

MAR 19 2024

Tax year 2023 BOR no. 2023-021
County Clark Date received 3/19/2024

DTE 1
Rev. 12/22

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.

		Name	Street address, City, State, ZIP code
1. Owner of property	Dale A. Collins		1610 Karr St, Spfld OH 45503
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-831-1203			
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	
340-07-00024-305-003		1610 Karr St, Spfld OH 45503	
7. Principal use of property Home			
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
340-07-00024-305-003	\$15,000	\$31,770	\$16,770
9. The requested change in value is justified for the following reasons: See attachment.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A
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

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. N/A

- 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. N/A

- 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 3-16-2024 Complainant or agent (printed) Dale Collins Title (if agent) _____

Complainant or agent (signature) Dale Alan Collins

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

From: Dale A. Collins, Parcel ID: 340-07-00024-305-003
1610 Karr Street, Spfld OH 45503
937-831-1203

Mar 19, 24

Subject: Initial Complaint Against the Valuation of Real Property, March 2024

To: Clark County Auditor

The purpose of this letter is to request a change in the value of my property for the following reasons:

Buildings: This single-family house was built in 1890 and is 134 years old; 3 small bedrooms, 1 bath, a gas furnace and no central air. The original window frames are rotten and this has caused water and mold damage. I have placed plastic and sealant around the windows to keep out the elements. The big windows throughout the house and two front doors are outdated and need replaced. The basement is partially dug out. When it rains the basement leaks. The electrical box is outdated.

In 2023, the neighbor's tree fell on my house. The roof sustained damage. The kitchen, bathroom and interior chimneys in the bedroom and living room sustained damage. The owner of 1606 Karr Street refused to compensate. I patched the roof, ceilings and walls.

The two outside sheds are used for tools and lawnmower storage. A garage is not present.

Land: The driveway and backyard have grading issues causing standing water which attracts mosquitoes.

My monthly income for improvements is minimal.

SSI Supp Sec	\$155.00
Social Security	\$600.00

Market Value - 2023:

Land	\$ 8,860
Bldg.	<u>\$22,910</u>
Total	\$31,770

Complainant's Opinion of Value:	\$15,000
Current Value:	\$31,770
Change in Value:	\$16,770

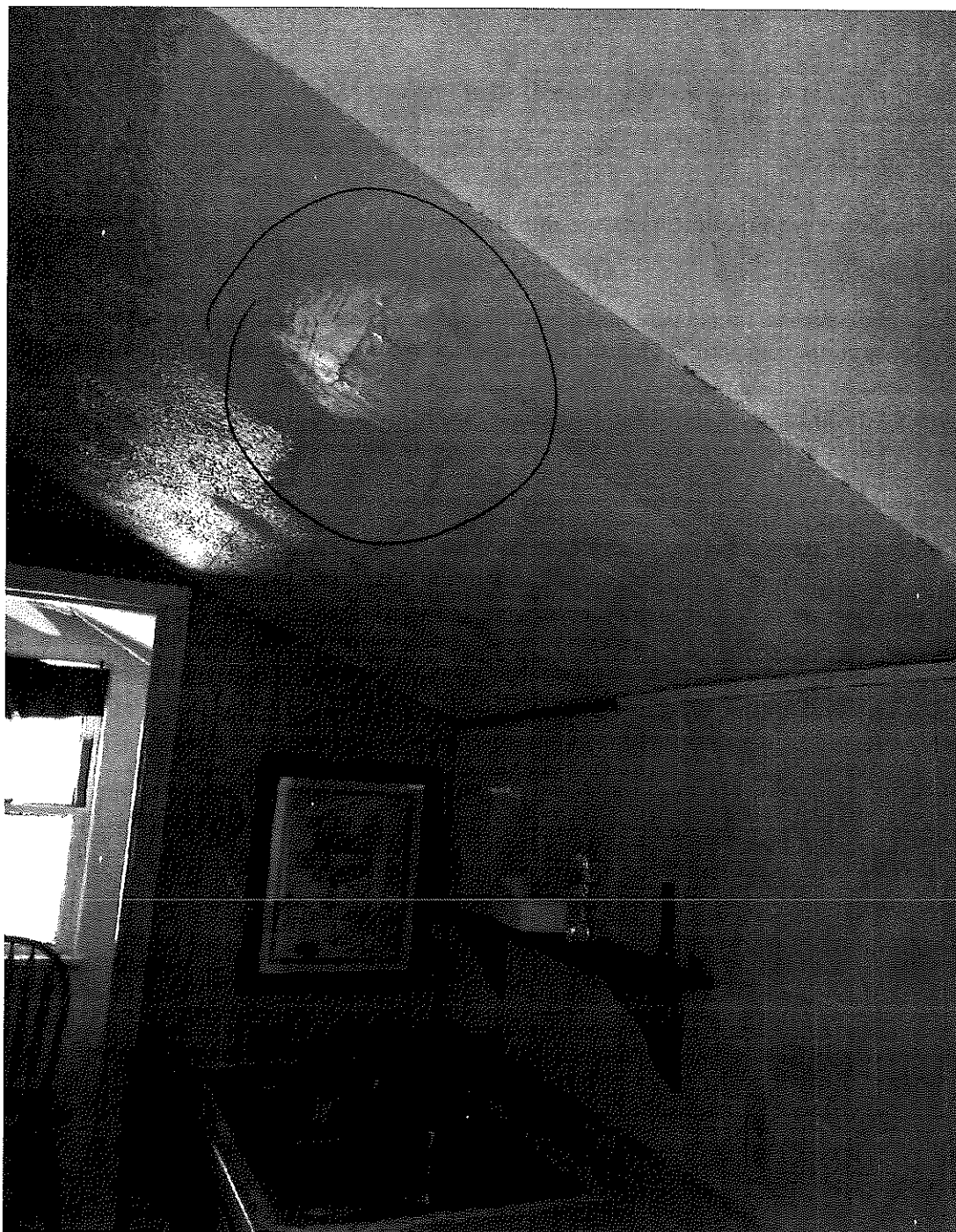
Attachments
DTE 1
Pictures
Proof of Income, Bank Statement
Real Estate Tax, 2023

