

FILED
CLARK COUNTY AUDITOR

Tax year 2023 BOR no. 2023-039
County Clark Date received 3/20/2024

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answers to questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

HILLARY HAMILTON
AUDITOR
Forms 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	Ronez Manor, LLC, Wallick Communities, 160 W. Main St., Ste. 200, New Albany, OH 43054		
2. Complainant if not owner	Board of Education of the Springfield City Schools		
3. Complainant's agent	Mark Gillis, Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017		
4. Telephone number and email address of contact person: (614) 228-5822; mgillis@richgillislawgroup.com			
5. Complainant's relationship to property if not owner: Section 5715.19, Ohio Revised Code			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
340-07-00030-203-039	1948 W R Wilkes Dr.		
7. Principal use of property: 403 Apartments- 40 or more			
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
340-07-00030-203-039	6,935,400	5,747,650	1,187,750
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$6,935,400			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/07/22 and sale price \$6,935,400 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 \$ N/A

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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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 3/20/24 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]
Sworn to and signed in my presence, this 20th day of February 2024.

Notary [Signature]



Bobbi Jo Leitz
Notary Public, State of Ohio
My Commission Expires 01-18-2025

The Complainant in this matter asserts that the following provisions contained in R.C. §5715.19 violate the Article XII, Section 2 of the Ohio Constitution (the Uniform Rule provision), and the Due Process and Equal Protection clauses of both the United States Constitution and the Ohio Constitution:

1. The requirement that a property must have been “*sold in an arm’s-length transaction, as described in section 5713.03 of the Revised Code*” before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
2. The requirement that a property must have been “*sold in an arm’s-length transaction, as described in section 5713.03 of the Revised Code, before, but not after, the tax lien date for the tax year for which the complaint is to be filed*” before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
3. The requirement that a property must have been “*(i) sold in an arm’s-length transaction, as described in section 5713.03 of the Revised Code, before, but not after, the tax lien date for the tax year for which the complaint is to be filed and (ii) the sale price exceeds the true value of the property appearing on the tax list for that tax year by both ten percent and the amount of the filing threshold determined under division (J) of [R.C. 5715.19]*” before a complaint can be filed by a legislative authority of a subdivision, mayor of a municipal corporation, or third-party complainant as to property not owned by the complainant. There is no similar requirement imposed upon property owner complainants.
4. The requirement that a board of revision “*is without jurisdiction to hear, and shall dismiss, the complaint*” if “*the board of revision has not rendered its decision on the complaint within one year after the date the complaint was filed*” only if the original complaint is filed by the legislative authority of a subdivision, the mayor of a municipal corporation with territory in the county, or a third-party complainant. There is no similar requirement imposed upon original complaints filed by property owner complainants.

These issues are currently pending before the Franklin County Common Pleas Court in case 23CV-03-001706.



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 9/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type instrument	GW	Tax list year	2021	County number	12	Tax. dist. number	3020	Date	7/7/2022
Property located in	Springfield Corp			taxing district					
Name on tax duplicate	JAN LTIS			Tax duplicate year		2021			
Acct. or permanent parcel no.	340-07-00030-203-039			Map book		Page			
Description				Platted		Unplatted			
Auditor's comments:	Split	New plat	New improvements	Partial value	C				
	C.A.U.V	Building removed	Other						

Number	2785
No. of Parcels	1
DTE Code No.	403
Neigh. Code	
No. of Acres	
Land Value	
Bldg. Value	
Total Value	
DTE Use Only	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	
DTE Use Only Valid sale	1. Yes 2. No
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name JAN, Ltd., an Ohio limited partnership Phone _____

2. Grantee's name Ronez Manor, LLC, an Ohio limited liability company Phone _____
Grantee's address c/o Wallick Communities, 160 West Main Street, Suite 200, New Albany, Ohio 43054

3. Address of property 1948 Wilkes Drive, Springfield, Ohio 45503

4. Tax billing address c/o Wallick Communities, 160 West Main Street, Suite 200, New Albany, Ohio 43054

5. Are there buildings on the land? Yes No If yes, check type:
1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
Manufactured (mobile) home Farm buildings Other Multi-Family Residential
If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
 Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
 Grantor is mortgagee Other fee simple

7. a) New mortgage amount (if any).....\$ 9,275,000.00
b) Balance assumed (if any).....\$ 0.00
c) Cash (if any).....\$ 0.00
d) Total consideration (add lines 7a, 7b and 7c).....\$ 9,275,000.00
e) Portion, if any, of total consideration paid for items other than real property.....\$ 2,339,642.00
f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 6,935,358.00
g) Name of mortgagee Merchants Capital Corp.
h) Type of mortgage Conv. F.H.A. V.A. Other _____
i) If gift, in whole or part, estimated market value of real property.....\$ 0.00

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Jean Wells
Signature of grantee or representative Date 6/30/2022

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322. in the total amount of \$ _____ has been paid by _____ and received by the _____ county auditor.

