## Received By:

## **Clear Form**

APR 14 2023

BOR no. 22-35 DTE 1 Rev. 12/22 Tax year 2022 County HANCOCK 2023

Hancock County Auditor 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. 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.

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		Name		Street address, City, State, ZIP code			
Owner of property		Spirit Realty			KOHL'S DEPARTMENT STORE #222 PO BOX 2148 MILWAUKEE WI 53201		
Complainant if not owner		VAN BUREN LOCAL SCHOOL DISTRICT BD. OF ED.		217 S. MAIN ST., VAN BUREN, OH 45889			
Complainant's agent		MITCHELL L. STITH, ESQ		SCOTT SCRIVEN LLP, 250 E. BROAD ST. STE 900, COLUMBUS, OH 43215			
4. Telephone number and email address of contact person MITCH@SCOTTSCRIVENLAW.COM; (614) 222-8680							
5. Complainant's relations	hip to pro	operty, if not owner	PROPERTY LOCATED IN SCHOOL DISTRICT				
If more than one parcel is included, see "Multiple Parcels" Instruction.							
6. Parcel numbers from tax bill			Address of property				
63000	19	2310 TIFFIN AVE FINDLAY OH 45840					
7. Principal use of property							
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.							
Parcel number	Co	Column A Complainant's Opinion of Value (Full Market Value)		(	Column B Current Value Full Market Value)	Column C Change in Value	
630001022119		\$7,210,600.00			\$7,210,600.00	-0-	
9. The requested change in value is justified for the following reasons:							
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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 las for the valuation change requested must be one of those below. section 5715.19(A)(2) for a complete explanation.	t reappraisal or update of property values i Please check all that apply and explain on	n the county, the reason attached sheet. See R.C.
☐ The property was sold in an arm's length transaction.	☐ The property lost value due to a casu	alty.
☐ A substantial improvement was added to the property.	Occupancy change of at least 15% h economic impact on my property.	ad a substantial
15. If the complainant is a legislative authority and the complaint complainant, R.C. 5715.19(A)(8) requires this section to be complained.	is an original complaint with respect to propleted.	perty not owned by the
☐ The complainant has complied with the requirements of F adoption of the resolution required by division (A)(6)(b) of	R.C. section 5715.19(A)(6)(b) and (7) and pf fthat section as required by division (A)(7)	provided notice prior to the of that section.
I declare under penalties of perjury that this complaint (including knowledge and belief is true, correct and complete.	any attachments) has been examined by r	ne and to the best of my
Date 6 APP 2023 Complainant or agent (printed)	CHELL L. STITH, ESQ. AT Title (if agent)	TORNEY
Complainant or agent (signature)	<u> </u>	
Sworn to and signed in my presence, this(Date)	day of(Month)	2023 (Year)
Notary March Vaudy	WIND CONFE, NOTARY PURPLES OF THE STATE OF T	