

MAR 12 2024

Tax year 2023 BOR no. 2023-021  
County CLARK Date received 3/12/24

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>VERNON DONNELLY</u>	<u>358 E. HIGH ST. SPRINGFIELD, OH. 45505</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-325-0061 (H) 937-360-4694 (C)</u>			
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	
<u>340-07-00035-419-038</u>		<u>240 E. MAIN ST. SPRINGFIELD, OHIO</u>	
<u>340-07-00035-419-037</u>		<u>234</u>	
<del><u>340-07-00035-419-036</u></del>		<del><u>230-232</u></del>	
7. Principal use of property <u>Storage</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
<u>340-07-00035-419-037</u>	<u>125,000.-</u>	<u>153,500.-</u>	<u>28,500.-</u>
<u>340-07-00035-419-038</u>	<u>15,000.-</u>	<u>39,000.-</u>	<u>24,000.-</u>
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 1-24-23

and sale price \$ 121,154.33; 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

# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.



FINAL  
A. SETTLEMENT STATEMENT (HUD-1)



B. TYPE OF LOAN		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FHMA	3. <input type="checkbox"/> CONV. UNJNS.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
6. FILE NUMBER: 22-00609-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: Vernon L. Donnelly  
358 East High Street, Springfield, OH 45505

E. NAME & ADDRESS OF SELLER: R. Bradley Booze

F. NAME & ADDRESS OF LENDER: CASH

G. PROPERTY LOCATION: 240 East Main Street, Springfield, OH 45503

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: 11/30/2022 DISBURSEMENT DATE: 11/30/2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Borrower:</b>		<b>400. Gross Amount Due To Seller:</b>	
101. Contract sales price	120,900.00	401. Contract sales price	120,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (line 1400)	5,502.78	403.	
104.		404.	
105.		405.	
<b>Adjustments For Items Paid By Seller In Advance:</b>		<b>Adjustments For Items Paid By Seller In Advance:</b>	
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.	
<b>120. Gross Amount Due From Borrower:</b>	<b>126,402.78</b>	<b>420. Gross Amount Due To Seller:</b>	<b>120,900.00</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower:</b>		<b>500. Reductions In Amount Due To Seller:</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln. Marquis Enterprises Inc.	109,955.92
205.		505. Payoff 2nd Mtg. Ln.	
206.		506. Property Tax	1,959.75
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments For Items Unpaid By Seller:</b>		<b>Adjustments For Items Unpaid By Seller:</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/22 to 11/30/22	5,248.45	511. County taxes 01/01/22 to 11/30/22	5,248.45
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower:</b>	<b>5,248.45</b>	<b>520. Total Reductions In Amount Due Seller:</b>	<b>117,164.12</b>
<b>300. Cash At Settlement From/To Borrower:</b>		<b>600. Cash At Settlement From/To Seller:</b>	
301. Gross amount due from borrower (line 120)	126,402.78	601. Gross amount due to seller (line 420)	120,900.00
302. Less amount paid by/for borrower (line 220)	5,248.45	602. Less reductions in amount due seller (line 520)	117,164.12
<b>303. Cash (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower:</b>	<b>121,154.33</b>	<b>603. Cash (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller:</b>	<b>3,735.88</b>

Previous Edition Is Obsolete  
Form No. 1581  
3/86

X \_\_\_\_\_ X \_\_\_\_\_  
X \_\_\_\_\_ X \_\_\_\_\_

L.		SETTLEMENT	CHARGES	Escrow: 22-00609-VR		
700. Total Sales/Broker's Commission:					Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
Based On Price \$		120,900.00	@ 3.00 % =	3,627.00		
<b>Division of Commission (line 700) As Follows:</b>						
701. \$	3,627.00	to	Real Estate II			
702. \$		to				
703. Commission paid at settlement					3,627.00	
704.						
<b>800. Items Payable In Connection With Loan:</b>						
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.						
<b>900. Items Required By Lender To Be Paid In Advance:</b>						
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.						
<b>1000. Reserves Deposited With Lender:</b>						
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.						
<b>1100. Title Charges</b>						
1101. Settlement or closing fee to						
1102. Abstract or title search to						
1103. Title examination to					Ohio Real Estate Title, Inc.	350.00
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.						200.00
1112. Wire Fee to Ohio Real Estate Title, Inc.						25.00
1113. Deed Preparation Fee to David R. Miles, Attorney at Law						75.00
1114.						
<b>1200. Government Recording and Transfer Charges:</b>						
1201. Recording fees: Deed \$		50.00	; Mortgage \$	0.00	; Releases \$	0.00
						50.00
1202. City/county tax/stamps: Deed \$		483.60	; Mortgage \$	0.00		483.60
1203. State tax/Stamp: Deed \$		2.00	; Mortgage \$	0.00		2.00
1204.						
1205.						
<b>1300. Additional Settlement Charges:</b>						
1301. Survey to						
1302. Pest inspection to						
1303. Water Bill to City of Springfield Utility Billing						530.18
1304. Code Violation (Weeds) to City of Springfield						160.00
1305.						
1306.						
1307.						
1308.						
<b>1400. Total Settlement Charge. (Enter on line 103, Section J - and - line 502, Section K)</b>						<b>5,502.78</b>

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

Vernon L. Donnelly

Sellers

R. Bradley Booze

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:

Ohio Real Estate Title, Inc.

Date:

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.