County auditor

Date

APPROVED

Clark County Tax Map

JUL 05 2022 --

- Legal Description
- Survey Plat / Lotsplit
- Subdivision / Annexation

Transferred
 Sale Price 6,935,400
 2785 JAL
 JUL - 7 2022

John S. Federer
Auditor



202200010197 07/11/2022 11:17 AM
 Filed for Record in CLARK County, Ohio
 Nancy Pence, Recorder Rec Fees: \$78.00
 WARR OR Vol 2212 Pgs 2338 - 2342

GENERAL WARRANTY DEED

JAN, LTD., an Ohio limited partnership, the Grantor, for valuable consideration paid, grants, with general warranty covenants, to RONEZ MANOR, LLC, an Ohio limited liability company, the Grantee, whose tax mailing address is c/o Wallick Communities, 160 West Main Street, Suite 200, New Albany, Ohio 43054, the following real property:

See Exhibit A, attached and incorporated hereto.

The general warranty covenants are subject to easements, covenants, conditions and restrictions of record; zoning ordinances; legal highways; and real estate taxes and assessments, hereafter due and payable.

Parcel No.: 340-07-00030-203-039

Street Address: 1948 Wilkes Drive, Springfield, Clark County, Ohio 45503

Prior Instrument Reference: Book 796, Page 606, Clark County, Ohio

Executed as of June 27, 2022

[Signature on the following page.]

MERCANTILE TITLE AGENCY INC
 255 E FIFTH ST
 SUITE 1900
 CINCINNATI, OH 45202



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BK 2212 PG 2339

GENERAL WARRANTY DEED

Signature Page

JAN, LTD.,
an Ohio limited partnership

By: Ronez Management, LLC,
an Ohio limited liability company,
its General Partner

By: *David G. Hendy*
David G. Hendy, a Member

STATE OF OHIO,
COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this JUNE 6TH, 2022, by David G. Hendy, a Member of Ronez Management, LLC, an Ohio limited liability company, the General Partner of JAN, Ltd., an Ohio limited partnership, on behalf of said limited partnership. This is an acknowledgment clause; no oath or affirmation was administered to the signer.

Karen L. Cullen
Notary Public



KAREN L. CULLEN
Notary Public, Ohio
My Commission Expires 03/03/2023

This instrument prepared by: Jodi S. Diewald, Esq., Dinsmore & Shohl, LLP, 191 West Nationwide Blvd., Suite 300, Columbus, Ohio 43215.

GENERAL WARRANTY DEED

Exhibit A

Situated in the State of Ohio, County of Clark, City of Springfield, and being part of the Northeast Quarter of Section 30, Town 5, Range 9, M.R.S. and being more particularly described as follows:

- Beginning at a spike in the centerline of E. Home Road and in the east line of Section 30; said spike bears South 2° 16' 20" West 285.45 feet from a stone in the northeast corner of Section 30;
- Thence with the east line of Section 30 and the east line of North Belmont Avenue, South 2° 16' 20" West 753.17 feet to a point;
- Thence North 87° 43' 40" West 190.0 feet to an iron pipe passing an iron bar at 40.0 feet;
- Thence South 2° 16' 20" West 125.0 feet to a point;
- Thence North 88° 11' 50" West 758.08 feet to a stone, from which an iron pipe is located 8.9 feet westwardly, said iron pipe is purported to be a corner of Miracle Mile Addition #5 as recorded in Plat Book 10, Page 41 of the Plat Records of Clark County, Ohio;
- Thence North 2° 13' 40" East 156.19 feet to a stone in the southeast corner of the Yorkshire Plat as recorded in Plat Book 11, Page 92 of the Plat Records of Clark County, Ohio;
- Thence with the east line of the Yorkshire Plat, North 5° 55' 00" East 387.54 feet to an iron pipe in the northeast corner of said plat;
- Thence North 6° 15' 10" East 341.91 feet to a stone in the centerline of East Home Road;
- Thence with said centerline South 87° 45' 00" East 634.80 feet to a point;
- Thence South 2° 16' 20" West 170.0 feet to an iron bar in the southwest corner of a 0.26 acre tract, passing an iron bar at 20.0 feet;
- Thence South 87° 45' 00" East 75.0 feet to an iron bar in the southeast corner of said 0.26 acre tract, passing an iron bar at 20.0 feet; thence South 87° 45' 00" East 75.0 feet to an iron bar in the southeast corner of said 0.26 acre tract;
- Thence North 2° 16' 20" East 170.0 feet to a P.K. nail in the centerline of East Home Road passing an iron bar at 150.0 feet;
- Thence with the centerline of East Home Road South 87° 45' 00" East 190.0 feet to the place of beginning and containing 17.9319 acres.

