

Received By:

MAR 8 2024

Tax year 2023 BOR no. 23-06

DTE 1
Rev. 12/22

Hancock County Auditor

County Hancock Date received 3/8/2024

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	Bradley J & Emily B Yoder		1600 White Tail Run, Findlay, OH 45840
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	419-889-9380 byode455@gmail.com		
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		
020001012379	1600 White Tail Run, Findlay		
7. Principal use of property <u>Primary Residence</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
020001012379	* 300,594	* 343,450	(* 42,856)
9. The requested change in value is justified for the following reasons: <u>See attached letter and attached calculation</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 09/19/2023
and sale price \$ 380,000 ; 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 See attached and total cost \$ 22,283.13 (A)

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

(A) All improvements made by us, except for the conversion of the upstairs loft to a fifth bedroom, were within the types of changes ~~common~~ commonly made by homeowners upon purchasing a new house and are not considered to have a measurable impact on resale value. Conversion cost was \$4,500.

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.

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 03/06/2024 Complainant or agent (printed) Bradley J Yoder Title (if agent) _____

Complainant or agent (signature) Bradley J Yoder

Sworn to and signed in my presence, this 6th day of March, 2024
(Date) (Month) (Year)

Notary Naomi L. Gullenen



NAOMI L. GULLENEN
Notary Public, State of Ohio
My Commission Expires 9-8-2024