

Received By:

MAR 23 2023

Hancock County Auditor

Tax year 2022 BOR no. 22-41
County Hancock Date received 3/23/2023

74346

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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

Form with fields for Name, Street address, City, State, Zip Code. Includes sections for Owner of Property, Complainant, Agent, Telephone number, and Principal use of property.

7. Principal use of property: 454 Automobile sales and services

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C

Table with 4 columns: Parcel Number, Column A (Complainant's Opinion of Value), Column B (Current Value), Column C (Change in Value). Row 1: See-attached, 3,800,000, 1,740,300, 2,059,700.

9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$3,800,000

10. Was property sold within the last three years? Yes [X] No [] Unknown [] If yes, show date of sale 06/04/21 and sale price \$3,800,000

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 N/A and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? Yes [] No [X] 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.

[X] 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; [] Property's occupancy changed by 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. [X] 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 2/28/23 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature] Sworn to and signed in my presence, this 28 day of February, 2023.

Notary [Signature]



Cassidy Beaver
Notary Public, State of Ohio
My Commission Expires 10-25-2026

74346

(7) and (9) Continuation

(7) (9) Complainant's Opinion Of:

Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1 61 -0001025586	Union Square Findlay, OH 45840	201,090	86,090	115,000
2 21 -0001028230	920 Plaza Street Findlay, OH 45840	3,598,910	1,654,210	1,944,700
TOTALS		3,800,000	1,740,300	2,059,700