

Tax year 2023 BOR no. 2023-004
 County Clark Date received 1/26/2024

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	Russell A. & Rose L. White	259 W. Mound St So. Charleston Oh 45368	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-624-9826 randrwhite79@yahoo.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	
16013000 16100027		9144 Cols-Cinn Rd So Charleston, Ohio 45368	
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
160-13-00014-100-027	115,000	223,230	- 108,230
9. The requested change in value is justified for the following reasons: The items on attached sheet had been demo'd before we bought property August 18, 2023. The previous owner indicated buildings were demo'd in the spring of 2023			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale Aug 18, 2023
 and sale price \$ 115,000 ; 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
 JAN 26 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.
- 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.

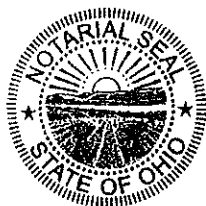
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/17/24 Complainant or agent (printed) Russell A. White Title (if agent) _____

Complainant or agent (signature) *Russell A. White*

Sworn to and signed in my presence, this 1/22/2024 day of January 2024
(Date) (Month) (Year)

Notary *Deborah K. Widener*



Deborah K. Widener
Notary Public - State of Ohio
My Commission Expires 06/07/2027

From: Do not reply to this unmonitored email address info@pivotpoint.us
Subject: Discrepancy/Question relayed via Clark County, Ohio County Auditor
Pivot Point Website
Date: Jan 14, 2024 at 12:03:52 PM
To: sgray@clarkcountyohio.gov
Cc: randrwhite79@yahoo.com

Regarding Parcel: 1601300016100027 (9144 Columbus Cincinnati rd)

Contact Name: Russ White

Email Address: randrwhite79@yahoo.com

Phone Number: [937-624-9826](tel:937-624-9826)

We purchased the property in August of 2023. Was looking at tax info on auditor website and discovered that we are still being taxed for improvements that are no longer there. The following items in the "sketches" section were not there when we bought property. 68x53 flat barn, 68x16 concrete block milking parlor, 53x36 flat barn, 14x50 concrete stave silo w/o roof, 40x36 corn crib/wood board, 18x16 attached cb milk house, 36x18 lean to, and 0x0 corn crib/wood board.

Thank you,
Russ White

From: Russ White randrwhite79@yahoo.com
Subject: Re: Property Corrections
Date: Jan 16, 2024 at 4:31:18 PM
To: Freeman, Zachary zjfreeman@clarkcountyohio.gov

Thank you.

Sent from my iPad

On Jan 16, 2024, at 3:39 PM, Freeman, Zachary <zjfreeman@clarkcountyohio.gov> wrote:

Hi Russ,

I received your email about the outbuildings needing removed from the property. I have removed all buildings listed 100% for 2024. As I don't know when the buildings were demolished I can just remove them moving forward. If you have information as to when they were demolished you can file with the board of revision with that information to have the taxes for 2023 reviewed. The form is on our website clarkcountyauditor.org under the forms tab. You have from now till march 31st to file.

Zach Freeman

Clark County Auditor's Office

Appraisals

[\(937\)-521-1876](tel:(937)521-1876)

<image003.png>



FINAL
A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN

1. FHA 2. FHMA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. FILE NUMBER: 23-00241-VR 7. LOAN NUMBER
 8. MORTGAGE INS. CASE NO.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: Russell A. White and Rose L. White
 259 West Mound Street, South Charleston, OH 45368

E. NAME & ADDRESS OF SELLER: Tracy L. Oberly
 7300 South Charleston Pike, South Charleston, OH 45368

F. NAME & ADDRESS OF LENDER: CASH SALE

G. PROPERTY LOCATION: 9144 Columbus-Cincinnati Road, South Charleston, OH 45368

H. SETTLEMENT AGENT: Ohio Real Estate Title, Inc.
 PLACE OF SETTLEMENT: 1111 N. Plum Street, Suite 9, Springfield, OH 45504 (937) 322-7333

I. SETTLEMENT DATE: 8/11/2023 DISBURSEMENT DATE: 8/11/2023

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract sales price	115,000.00	401. Contract sales price	115,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	509.50	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:	115,509.50	420. Gross Amount Due To Seller:	115,000.00
200. Amounts Paid By Or In Behalf Of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	635.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln	
205.		505. Payoff 2nd Mtg. Ln	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/23 to 08/11/23	1,876.28	511. County taxes 01/01/23 to 08/11/23	1,876.28
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower:	1,876.28	520. Total Reductions In Amount Due Seller:	2,511.28
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)	115,509.50	601. Gross amount due to seller (line 420)	115,000.00
302. Less amount paid by/for borrower (line 220)	1,876.28	602. Less reductions in amount due seller (line 520)	2,511.28
303. Cash (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower:	113,633.22	603. Cash (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller:	112,488.72

X _____
 X _____

X _____
 X _____

L. SETTLEMENT		CHARGES		Escrow: 23-00241-VR	
700. Total Sales/Broker's Commission:				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
Based On Price \$ 115,000.00 @ % =					
Division of Commission (line 700) As Follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
800. Items Payable In Connection With Loan:					
801. Loan Origination fee %					
802. Loan Discount %					
803. Appraisal fee to:					
804. Credit report to:					
805. Lender's inspection fee					
806. Mortgage insurance application fee to					
807. Assumption fee					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900. Items Required By Lender To Be Paid In Advance:					
901. Interest from to @\$ /day (0 days)					
902. Mortgage insurance premium for mo. to					
903. Hazard insurance premium for yrs. to					
904. Flood insurance premium for yrs. to					
905.					
906.					
1000. Reserves Deposited With Lender:					
1001. Hazard insurance 0 months @ \$ 0.00 per month					
1002. Mortgage insurance 0 months @ \$ 0.00 per month					
1003. City property taxes 0 months @ \$ 0.00 per month					
1004. County property taxes 0 months @ \$ 0.00 per month					
1005. Annual assessments 0 months @ \$ 0.00 per month					
1006. Flood insurance 0 months @ \$ 0.00 per month					
1007. 0 months @ \$ 0.00 per month					
1008. Aggregate Adjustment					
1009.					
1100. Title Charges					
1101. Settlement or closing fee to					
1102. Abstract or title search to					
1103. Title examination to Ohio Real Estate Title, Inc. 200.00					
1104. Title insurance binder to					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(includes above item Numbers:)					
1108. Title insurance to					
(includes above item Numbers:)					
1109. Lender's coverage \$					
1110. Owner's coverage \$					
1111. Closing Fee to Ohio Real Estate Title, Inc. 250.00					
1112. Wire Fee to Ohio Real Estate Title, Inc. 25.00					
1113. Disbursement Fee to Ohio Real Estate Title, Inc. 100.00					
1114. Deed Preparation Fee to David R. Miles, Attorney at Law 75.00					
1200. Government Recording and Transfer Charges:					
1201. Recording fees: Deed \$ 34.00 :Mortgage \$ 0.00 :Releases \$ 0.00 34.00					
1202. City/county tax/stamps: Deed \$ 460.00 :Mortgage \$ 0.00 460.00					
1203. State tax/Stamps: Deed \$ 0.00 :Mortgage \$ 0.50 0.50					
1204.					
1205.					
1300. Additional Settlement Charges:					
1301. Survey to					
1302. Pest inspection to					
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400. Total Settlement Charge (Enter on line 103, Section J - and - line 502, Section K)				509.50	635.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers/Purchasers

Sellers

Russell A. White

Tracy L. Oberly

Rose L. White

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: _____
Ohio Real Estate Title, Inc.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.