

Tax year 2023 BOR no. 2023-004  
 County Clark Date received 1/23/2024

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	Marc & Barbara Masquelier	40 Bobwhite Drive, Enon, OH 45323	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-271-9188, marcmasq@gmail.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	
2101100035303006		40 Bobwhite Drive, Enon, OH 45323	
7. Principal use of property <u>Private 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
2101100035303006	\$300,000	\$342,430	\$42,430
9. The requested change in value is justified for the following reasons: Zillow shows our house value slightly higher than the neighborhood average. While we don't mind paying somewhat more than the neighborhood average, we pay 27% higher than the neighborhood average (13 surrounding houses) and 11% more than the next highest. Further, our taxes went up 22% this year vs 13% for the neighborhood average. We now pay over \$1,500 higher taxes than the neighborhood average. See attached.			

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 N/A and total cost \$ \_\_\_\_\_.

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

FILED  
CLARK COUNTY AUDITOR

JAN 23 2024

HILLARY HAMILTON  
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.
- 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 13 January 2024 Complainant or agent (printed) Marc L Masquelier Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this Jan 17, 2024 day of January 2024  
(Date) (Month) (Year)

Notary 



Christopher White  
Notary Public, State of Ohio  
My Commission Expires 03-17-2024

Address	Tax Yr	Tax Amt	% Incr	Sq Ft	\$/sq ft	Comment
5	2022	4,809	18%	1,476	\$ 3.26	
	2021	4,089				
6	2022	5,228	9%	2,182	\$ 2.40	
	2021	4,780				
10	2022	3,432	44%	1,532	\$ 2.24	
	2021	2,389				
15	2022	5,846	10%	2,704	\$ 2.16	
	2021	5,332				
20	2022	5,448	8%	1,669	\$ 3.26	
	2021	5,036				
25	2022	4,468	-25%	1,776	\$ 2.52	Outlier
	2021	5,988				
35	2022	6,115	13%	2,756	\$ 2.22	
	2021	5,423				
40	2022	7,026	22%	2,088	\$ 3.36	Our house
	2021	5,778				
45	2022	5,801	13%	2,406	\$ 2.41	
	2021	5,154				
50	2022	5,526	8%	2,184	\$ 2.53	
	2021	5,114				
55	2022	4,979	-30%	2,771	\$ 1.80	Outlier
	2021	7,110				
60	2022	6,324	7%	2,500	\$ 2.53	
	2021	5,927				
65	2022	5,098	15%	3,031	\$ 1.68	
	2021	4,441				
w/outliers	avg 2022	5,392	-3% increase over 2021			
	avg 2021	5,537				
No outliers	avg 2022	5,514	13% increase over 2021			
	avg 2021	4,860				

Median house square footage = 2,184

- Where appropriate, we did not include calculations with "outliers," where their taxes went down in 2022 - apparently due to some tax payment issues. Those properties were 25 Bobwhite Drive and 55 Bobwhite Drive.

- Our house has less square footage (2,088) than the neighborhood median (2,184)
- We pay 11% higher tax than the next highest house in the neighborhood
- We pay 27% higher tax than the neighborhood average (13 surrounding houses)
- We received a 22% tax increase in 2022 vs neighborhood average of 13% - next highest was +18%
- We pay \$1,500 higher tax than neighborhood average, \$702 higher than next highest