

Tax year 2023 BOR no. 2023-12
 County 14 Date received 1/29/24

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	Marjorie Eads	1139 Warren Dr. Wilmington OH 45177	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-725-6221 amma2975@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	
290250536805600		1139 Warren Drive, Wilmington, OH 45177	
7. Principal use of property <u>Residence</u>			
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
290250536805600	\$ 155,000	\$ 193,000	\$ 38,000
9. The requested change in value is justified for the following reasons: <u>See attached!</u>			

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 \$ 0

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 1-29-24 Complainant or agent (printed) Marjorie Eads Title (if agent) _____

Complainant or agent (signature) Marjorie H. Eads

Sworn to and signed in my presence, this 29th day of January 2024
(Date) (Month) (Year)

Notary Cassandra Greene



CASSANDRA GREENE
Notary Public, State of Ohio
My Commission Expires: Mar. 28, 2024
Recorded in Clinton County

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

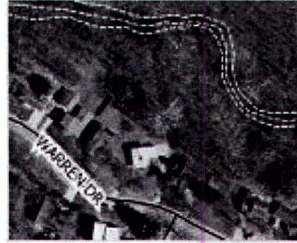
Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Data For Parcel 290250536B05600

Tax Data

Parcel	290250536B05600
Owner	EADS MARGIE K
Address	1139 WARREN DR



[+] Map this property.

Property Tax

	Tax Year 2023 Payable 2024		
	First Half	Second Half	Total
Gross Property Tax	\$1,712.65	\$1,712.65	\$3,425.30
Reduction	(\$500.63)	(\$500.63)	(\$1,001.26)
Non Bus Credit	(\$114.26)	(\$114.26)	(\$228.52)
Own Occ Credit	(\$28.22)	(\$28.22)	(\$56.44)
Homestead Reduction	\$0.00	\$0.00	\$0.00
Special Assessments	\$19.80	\$19.79	\$39.59
Adjustments	\$0.00	\$0.00	\$0.00
Penalties	\$0.00	\$0.00	\$0.00
Delinquencies	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Due	\$1,089.34	\$1,089.33	\$2,178.67
Collected	\$0.00	\$0.00	\$0.00
Refunded	\$0.00	\$0.00	\$0.00
Total	\$1,089.34	\$1,089.33	\$2,178.67

Special Assessments

Assessment	1 ▼ of 1	
	32-001	
	WILM ST LT	
	First Half	Second Half
Due	\$19.80	\$19.79
Collected	\$0.00	\$0.00
Balance	\$19.80	\$19.79

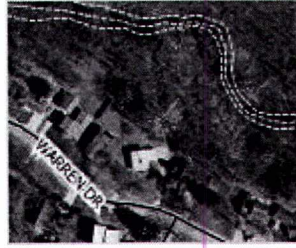
Payment History

Payment Date	Amount Paid
6/30/2023	\$665.33
6/30/2023	\$14.30
2/7/2023	\$665.33
2/7/2023	\$14.30
7/18/2022	\$672.64

Data For Parcel 290250536B05600

Valuation Data

Parcel 290250536B05600
Owner EADS MARGIE K
Address 1139 WARREN DR



[+] Map this property.

Valuation (Tax Year 2023 Payable 2024)

	Appraised	Assessed
CAUV Land Value	\$0.00	\$0.00
Land Value	\$45,500.00	\$15,930.00
Improvements Value	\$147,500.00	\$51,630.00
Total Value	\$193,000.00	\$67,560.00
Taxable Value	\$67,560.00	

Valuation History

Tax Year	Land Value	Improvements Value	CAUV Value	Taxable Value
2023	\$45,500.00	\$147,500.00	\$0.00	\$193,000.00
2022	\$26,810.00	\$82,000.00	\$0.00	\$108,810.00
2021	\$26,810.00	\$82,000.00	\$0.00	\$108,810.00
2020	\$26,810.00	\$82,000.00	\$0.00	\$108,810.00
2019	\$26,790.00	\$63,710.00	\$0.00	\$90,500.00
2018	\$26,790.00	\$63,710.00	\$0.00	\$90,500.00

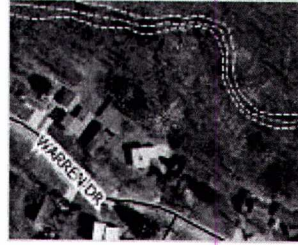
GIS parcel shapefile last updated 1/8/2024 5:50:44 AM.

