

APR - 7 2025

*Postmarked
3/26/25

County Clark

Date received

4/7/2025

Complaint Against the Valuation of Real Property

Read 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.

T7425-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Sunset Hills Holdings LLC		Brandy Bost FSSR Client Relations PO Box 450233 Atlanta, GA 31145	
2. Complainant if not owner	N/A			
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner N/A				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
3400700027113033, et al		918-924 Sunset Ave		
21 parcels total (see attached)		Springfield		
7. Principal use of property Apartments				
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	
3400700027113033, et al	3,360,000	3,725,820	-365,820	
21 parcels-see attached				
9. The requested change in value is justified for the following reasons: This is a federally subsidized residential rental property, and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33.				

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/A
and sale price \$ N/A ; 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. N/A

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.

N/A

- ☐ 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.

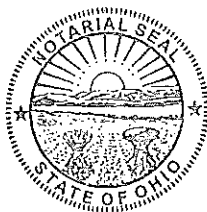
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 28th day of March 2025
(Date) (Month) (Year)

Notary _____



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
340070002711-3033	440,950	488,960	-48,010
340070002711-3034	30,560	33,890	-3,330
340070002711-5008	13,530	15,000	-1,470
340070002711-5009	32,100	35,590	-3,490
340070002711-5016	22,840	25,330	-2,490
340070002711-6002	17,030	18,880	-1,850
340070002711-6003	16,870	18,710	-1,840
340070002711-6004	708,700	785,860	-77,160
340070002711-6005	15,910	17,640	-1,730
340070002711-6006	15,690	17,400	-1,710
340070002711-6007	15,560	17,250	-1,690
340070002711-6008	15,760	17,480	-1,720
340070002711-6009	15,330	17,000	-1,670
340070002711-6010	679,690	753,690	-74,000
340070002711-6011	15,730	17,440	-1,710
340070002711-6012	15,110	16,760	-1,650
340070002711-6013	15,210	16,870	-1,660
340070002711-6014	525,830	583,080	-57,250
340070002711-6015	14,540	16,120	-1,580
340070002711-6037	27,430	30,420	-2,990
340070002711-9010	705,630	782,450	-76,820
Totals	3,360,000	3,725,820	-365,820



Sleggs, Danzinger & Co.
820 West Superior Avenue, Se

CERTIFIED MAIL



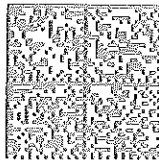
9589 0710 5270 2924 6132 64

VIA CERTIFIED MAIL

Clark County Auditor's Office
31 N. Limestone Street
Springfield, Ohio 45501

1375

FIRST-CLASS



US POSTAGE
IMPTNEY BOWES
ZIP 44113 \$009.920
02 7H
0006080054 MAR 28 2025

NAME _____
1ST NOTICE 64
2ND NOTICE _____
RETURN _____

4550281738 0018