

Clear Form

2023-065

Tax year 2023 BOR no. _____

DTE 1
Rev. 12/22

County Clark Date received 4/1/2024

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	See attached		
2. Complainant if not owner			
3. Complainant's agent	Harlan S. Louis, Esq.	10 W. Broad St. #2100, Columbus, OH 43215	
4. Telephone number and email address of contact person 614-229-3225; hlouis@baileycav.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		Address of property	
3400700033309037		17 Johnson Ave, Springfield 45506	
7. Principal use of property Low-income affordable housing			
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
3400700033309037	300,000	2,993,480	(2,693,480)
9. The requested change in value is justified for the following reasons: To reflect the value of the property as being used for low-income affordable housing.			

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.

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

FILED
CLARK COUNTY AUDITOR

APR - 1 2024

HILLARY HAMILTON
AUDITOR

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.

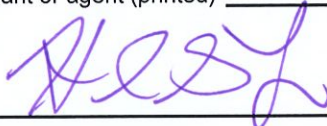
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/28/24 Complainant or agent (printed) Harlan S. Louis Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th day of March 2024

Notary 



ROCHELLE A. JEFFERIS
Notary Public
State of Ohio
My Comm. Expires
July 5, 2028

**DTE Form 1, Complaint Against the Valuation of Real Property
Attachment
Clark County, Parcel # 3400700033309037**

Section 1

The full name and mailing address of the property owner (and complainant) is:

LSS Tubman Towers of Springfield LP
1105 Shrock Rd Ste 100
Columbus, OH 43229

All notices should be sent to Owner/Complainant's agent.

BAILEY | CAVALIERI

HARLAN S. LOUIS
hlouis@baileycav.com
614-229-3225

March 29, 2024

Via FedEx

Clark County Auditor
31 North Limestone Street
Springfield, OH 45502

Re: 17 Johnson Ave, Springfield 45506
Parcel No. 3400700033309037
Complaint Against the Valuation of Real Property

Dear Sir or Madam:

Enclosed please find the original and one copy of the Complaint for the above-referenced property. Please provide us with a file-stamped copy in the return envelope. Thank you.

Very truly yours,

BAILEY CAVALIERI LLC



Harlan S. Louis

HSL;sh
Enclosures