

One March 11st

Received By:

MAR 29 2023

Tax year 2022 BOR no. 22-51
County Hancock Date received 3/29/2023

DTE 1
Rev. 12/22

Hancock County Auditor

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	Melanie Rowan	820 Bitterbrush Lane Findlay Ohio 45840	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
419-348-0706 MrsMelanieRowan@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	
		409 S Main Street Findlay Ohio 45840	
7. Principal use of property <u>fitness studio</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
570000211040	535,000	900,000 535,280 ⁰⁸	365,000
9. The requested change in value is justified for the following reasons: <u>Purchase price of building was much lower</u>			

X 10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale Aug 3, 2021
and sale price \$ 535,000 ; 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 2022 and total cost \$ 300,000
*remodeling

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

X 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.

N/A

X 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.

N/A

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 3-20-23 Complainant or agent (printed) Melanie Brown Title (if agent) _____

Complainant or agent (signature) Melanie Brown

Sworn to and signed in my presence, this 3-25-2023 day of March 2023
(Date) (Month) (Year)

Notary Lauren Langhals

