

Tax year 2024

BOR no. 2024-050

DTE 1  
Rev. 12/22

MAR 31 2025

County Clark County

Date received 3/31/2025

HILLARY HAMILTON  
AUDITOR

## Complaint Against the Valuation of Real Property

Read all instructions 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	A1 TOWER LLC	3634 Watertower Lane Ste 2 West Carrollton OH 45449	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-245-1197 aonetowerhomes@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	
340-07-00033-418-001		300 E AUBURN AVE SPRINGFIELD OHIO 45505	
7. Principal use of property OFFICE			
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
340-07-00033-418-001	\$150,000	\$403,580	253,580
9. The requested change in value is justified for the following reasons:  Purchase contract from the city. The building has been completely vacant for the past 7 yr			

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

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.

- |  |   |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty.   |
| <input type="checkbox"/> A substantial improvement was added to the property.  | <input type="checkbox"/> 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.

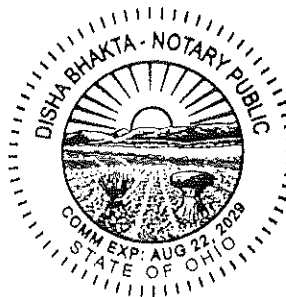
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/14/2025 Complainant or agent (printed) YAO ANITEY Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this 14<sup>th</sup> March, 2025 day of March 2025  
(Date) (Month) (Year)

Notary Disha Bhakta



## CLOSING STATEMENT

SELLER: The City of Springfield, Ohio      PURCHASER: A 1 Tower, LLC

PARCEL NO. 340-07-00033-418-001

300 East Auburn Avenue

### DUE FROM PURCHASER:

Purchase Price:	\$150,000.00
Mortgage Recording – Clark County Recorder	76.00
Deed Recording – Clark County Recorder	28.00
Parcel Transfer Fee – Clark	<u>0.50</u>
	\$150,104.50

August Interest	
\$13.15/day x 9 days	<u>118.35</u>

Subtotal	\$150,222.85
Less Note	<u>-120,000.00</u>
<u>Balance paid at closing</u>	\$30,222.85

By cashier's check payable to The City of Springfield, Ohio

### DUE FROM SELLER:

Tax Proration:	
\$27.4837/day x 234 days	<u>6,431.19</u>
<u>Balance paid at closing</u>	\$6,431.19

By check payable to A 1 Tower, LLC

**THE UNDERSIGNED CERTIFY THIS DOCUMENT TO BE A TRUE,  
CORRECT AND ACCURATE STATEMENT SUMMARIZING THE CLOSING FOR  
THE DESCRIBED TRANSACTION.**

For the SELLER:

The City of Springfield, Ohio

By: 

Date: August 22, 2017

For the PURCHASER:

A 1 Tower, LLC

By:  , Manager

Date: August 22, 2017