

JAN 30 2024

Complaint Against the Valuation of Real Property

HILLARY HAMILTON
AUDITOR

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.

1. Owner of property		Name Zhang Hang		Street address, City, State, ZIP code 1823 Highland Ave Springfield OH 45503	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 614-448-6194 zhanghang168@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 340-07-00029-430-006			Address of property 1823 Highland Ave Springfield OH 45503		
7. Principal use of property Residential					
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		
340-07-00029-430-006	\$38,000	\$70,580	(\$32,580)		
9. The requested change in value is justified for the following reasons: THE HOUSE BUILT 1901, IT IS 123 YEARS OLD AND POOR CONDITION.					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01/18/2024
and sale price \$ \$38,000 ; 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

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 01/29/2024 Complainant or agent (printed) Hang Zhang Title (if agent) _____

Complainant or agent (signature)  

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	6. File Number: 24-P-19	7. Loan Number:	8. Mortgage Insurance Case Number:
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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 and Address of Buyer: Hang Zhang 1823 Highland Avenue Springfield, OH 45503	E. Name and Address of Seller: Linda F. Freeze	F. Name and Address of Lender: CASH
G. Property Location: 1823 Highland Avenue Springfield, OH 45503 Clark County, Ohio	H. Settlement Agent: Team Title & Closing Services, LLC 1184 E. Home Road Springfield, Ohio 45503 Ph. (937)390-1900 Place of Settlement: 1184 E. Home Road Springfield, Ohio 45503	I. Settlement Date: January 18, 2024

J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	38,000.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	777.50
104.	
105.	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. Gross Amount Due from Buyer	38,777.50
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209. Rent Proration 1/19 to 1/31	209.68
Adjustments for items unpaid by Seller	
210. City/Town Taxes	to
211. County Taxes	07/01/23 to 01/18/24 670.18
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	879.86
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	38,777.50
302. Less amount paid by/for Buyer (line 220)	(879.86)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	37,897.64

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	
500. Reductions in Amount Due Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes	to
511. County Taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	
602. Less reductions due Seller (line 520)	
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

* Paid outside of closing by borrower(s), seller(s), lender(s), or third party(ies). The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein.

					Buyer's Funds at Settlement	Seller's Funds at Settlement
701.	\$	to				
702.	\$					
703.						
704.		to				
705.						
800: Items Payable in Connection with Loan						
801.	Our origination charge		\$	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)		
803.	Your adjusted origination charges			(from GFE #A)	0.00	
804.	Appraisal fee	to		(from GFE #3)		
805.	Credit Report	to		(from GFE #3)		
806.	Tax service	to		(from GFE #3)		
807.	Flood certification	to		(from GFE #3)		
808.				(from GFE #3)		
809.				(from GFE #3)		
810.				(from GFE #3)		
811.				(from GFE #3)		
900: Items Required by Lender to Be Paid in Advance						
901.	Daily interest charges from	to	@ \$/day	(from GFE #10)		
902.	MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903.	Homeowner's insurance for	years to		(from GFE #11)		
904.				(from GFE #11)		
905.				(from GFE #11)		
1000: Reserves Deposited with Lender						
1001.	Initial deposit for your escrow account			(from GFE #9)		
1002.	Homeowner's insurance	months @ \$	per month	\$		
1003.	Mortgage insurance	months @ \$	per month	\$		
1004.	Property taxes			\$		
1005.				\$		
1006.		months @ \$	per month	\$		
1007.		months @ \$	per month	\$		
1008.				\$		
1009.	Aggregate Adjustment			\$		
1100: Title Charges						
1101.	Title services and lender's title insurance			(from GFE #4)	525.00	
1102.	Settlement or closing fee			\$		
1103.	Owner's title insurance to Team Title as Agent for Old Republic			(from GFE #5)	218.50	
1104.	Lender's title insurance to Team Title as Agent for Old Republic			\$		
1105.	Lender's title policy limit	\$				
1106.	Owner's title policy limit	\$	38,000.00			
1107.	Agent's portion of the total title insurance premium	to Team Title & Closing Services, LLC		\$		
		to Team Title & Closing Services, LLC.				
1108.	Underwriter's portion of the total title insurance premium	to Team Title as Agent for Old Republic		\$	218.50	
		to Team Title as Agent for Old Republic				
1109.				\$		
1110.				\$		
1111.				\$		
1112.				\$		
1113.				\$		
1200: Government Recording and Transfer Charges						
1201.	Government recording charges	to Clark Co. Recorder		(from GFE #7)	34.00	
1202.	Deed \$	34.00	Mortgage \$	Releases \$	Other \$	
1203.	Transfer taxes			(from GFE #8)		
1204.	City/County tax/stamps					
1205.	State tax/stamps					
1206.	Conveyance & Transfer Tax					
1207.	1st half taxes 2023 due Feb. 2024					
1300: Additional Settlement Charges						
1301.	Required services that you can shop for			(from GFE #6)		
1302.	Outstanding Water Bill	to		\$		
1303.				\$		
1304.				\$		
1305.				\$		
1400: Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					777.50	

* Paid outside of closing by borrower(s) seller(s) lender(s) or third party

CONTRACT TO PURCHASE REAL ESTATE

This contract dated January 7, 2024, in which Buyer: Hang Zhang, offers to purchase from Seller: Linda F Freeze, the following described real estate, together with all improvements thereon and all appurtenant rights, located at: Address: 1823 Highland Ave, Springfield, OH 45503, County of Clark, Parcel No:340070002943006.

Seller and Buyer agree:

- 38,000.00
- 1) The purchase price is to be ~~\$40,000.00~~ payable in cash at closing. HZ
 - 2) The conditions of this purchase are as follows:
 - a) Property is sold in "AS-IS" condition with no warranties made by the seller. Seller will not do any repair.
 - b) Buyer will do one-time walk-through inspection.
 - 3) Closing day should be in 7 days after walk-through inspection.
 - 4) Title company service fee: Seller pay seller fee, Buyer pays buyer fee.

Date: 01-07-2024

Seller: Linda F. Freeze

Print: Linda F Freeze

937-925-5416

Date: 01-07-2024

Buyer: Hang Zhang

Print: Hang Zhang

614-309-9807

HUD-1 Attachment

Buyer (s): Hang Zhang
1823 Highland Avenue
Springfield, OH 45503

Lender: CASH

Settlement Agent: Team Title & Closing Services, LLC
(937)390-1900

Place of Settlement: 1184 E. Home Road
Springfield, Ohio 45503

Settlement Date: January 18, 2024

Property Location: 1823 Highland Avenue
Springfield, OH 45503
Clark County, Ohio

Title Services and Lender's Title Insurance Details

Closing Fee	250.00
to Team Title & Closing Services, LLC	
Title Examination Fee	250.00
to Team Title & Closing Services, LLC	
Shipping and Handling Fee	25.00
to Team Title & Closing Services, LLC	
Total	<u><u>\$ 525.00</u></u>

Owner's Title Insurance

Owner's Policy Premium	218.50
to Team Title as Agent for Old Republic	
Total	<u><u>\$ 218.50</u></u>

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.

Hang Zhang













