need a nearsighted,deaf buyer with no sense of smell to get 246,830 for a 100 year old house in this location.

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.

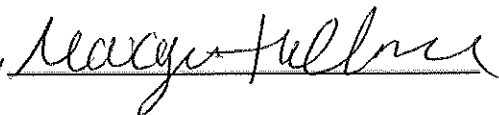
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/27/23 Complainant or agent (printed) CHARLES SACKS Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of March 2023
(Date) (Month) (Year)

Notary 



MORGAN HUFFMAN
Notary Public, State of Ohio
My Commission Expires
May 19, 2027



10891 Lower Valley Pike



CLARK COUNTY
SOUTHWEST REGIONAL
WASTEWATER TREATMENT CENTER

3990 WOODBURY RD, MEDWAY



10963 Lower Valley Pike