

Tax year 2025 BOR no. 25-Relo
County miami Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

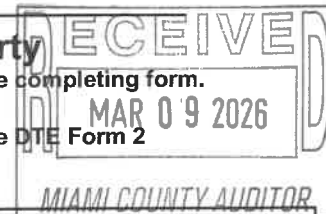
Answer all questions and type or print all information. Read instructions on back before completing form.

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	Lonestar Properties LLC	3136 Sodom Rd. Casttown, OH 45312	
2. Complainant if not owner	Jennifer Thurman		
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 308-5005 Westthuman35@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		
B05-000460	206 W Main Fletcher OH 45312		
B05-000020	103 Main Fletcher OH 45312		
B05-000001	101 Main Fletcher OH 45312		
7. Principal use of property B05-000460 - Rental B05-000020 gravel lot B05-000001 gravel lot			
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
B05-000460	175,000	214,600	39,600
B05-000020	10,000	38,800	28,800
B05-000001	10,000	49,000	39,000
9. The requested change in value is justified for the following reasons: B05-000460: We had an appraisal of 190K, we were unable to sell for 190K B05-000020: Building was demolished 2025 B05-000001: Building was demolished 2025			

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 2024 and total cost \$ 100K.

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. ☐ 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 9 Mar 2026 Complainant or agent (printed) Jennifer Thurman Title (if agent) _____

Complainant or agent (signature) Jennifer Thurman

Sworn to and signed in my presence, this 9 (Date) day of March (Month) 2026 (Year)

Notary Jody Collins

In and For the State of Ohio

My Commission Expires 1-21-26