

MAR 22 2024

Tax year 2023

BOR no.

23-08

County Hancock

Date received

3/22/2024

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	SCF RC Funding IV, LLC	902 Carnegie Center Blvd., Suite 520, Princeton, NJ 08540	
2. Complainant if not owner	Board of Education of the Findlay City Schools		
3. Complainant's agent	Mark Gillis, Rich & Gillis Law Group, LLC	5747 Perimeter Dr., Ste 150, Dublin, OH 43017	
4. Telephone number and email address of contact person:	(614) 228-5822; mgillis@richgillislawgroup.com		
5. Complainant's relationship to property if not owner:	Section 5715.19, Ohio Revised Code		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
61-0001008451	600 W. Trenton Avenue		
7. Principal use of property: 453 Car wash - self service			
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
61-0001008451	4,850,750	1,730,000	3,120,750
9. The requested change in value is justified for the following reasons: Recent arm's length sale of subject property for \$4,850,750			

10. Was property sold within the last three years? Yes ☒ No ☐ Unknown ☐ If yes, show date of sale 11/29/21 and sale price \$4,850,750 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 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.

- ☒ 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.

- ☒ 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.

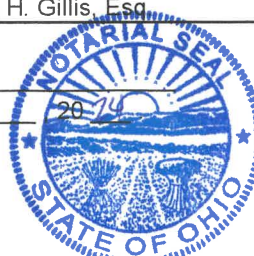
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/7/24 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 7th day of March

Notary [Signature]



Patrick Heery, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 O.R.C.