

FEB 15 2024

Tax year 2023 BOR no. 2023-016
County CLARK Date received 2/15/2024

DTE 1
Rev. 12/22

HILLARY HAMILTON

AUDITOR 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	Frank Stewart Jr Trust et al	7518 Slate Ridge Blvd	
2. Complainant if not owner		Reynoldsburg, OH 43068	
3. Complainant's agent	J. Douglas Stewart OSC # 0018518	614-864-1054 jds@jdstewartlaw.com	
4. Telephone number and email address of contact person	614-864-1054 jds@jdstewartlaw.com		
5. Complainant's relationship to property, if not owner	Family trust, Brother's Estate and I am the successor trustee and atty		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
130-08-00025-000-006	6789 Old Route 70 South Charleston, OH		
Harmony Twp			
7. Principal use of property	Agriculture - farm land - crops		
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
130-08-00025-000-006	\$1,199,940.00	\$1,296,050.00	-\$96,110.00
	Land only		
9. The requested change in value is justified for the following reasons: 1880 Home has been razed due to its condition. No improvements remain on this farm. <i>jds</i>			

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.
none since acquired by family in 1981 or 1982 *jds*

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.
none *jds*

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
None. All improvements have been razed. *jds*

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 2/6/2024 Complainant or agent (printed) J. Douglas Stewart Title (if agent) Attorney for estate of J. Douglas Stewart

Complainant or agent (signature) J. Douglas Stewart

Sworn to and signed in my presence, this 6th day of February, 2024

Notary R D Worth



ROGER D. WORTH
Notary Public, State of Ohio
My Commission Expires
07-24-2025



**PAMELA LITTLEJOHN
CLARK COUNTY TREASURER**

P.O. BOX 1305
SPRINGFIELD, OHIO 45501-1305
937-521-1832

**DUE BY
02/23/2024**

FEB 08 2024

Card Payments
www.clarkcountyohio.gov
or
1-833-440-5495

REAL ESTATE TAX: TAX YEAR 2023		PARCEL ID: 130-08-00025-000-006	
<p>J DOUGLAS STEWART ⁹⁹ 7518 SLATE RIDGE BLVD REYNOLDSBURG OH 43068-8188</p>		PROPERTY ADDRESS: 6789 OLD 70 RD	
		TAX DISTRICT: HARMONY TOWNSHIP NELSD	
		OWNER NAME: (January 1) STEWART DALE E	
		LEGAL DESCRIPTION: S W QR	
TAX RATES		MARKET VALUE	
EFFECTIVE TAX RATE	46.380284	Land	Building
GROSS TAX RATE	81.130000	1,199,940	96,110
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.082647 OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.020661		TAXABLE VALUE	
HMSTD RED VALUE	0	Land	Building
CLASSIFICATION	A 111	101,240	33,640
ACRES	154.5000	HOMESTEAD	CAUV Value
DISTRIBUTION		Total	
Clark County	1,325.68	289,250	
Harmony Twp	305.00	SPECIAL ASSESSMENT	
Harmony Twp Exc South Vienna Corp	261.92	PROJ # AND DESCRIPTION	DELINQUENT
Northeastern Lsd	3,383.64		CURRENT
Springfield Clark County Jvsd	240.81		
Clark County Health & Library Levy	221.69	TOTAL	0.00
		0.00	
		LAST DAY TO PAY WITHOUT PENALTY 02/23/2024	
		PAYMENTS/CREDITS	
		0.00	
		TOTAL REAL ESTATE TAX DUE	
		\$2,869.37	
		FULL YEAR AMOUNT	
		\$5,738.74	

**Return this portion with payment
REAL PROPERTY 1st HALF 2023
DUE 02/23/2024**

PROPERTY ADDRESS: 6789 OLD 70 RD	PARCEL NUMBER 130-08-00025-000-006
OWNER NAME: STEWART DALE E	
Make Checks Payable to: CLARK COUNTY TREASURER	HALF YEAR \$2,869.37
	FULL YEAR \$5,738.74
TREASURER'S COPY	

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