

Received By:

MAR 22 2024

Tax year 2023 BOR no. 23-12
County Hancock Date received 3/22/2024

DTE 1
Rev. 12/22

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.

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.

Form with fields for Owner of Property, Complainant, Agent, Telephone number, Relationship to property, Parcel numbers, Principal use, and a table for Column A, B, and C values.

10. Was property sold within the last three years? Yes [checked] No [] Unknown [] If yes, show date of sale 07/31/23 and sale price \$2,250,000

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 [checked]

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.

- 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;
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.

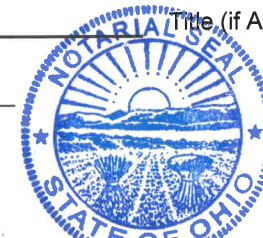
The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/22/24 Complainant or agent (printed) Mark H. Gillis, Esq. Title (if Agent) Attorney for Complainant

Complainant or agent (signature)
Sworn to and signed in my presence, this 7th day of March, 2024.

Notary



Patrick Heery, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 O.R.C.

(6) and (8) Continuation**(6)****(8) Complainant's Opinion Of:**

	Parcel Number	Address Of Property	(A) Market Value	(B) Current Value	(C) Change in Value
1	56 -0000170350	S. Cory St. Findlay, OH 45840	57,200	17,290	39,910
2	56 -0000170370	S. Cory St. Findlay, OH 45840	42,100	12,720	29,380
3	57 -0000212750	S. Main St. Findlay, OH 45840	48,100	14,540	33,560
4	57 -0000212790	108 S. Main St. Findlay, OH 45840	190,900	57,650	133,250
5	57 -0001009641	114 W. Front St. Findlay, OH 45840	610,600	184,340	426,260
6	57 -0001009642	114 S. Main St. Findlay, OH 45840	322,000	97,220	224,780
7	61 -0001016179	104 S. Main St. Findlay, OH 45840	501,200	151,330	349,870
8	61 -0001016180	106 S. Main St. Findlay, OH 45840	86,100	26,010	60,090
9	21 -0001033304	110 S. Main St. Findlay, OH 45840	391,800	118,120	273,680
	TOTALS		2,250,000	679,220	1,570,780