Thank you,

Dale Collins



Inside:



The kitchen and bathroom sustained water damage from the neighbor's tree falling on my roof. I patched both to stop additional water damage.



Living room chimney plaster falling off due to leaky chimney.



Bedroom chimney plaster falling off due to leaks around the exterior chimney.



Outdated electrical box.

OUTSIDE:



Roof damage sustained from neighbor's tree falling on house.



Additional picture of roof damager.



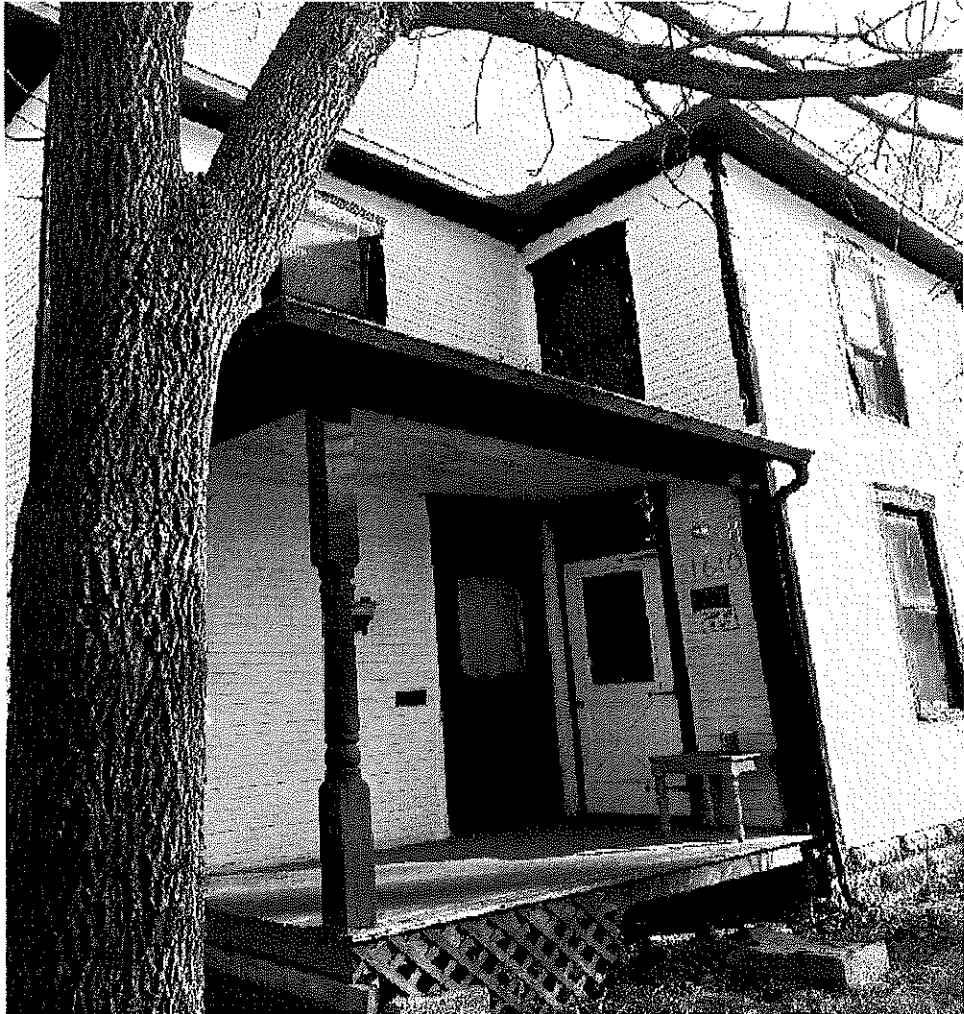
Patched Roof – view from backdoor



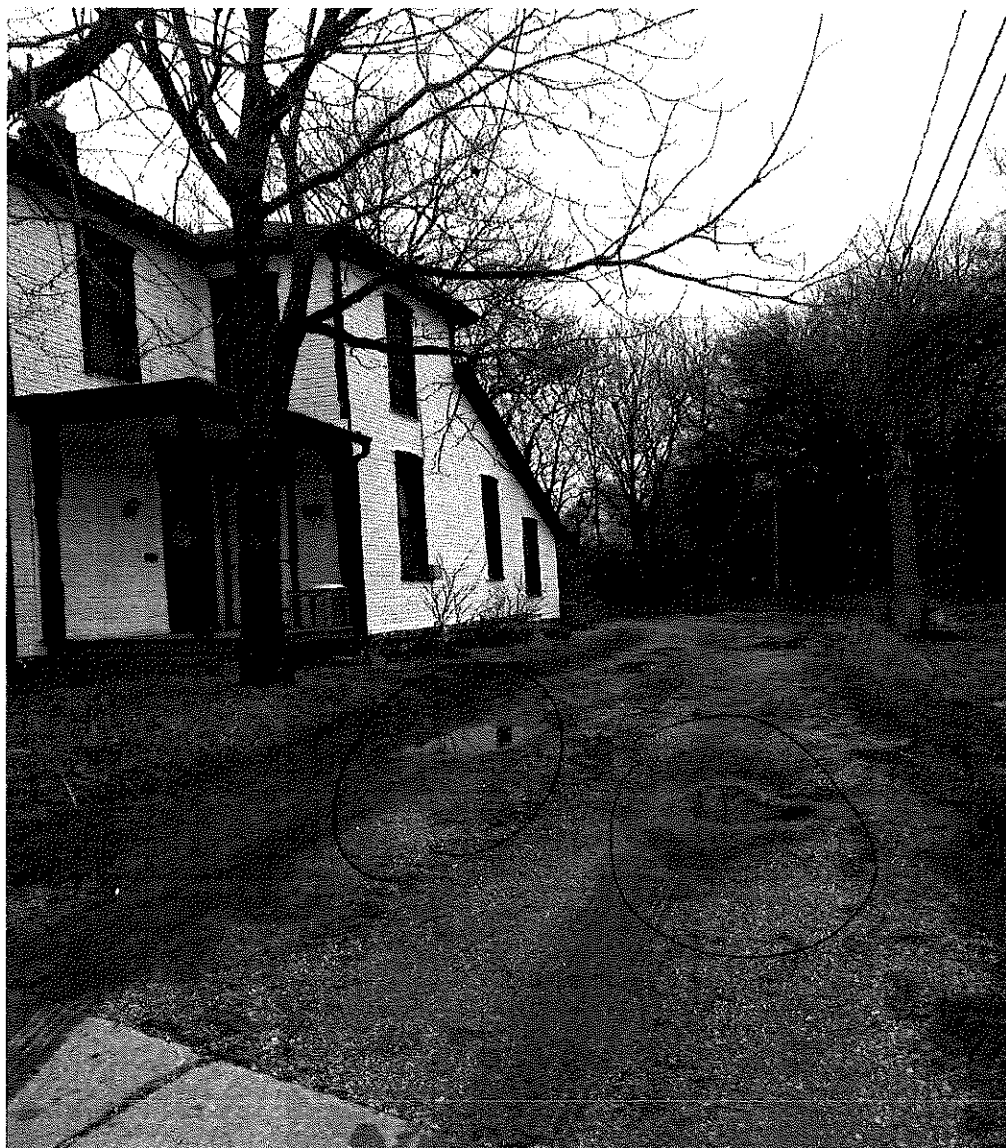
View showing patched roof and both Chimneys.