LESS AND EXCEPT: ✓

Situated in the State of Ohio, County of Clark, City of Springfield, being part of Section 30, Township 5,



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BK 2212 PG 2341

Range 9 of Between the Miami Rivers Survey and being part of a 17.93 acre tract of land conveyed to Jan, Ltd., an Ohio limited partnership by Deed Book 796, Page 606 as recorded in the Clark County Recorder's Office and being more described as follows:

Commencing from a 5/8" iron pin found at the intersection of the common line of Sections 24 and 30 with the centerline of Oakdale Road (30 feet wide) being 20.00 feet right of Station 119+42.04 North Belmont Avenue (CR-502 R/W Varies);

Thence North 05°28'33" East, a distance of 1040.07 feet along said common section line and easterly existing right of way line of North Belmont Avenue to a point on the westerly line of a 2.06 acre tract of land conveyed to Tammy M. Hawkey (1/2 interest) and Jeanne A. Lampe, Trustee of the Jeanne A. Lampe Revocable Trust Agreement dated January 28, 2002 (1/2 interest) by Official Record 1877, Page 1835, Official Record 1997, Page 2571 and Official Record 2061, Page 1577 being 20.00 feet right of Station 129+82.11 North Belmont Avenue and being the True Point of Beginning;

Thence North 84°31'27" West, a distance of 40.00 feet leaving said common section line, said easterly existing right of way line and the westerly line of said 2.06 acre tract and across the grantor's property to an iron pin set on the westerly existing right of way line of North Belmont Avenue being 20.00 feet left of Station 129+82.11 North Belmont Avenue;

Thence North 37°15'12" West, a distance of 51.58 feet leaving said westerly existing right of way line and continuing across the grantor's property to an iron pin set 50.00 feet left of Station 130+20.00 North Belmont Avenue;

Thence North 37°56'50" East, a distance of 65.19 feet continuing across the grantor's property to an iron pin set on said westerly existing right of way line being 20.00 feet left of Station 130+75.00 North Belmont Avenue;

Thence South 84°31'27" East, a distance of 40.00 feet leaving said westerly existing right of way line and continuing across the grantor's property to a point on said common section line with said easterly existing right of way line and the westerly line of said 2.06 acre tract being 20.00 feet right of Station 130+75.00 North Belmont Avenue;

Thence South 05°28'33" West, a distance of 92.89 feet along said common section line, said easterly existing right of way line and the westerly line of said 2.06 acre tract to the True Point of Beginning, and containing 0.123 acres, more or less, of which 0.085 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

Of the above described tract, 0.123 acres, more or less, are located within Auditor's Parcel No. 3400700030203039.

The basis of bearing for this description is based on project (ground level) coordinates values are relative to State Plane Coordinates Ohio South Zone NAD 83 (Epoch 2010.00) by a Combined Scale Factor (CSF) = 1,000057417 and is based on a mean project latitude of 39° 56' 45.83542" North and an elevation of 973.157 feet. Coordinate values are from actual GPS survey made in 2016 by Korda/Nemeth Engineering, Inc. To obtain grid coordinates divide the project distance by the CSF.

Iron pin set are 5/8" x 30" rebar topped by an orange cap stamped "KNE PS NO. 7799".



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This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No, 7799 from an actual field survey performed in 2016 by Korda/Nemeth Engineering, Inc.