

Tax year 2024 BOR no. 24-06
County Hancock Date received 3/17/2025

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	Ryan + Shiann Erlund	2000 W Sandusky St Findlay OH 45840	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 419-957-8731 shiannerlund@danberry.com or shiannerlund@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		
280000064360	2000 W Sandusky St Findlay OH 45840		
280000064340	0 W Sandusky St Findlay OH 45840		
7. Principal use of property residential (owner occupied)			
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
280000064360	(30,000) 45,000	145,000	100,000
280000064340	(15,000)		
9. The requested change in value is justified for the following reasons: The house is currently uninhabitable and is undergoing legal proceedings with the contractor responsible for the work performed on the property.			

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 5/24 - 10/24 and total cost \$ 81,000

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.

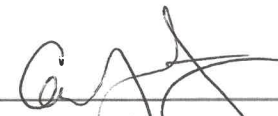
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/17/25 Complainant or agent (printed) Shiann Exlund Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17th day of March 2025
(Date) (Month) (Year)

Notary 
Carly Funes
May 5 2026

