

Clear Form

Tax year 2023 BOR no. 2023-04
County Clinton Date received 1/3/2024

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	Kyle Rudduck	14 Morning Line Lane Wilmington, OH 45177	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	513-817-5670 / k.rudduck@gmail.com		
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		
270-14-14-10-0007-00	14 Morning Line Lane Wilmington, OH 45177		
7. Principal use of property	Residence		
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
270-14-14-10-0007-00	\$600,000	\$682,500	-\$82,500
9. The requested change in value is justified for the following reasons: Recent sale demonstrates best reflection of true market value.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/1/2023
and sale price \$ 600,000 ; 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.
- 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 1/3/2023 Complainant or agent (printed) Kyle Rudduck Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3rd day of January 2024

Notary Melissa S. Kimball



MELISSA S. KIMBALL
Notary Public, State of Ohio
My Commission Expires
03-27-28



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100
Rev. 5/20

FOR AUDITOR'S OFFICE USE ONLY
SCANNED
OWNER OCCUPANCY
HOMESTEAD

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).
TYPE OR PRINT ALL INFORMATION.

Type instrument	FD	Tax list year	2022	County number	14	Tax. dist. number	1090	Date	5/11/2023
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Property located in UNION TWP-WILMINGTON CSD taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 270-14-14-10-0007-00 Map book _____ Page _____

Description MEADOWS SD LT7,14 MORNING LINE LN Platted _____ Unplatted _____

Auditor's comments: Split _____ New plat _____ New improvements _____ Partial value _____
C.A.U.V _____ Building removed _____ Other _____

Number	245
No. of Parcels	1
DTE Code No.	510
Neigh. Code	
No. of Acres	
Land Value	13320
Bldg. Value	146240
Total Value	159560
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	600000
DTE Use Only Valid sale	
1. Yes 2. No	
eReceipt #	22638528
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name Melanie J. Bryant, Trustee of the Melanie J. Bryant Revocable Living Trust Phone _____

2. Grantee's name Kyle Rudduck Phone _____

Grantee's address 14 Morning Line Lane, Wilmington, OH 45177

3. Address of property 14 Morning Line Lane, Wilmington, OH 45177

4. Tax billing address 14 Morning Line Lane, Wilmington, OH 45177

5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
 Manufactured (mobile) home Farm buildings Other _____
 If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
 Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
 Grantor is mortgagee Other Arms Length

7. a) New mortgage amount (if any).....\$ 480,000.00

b) Balance assumed (if any).....\$ _____

c) Cash (if any).....\$ 120,000.00

d) Total consideration (add lines 7a, 7b and 7c).....\$ 600,000.00

e) Portion, if any, of total consideration paid for items other than real property.....\$ 0.00

f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 600,000.00

g) Name of mortgagee Union Savings Bank

h) Type of mortgage Conv. F.H.A. V.A. Other _____

i) If gift, in whole or part, estimated market value of real property.....\$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

[Signature] _____ Date 4/28/23

Signature of grantee or representative _____ Date _____

Transfer Fee 0.50 Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 2100.00 has been paid by REP./GRANTEE and received by the CLINTON county auditor.

Terence G. Habermehl
County Auditor

Date 5/11/2023 RLS