

Tax year 2022 BOR no. 2022-271
 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.

	Name	Street address, City State, ZIP code	
1. Owner of property	International Harvester Employees Credit Union, Inc. n/k/a IH Credit Union, Inc.	Attn: Matt Stamp; 230 West Street, Suite 700, Columbus, OH 43215	
2. Complainant if not owner			
3. Complainant's agent	Nicholas M.J. Ray & Steven L. Smiseck	Vorys, Sater, Seymour and Pease LLP, 52 E. Gay Street, Columbus, OH 43215	
4. Telephone number and email address of contact person	(216) 479-6198	cebuchner@vorys.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" in instruction.			
6. Parcel numbers from tax bill	Address of property		
2200300033200001	5000 Urbana Road, Springfield, OH 45502		
2200300033200002	5000 Urbana Road, Springfield, OH 45502		
7. Principal use of property:	Office		
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
2200300033200001	\$1,077,400	\$1,551,440	-\$474,040
2200300033200002	\$67,600	\$97,300	-\$29,700
Total for all Parcels	\$1,145,000	\$1,648,740	-\$503,740
9. The requested change in value is justified for the following reasons: County's value is greater than market value using generally accepted appraisal techniques.			

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 Question 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 3/29/23*

JOHN S. FEDERER
AUDITOR

/5000 Urbana Rd

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3/23/2023 Complainant or agent (printed) Nicholas M.J. Ray Title (If agent) Attorney for Complainant

Complainant or agent (signature) 

State of Ohio County of Franklin

Sworn to and signed in my presence by the above Attorney for Complainant, the 23rd day of March 2023
(Date) (Month) (Year)

This is a jurat certificate. An oath or affirmation was administered by the signer and signed in my presence.

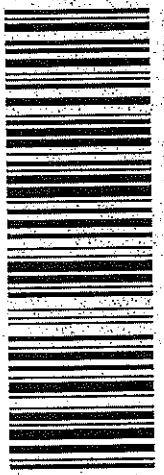
Notary 



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

FIRST CLASS
FIRST CLASS
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neopost
09/29/2023
US POSTAGE
\$09.24
ZIP 43216
04111123



9414 7266 9904 2977 2057 59
RETURN RECEIPT REQUESTED

VORYS

52 East Gay St.
PO Box 1008
Columbus, OH 43216-1008

FIRST CLASS MAIL

Clark County Auditor
14 East Main Street, 3rd Floor
Springfield, OH 45502

NAME _____
NOTICE _____
NOTICE _____
RETURN _____



52 East Gay Street
P.O. Box 1008
Columbus, Ohio 43216-1008

614.464.6400 | vorys.com

Founded 1909

Veronica B. Lees
Direct Dial (614) 464-8293
Email vblees@vorys.com

March 29, 2023

VIA CERTIFIED U.S. MAIL DELIVERY

Tracking #: 9414 7266 9904 2977 2057 59

Clark County Auditor
14 E. Main Street, 3rd Floor
Springfield, Ohio 45502

Dear Board of Revision:

Enclosed please find two (2) 2022 Real Estate Tax Complaint(s) to be filed with the Board of Revision. In addition please find one copy of each complaint to be time-stamped and returned to our office in the enclosed, self-addressed, stamped envelope.

The complaints enclosed for filing are as follows:

1. Bob Evans Transportation Company, LLC, 1001100011303004
2. International Harvester Employees Credit Union, Inc., 2200300033200001, et al

I appreciate your time and attention to this matter.

Very truly yours,

Veronica B. Lees

VBL/vbl

Enclosure