

Tax year 2025 BOR no. 25-07
 County Hancock Date received 2/6/26

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

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

	Name	Street address, City, State, ZIP code
1) Owner of property	CRB Reilly LTD	150 W. Beechwood Blvd 43214
2) Complainant if not owner	Matt Beckett	4519 Kenny Rd, Columbus OH 43220
3) Complainant's agent	Matt Beckett	11
4) Telephone number of contact person	604-207-5546	
5) Email address of complainant	matt@beckstrg.com	
6) Complainant's relationship to property, if not owner	Authorized Representative through Corporate Resolution → JBA	

If more than one parcel number is included, see "Multiple Parcels" on back

7) Parcel number from tax bill	# Acres, if applicable	Address of property
280001022334	1.46	1622 W. Main St 45840

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
280001022334	40,000	119,600	79,600

10) The requested change is justified for the following reasons: There is no building on the property. Building and garage were torn down in December of 2024. Land Only

11) 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 penalty 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 2/2/26 Complainant or agent Matt Beckett Signature Authorized Representative Title (if agent)

Sworn to and signed in my presence, this 2nd day of FEBRUARY year 2026

Notary [Signature] Signature



BARBARA HART
 Notary Public
 State of Ohio
 My Comm. Expires
 December 3, 2028