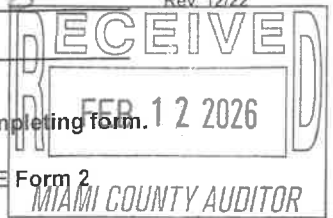


Tax year _____ BOR no. 25-R038
 County _____ Date received _____

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

☐ Original complaint ☐ Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Jason & Janell Ross	1233-1235 Heritage Dr. Troy, Ohio, 45373
2. Complainant if not owner		8863 St. Rt. 185 Bradford, Ohio, 45308
3. Complainant's agent		
4. Telephone number and email address of contact person	Jason Ross 937-621-4345 rosshomes2012@yahoo.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
D08-057935	1233-1235 Heritage Dr. Troy, Ohio, 45373

7. Principal use of property duplex rental

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
D08-057935	\$180,000	\$241,700	\$61,700

9. The requested change in value is justified for the following reasons:
 the total market value for 1243-45 is \$180,500 it has maintenance free exterior and 2 additional 1/2 Baths that ours does not. Ours has board & battin wood siding which requires maintenance and is less appealing. Additionally others along the street have lower tax assessments for the same year identical layout

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

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

The remodel listed on the tax card for 1233 in 1989 only consisted of framing and plaster on a living room ceiling due to an electrical short. All trim, doors, cabinets, toilets, tubs, and kitchen linoleum are original to this date

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 2-10-24 Complainant or agent (printed) Jason Ross Title (if agent) Owner Jason Ross

Complainant or agent (signature) Jason Ross

Sworn to and signed in my presence, this 12th day of February 2024
(Date) (Month) (Year)

Notary Kindra D. [Signature]

In and For the State of Ohio
My Commission Expires 5-6-29