

FILED
CLARK COUNTY AUDITOR

MAR - 3 2025

HILLARY HAMILTON
AUDITOR

Tax year 2024 BOR no. 2024-023
County Clark Date received 3/3/2025

DTE 1
Rev. 12/22

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	Matthew & Lauren Brubaker	8723 Haddix Rd, Fairborn OH 45324, United States	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937) 336-1712 mattpbrubaker@gmail.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	
1801000017000119		8723 Haddix Rd, Fairborn OH 45324, United States	
7. Principal use of property <u>Primary residence</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
9. The requested change in value is justified by the following reasons: House is currently appraised at 569,230 on auditor site and was just purchased for \$500,000			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 2/25/2025

and sale price \$ 500,000 ; and other 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

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.

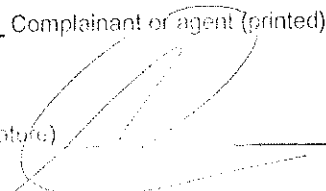
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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. section 5715.19(A)(6) 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 2/27/2025 Complainant or agent (printed) Matthew Brubaker Title (if agent) _____

Complainant or agent (signature)  _____

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

**Vantage Land Title
ALTA Universal ID
6450 Poe Ave, Suite 109
Dayton, OH 45414**

File No./Escrow No.: 25020242
Print Date & Time: February 14, 2025 at 02:45 PM
Officer/Escrow Officer: Vantage Land Title
Settlement Location: 6450 Poe Avenue, Ste. 109
Dayton, OH 45414

Property Address: 8723 Haddix Rd
Fairborn, OH 45324

Borrower: Matthew Brubaker and Lauren Brubaker
Seller: Dale A. Begley
Lender: Cash Deal
Settlement Date: February 18, 2025
Disbursement Date: February 18, 2025

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	\$ 500,000.00	Sale Price of Property	\$ 500,000.00	
		Deposit		\$ 20,000.00
Prorations/Adjustments				
\$ 5,715.44		County Taxes 07/01/24 to 02/18/25		\$ 5,715.44
Loan Charges to Cash Deal				
Other Loan Charges				
Adjustments				
Title Charges & Escrow / Settlement Charges				
		Title - Owner's Title Insurance to Vantage Land Title Coverage: \$ 500,000.00 Premium: \$ 2,187.50	\$ 2,187.50	
		Title - Title Examination to Vantage Land Title	\$ 175.00	
\$ 125.00		Title - Deed Preparation to Kaiser Law Practice		
\$ 200.00		Title - Closing to Vantage Land Coordination Title	\$ 200.00	

ALTA Settlement Statement Combined - Continued

Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
	Title - Title Binder	to Vantage Land Title	\$ 95.00
	Title - Shipping and Handling	to Vantage Land Title	\$ 30.00
	Title - Wire Fee	to Vantage Land Title	\$ 40.00
	Title - Title Processing	to Vantage Land Title	\$ 375.00
\$ 75.00	Title - Recording Processing/Efile	to Vantage Land Title	\$ 75.00
\$ 100.00	Title - Disbursement Processing	to Vantage Land Title	\$ 100.00
Commission			
\$ 15,000.00	Commission	to Re/Max Victory	
\$ 15,000.00	Commission	to OwnerLand Realty INC	
Recording and Transfer Charges			
	Recording Fees	to Vantage Recording Account	\$ 71.00
	Deed: \$71.00 Mortgage: \$0.00		
\$ 2,000.00	Conveyance Fee	to County Auditor	
\$ 0.50	Transfer Fee	to County Auditor	
Miscellaneous			
\$ 4,495.98	Property Taxes	to CLARK CO TREASURER	
	(mo.)		
\$ 42,711.02	\$ 500,000.00	Payable Due FROM	\$ 503,348.50
			\$ 25,715.44
\$ 457,288.08		Payable Due TO	\$ 477,633.06
\$ 500,000.00	\$ 500,000.00		\$ 503,348.50
			\$ 503,348.50

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement and have authorized Matthew Brubaker to cause the funds to be disbursed in accordance with this statement.

Matthew Brubaker
 Matthew Brubaker
 dotloop verified
 02/14/25 5:13 PM EST
 PULG-YICQ-14XX-1011

Lauren Brubaker
 Lauren Brubaker
 dotloop verified
 02/14/25 5:14 PM EST
 L23V-RQJH-ZUS-LB-111

Lauren Brubaker