

Tax year Current 2025 BOR no. 25-01
 County Hancock Date received 1/21/2026

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	Dwayne E & Candace L Beach	3301 Pepper Pike, Findlay OHIO 45840	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (567) 525-0846 Dewbeach@aol.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	
280001004787		3301 Pepper Pike, Findlay OHIO 45840	
7. Principal use of property <u>Primary Residence</u>			
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
280001004787	\$ 470,000	\$ 547,000	\$ 77,000
9. The requested change in value is justified for the following reasons: The updated market value of my home is \$547K and appears out of line with other recently sold neighborhood properties. Both homes next door to ours, built by the same builder, have recently sold. 3227 Pepper Pike - \$196 per sq/ft ; 3309 Pepper Pike - \$193 per sq/ft. I have made NO major renovations to my home, in fact the concrete drive and garage floor need replaced at an estimated cost of \$37K. My home at current value now calculates to \$225 per sq/ft. — Which seems out of line. <small>Based on fair market value my property should be \$470,000 (2434sq/ft X \$193sq/ft).</small>			

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

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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.

Dwayne E. Beach

Date 1/20/26 Complainant or agent (printed) Candace L. Beach Title (if agent) _____

Complainant or agent (signature) *Dwayne E. Beach Candace L. Beach*

Sworn to and signed in my presence, this 1-20-2026 day of January 2026
(Date) (Month) (Year)

Notary *[Signature]*

