

HANCOCK CO AUD-BOR
26 FEB 10 PM 12:32

Tax year 2025 BOR no. 25-10
County Hancock Date received 2/10/2026

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	R. Andrew & Linda S. Von Wagner Rev. Living Trust	320 W. Lincoln St. Findlay Ohio 45840
2. Complainant if not owner		
3. Complainant's agent		mail: 7149 TR 240 Findlay Ohio 45840
4. Telephone number and email address of contact person	419-348-5206 finrisk1@hotmail.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
600000319330	320 W. Lincoln St. Findlay Ohio 45840

7. Principal use of property	Residential - no one living in it currently
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
600000319330	139460	188000	48540

9. The requested change in value is justified for the following reasons: On July 11, 2023 Hancock Co. Bd. of Revision adj. the Market Value to 139,460 after appeal of 2022 increase even though there had been no improvements made. Now we are being asked to accept a 35% increase in valuation, still with no improvements to the property. Perhaps a small market inflation adjustment might be warranted but 35% is unreasonable.

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

Provided a realtor estate appraisal at a previous appeal hearing showing market value a \$111,000. No improvements made to this property, house, garage since that appraisal was completed

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 2-9-2026 Complainant or agent (printed) R. Andrew Van Wagoner Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 2-9-2026 day of February 2026
(Date) (Month) (Year)

Notary [Signature]



GENA GRISMORE
Notary Public, State of Ohio
My Commission Expires 09-29-2026