Original windows / frames are rotten. Covered with plastic and sealant.



The big windows throughout the house and two front doors are outdated.



The driveway and backyard have grading issues causing standing water which is most troubling.



Two outside sheds are used for tools and lawnmower storage.

PROOF INCOME



DALE COLLINS
 1610 KARR ST
 SPRINGFIELD OH 45503-3032

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-BANK (2265)

www.huntington.com

Asterisk-Free Checking Account

Account: -----1730

Statement Activity From:
 01/13/24 to 02/09/24

Beginning Balance	\$36.67
Credits (+)	755.00
Debits (-)	573.72
Total Fees (-)	0.00
Ending Balance	\$217.95
Average Balance	147.48
Low Balance	0.30

Deposit / Credit Activity (+)

Account: -----1730

Date	Description	Amount
01/30	SSI TREAS 310 XXSUPP SEC 020124 XXXXX4108 SSI	155.00
01/31	SSA TREAS 310 XXSOC SEC 020224 XXXXX4108A SSA	600.00

Check Activity (-)

Account: -----1730

Check #	Amount	Date Paid	Check #	Amount	Date Paid
161S	36.00	02/08			

(S) Indicates this check was converted to a Substitute Check.
 (*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement.

ATM Withdrawal Activity (-)

Account: -----1730

Date	Description	Amount
01/30	HUNTINGTON ATM CASH WITHDRAWAL 2961 DERR RD SPRINGFIELD OH XXXXXXXXXXXX5791	140.00

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ATCH 3

MARKET VALUE
2023

REAL ESTATE TAX: TAX YEAR 2023

12907 1 AV 0.507
DALE A COLLINS 43 38
1610 KARR ST
SPRINGFIELD OH 45503-3032

PARCEL ID: 340-07-00024-305-003
PROPERTY ADDRESS: 1610 KARR ST
TAX DISTRICT: SPRINGFIELD CORP. SCSD
OWNER NAME: (January 1) COLLINS DALE A
LEGAL DESCRIPTION: BERGER ALL 20 S PT 18 / 18 20

TAX RATES

EFFECTIVE TAX RATE	54.204913
GROSS TAX RATE	88.820000
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.0988745	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.022186
HMSTD RED VALUE CLASSIFICATION	R 0 510
ACRES	0.0000

MARKET VALUE

Land	Building	Total
8,860	22,910	31,770
TAXABLE VALUE		
Land	Building	Total
3,100	8,020	11,120
HOMESTEAD	CAUV Value	TIF

CURRENT TAXES

Gross Real Estate Taxes	987.71
Tax Reduction	-394.99
Subtotal	602.72
Non Business Credit	-53.5
Owner Occupancy Credit	-13.5
Current Net Real Estate Taxes	535.73
Current Net Taxes & Asmts (Half)	535.73
Current Net Taxes & Asmts (Half)	267.86

DISTRIBUTION

Clark County	104.66
Springfield Csd	19.02
Springfield Clark County Jvscd	38.14
Springfield City	17.47
Clark County Health & Library Levy	

SPECIAL ASSESSMENT

PROJ # AND DESCRIPTION	DELINQUENT	CURRENT
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TOTAL 0.00 0.00

LAST DAY TO PAY WITHOUT PENALTY

02/23/2024

PAYMENTS/CREDITS

TOTAL REAL ESTATE TAX DUE \$21

FULL YEAR AMOUNT

\$21

MARKET VALUE

2000