

MAR 25 2025

HILLARY HAMILTON
AUDITOR

Tax year 2024 BOR no. 24-037
County CLARK Date received 3/26/2025

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	Knapheide New Carlisle LLC	1848 Westphalia Strasse, Quincy, IL 62305	
2. Complainant if not owner	Northwestern Local School Dist. Bd. of Edn.	5610 Troy Road Springfield, OH 45502	
3. Complainant's agent	Robert M. Morrow, Esq.	612 Park Street, Ste 300, Columbus OH 43215	
4. Telephone number of contact person	614-573-3015		
5. Email address of complainant	bmorrow@parkstreetlg.com		
6. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
2500100023000049	10036 Ballentine Pike, New Carlisle, OH 45344		
2500100023000035	10100 Ballentine Pike, New Carlisle, OH 45344		
8. Principal use of property	Commercial		
9. 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
2500100023000049	2,420,000	1,481,270	938,730
2500100023000035	(Total for two parcels)	(Total for two parcels)	(Total for two parcels)
10. The requested change in value is justified for the following reasons: Recent sale of two parcels is best evidence of value. The Parcel ending in 35 has an appraised value of \$0 for 2024. It appears it may have been merged with the Parcel ending in 49 which has a value for 2024 of \$1,481,270.			

11. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 07/31/2023
and sale price \$ 2,420,000.00 ; and attach information explained in "Instructions for Line 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

14. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

15. 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.

16. 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 or 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 3-21-25 Complainant or agent Robert M. Morrow Title (if agency) Attorney for Bd of Educ
[Signature]
Signature

Sworn to and signed in my presence, this 21st day of March year 2024
Notary Kendal C. Ninger
Signature



KENDAL C. NINGER
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.