

Received By:

Tax year 2023

BOR no. 23-17 MAR 27 2024

DTE 1
Rev. 12/22

County Hancock

Date received 3/27/2024

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.

1. Owner of property		Name <u>JOSEPH & PAMELA VERHOFF</u>		Street address, City, State, ZIP code <u>320 PHEASANT RUN PLACE FINDLAY OH. 45840</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>419-784-6957</u> <u>WVERHOFF@GMAIL.COM</u>					
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		
<u>590001012582</u>			<u>320 PHEASANT RUN PLACE FINDLAY OH. 45840</u>		
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	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
<u>590001012582</u>	<u>1,100,000.00</u>	<u>1,517,000.00</u>	<u>- 417,000.00</u>		
9. The requested change in value is justified for the following reasons: <u>THE PROPERTY WAS ON THE MARKET FOR A LONG PERIOD OF TIME AT VARIOUS PRICES BEGINNING AT 1,500,000 AND EVENTUALLY BEING REDUCED TO 1,200,000. THE PROPERTY DID NOT SELL AT THOSE PRICES, ULTIMATELY, THE PROPERTY SOLD FOR 1,100,000, WHICH IN OUR VIEW, REFLECTS THE TRUE VALUE OF THE PROPERTY.</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6-5-2023 and sale price \$ 1,100,000.00; 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

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 3-27-24 Complainant or agent (printed) JOE VEAHOFF Title (if agent) _____

Complainant or agent (signature) *Joe Veahoff*

Sworn to and signed in my presence, this 27th day of MARCH 2024

Notary *Annette Spencer*



ANNETTE SPENCER
Notary Public
State of Ohio
My Comm. Expires
April 4, 2027