

Clear Form

HANCOCK CO AUD-BOR
'26 FEB 27 AM 9:55

Tax year 2025 BOR no. 25-15
County Hancock Date received 2/27/26

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	Bluffton Hospitality LLC	7490 Vantage Drive Columbus OH 43235	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Muhammad Khokhar 419-210-1042	muhammad.khokhar@alloggio.us	
5. Complainant's relationship to property, if not owner	Member		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
650001014766	117 Commerce LN, Bluffton, OH 45817		
7. Principal use of property	Motel		
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
650001014766	1300000	2840380	1540380
9. The requested change in value is justified for the following reasons: Hotel was branded as a Comfort Inn, it has been operating as an independent as Bluffton Inn & Suites since April 1st 2024 we are seeking a temporary reduction in value for Tax Years 2025,2026 and 2027, the value can go back to the market value of 2840380 in 2028			

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 02-23-2026 Complainant or agent (printed) MUHAMMAD Z KHOKHAR title (if agent) MEMBER

Complainant or agent (signature) 

Sworn to and signed in my presence, this 23 day of February 2026
(Date) (Month) (Year)

Notary 

