

HANCOCK CO AUD-BOR  
25 MAR 28 AM 11:29

Tax year 2024 BOR no. 24-14  
County Hancock Date received 3/28/2025

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.

1. Owner of property		Name Ian J. From & Amy C. From		Street address, City, State, ZIP code 1003 South Main St, Findlay, OH 45840	
2. Complainant if not owner					
3. Complainant's agent		Philip L. Rooney		320 South Main St., Findlay, OH 45840	
4. Telephone number and email address of contact person 419-425-3821      prooney@flagcitylaw.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		
560000183130			1003 South Main St, Findlay, OH 45840		
7. Principal use of property      Residence					
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		
560000183130	\$430,000.00	\$610,720.00	\$180,720.00		
9. The requested change in value is justified for the following reasons: Please see attached appraisal. Valuation is in excess of the fair market value of 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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_

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.

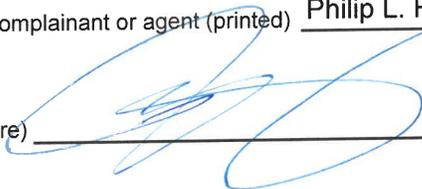
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/28/2025 Complainant or agent (printed) Philip L. Rooney Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary 



TRACY L ROSENBERGER  
Notary Public  
State of Ohio  
My Comm. Expires  
December 4, 2026