

Received By:

MAR 22 2024

Hancock County Auditor

Tax year 2023 BOR no. 13-11
County Hancock Date received 3/22/2024

76743
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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

Form with fields for Name, Street address, City, State, Zip Code. Includes sections for 1. Owner of Property, 2. Complainant if not owner, 3. Complainant's agent, 4. Telephone number and email address of contact person, 5. Complainant's relationship to property if not owner, 6. Parcel numbers from tax bill, 7. Principal use of property, 8. The increase or decrease in market value sought, 9. The requested change in value is justified for the following reasons.

10. Was property sold within the last three years? Yes [X] No [] Unknown [] If yes, show date of sale 11/23/22 and sale price \$1,744,300 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 N/A and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? Yes [] No [] Unknown [X]

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.

- [X] 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; [] Property's occupancy changed by 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.

[X] 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.

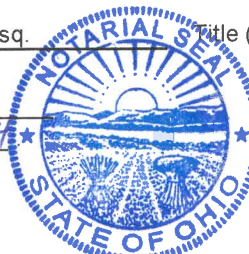
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/7/24 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 7th day of March, 2024

Notary [Signature]



(6) (8) Complainant's Opinion Of:

Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1 57-0000210410	408 S. Main St. Findlay, OH 45840	873,200	56,500	816,700
2 57-0000210420	408 S. Main St. Findlay, OH 45840	871,100	59,460	811,640
TOTALS		1,744,300	115,960	1,628,340