The CAMA data presented on this website is current as of 11/1/2020 10:08:53 PM.

Data For Parcel 290250536B05600

Base Data

Parcel	290250536B05600
Owner	EADS MARGIE K
Address	1139 WARREN DR



[+] Map this property.

Tax Mailing Address

Tax Payer Name	EADS MARGIE K
Address	1139 WARREN DR WILMINGTON OH 45177

Owner Address

Owner Name	EADS MARGIE K
Address	1139 WARREN DR WILMINGTON OH 45177

Geographic

Tax District	290
Jurisdiction	CITY OF WILMINGTON
School District	WILMINGTON CSD

Legal

Legal Description	WARREN KNOLLS SD SEC4 LT56PT	Land Use	510 SINGLE FAMILY DWELLING - PLATTED LOT
Owner Occupancy Credit	Y	Neighborhood	29027 - CITY OF WILMINGTON
Has Homestead Reduction	N		

Market Values

CAUV Land Value	\$0.00
Land Value	\$45,500.00
Improvements Value	\$147,500.00
Total Market Value	\$193,000.00

Tax Summary

Tax Year	Tax Year 2023 Payable 2024
Net Annual Tax	\$2,139.08
Total Tax Bill	\$2,178.67

GIS parcel shapefile last updated 1/8/2024 5:50:44 AM.

The CAMA data presented on this website is current as of 11/1/2020 10:08:53 PM.

Dec 2020 - Dec 2021

2021

Median Sale Price

\$181,000

+0.6% year-over-year

of Homes Sold

35

+2.9% year-over-year

Median Days on Market

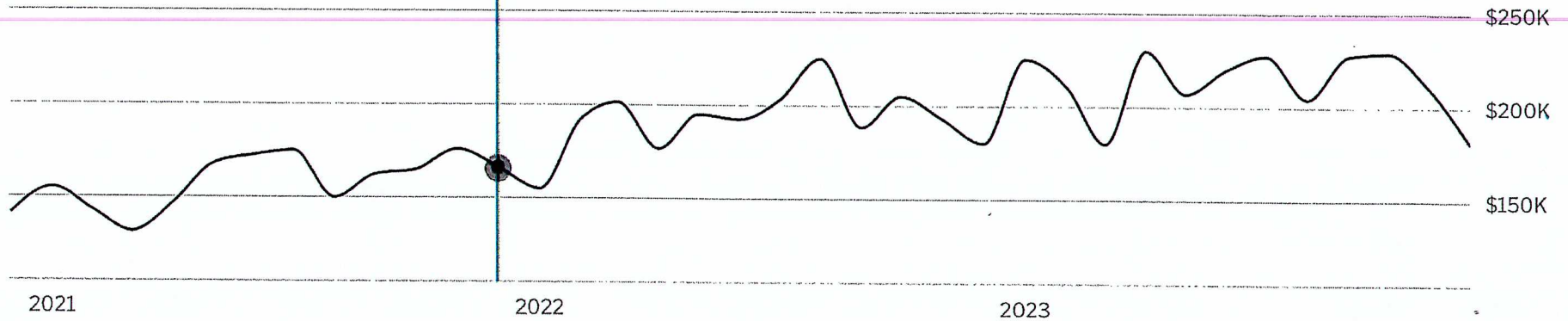
17

-32 year-over-year

All Home Types

1 year 3 years 5 years

Dec 2021



Based on Redfin calculations of home data from MLS and/or public records.

Share

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Location

Clinton County, OH

United States

Data

Dec 2021

\$166,500

Growth
% YoY

+17.9%



Dec 2021 - Dec 2022
2022

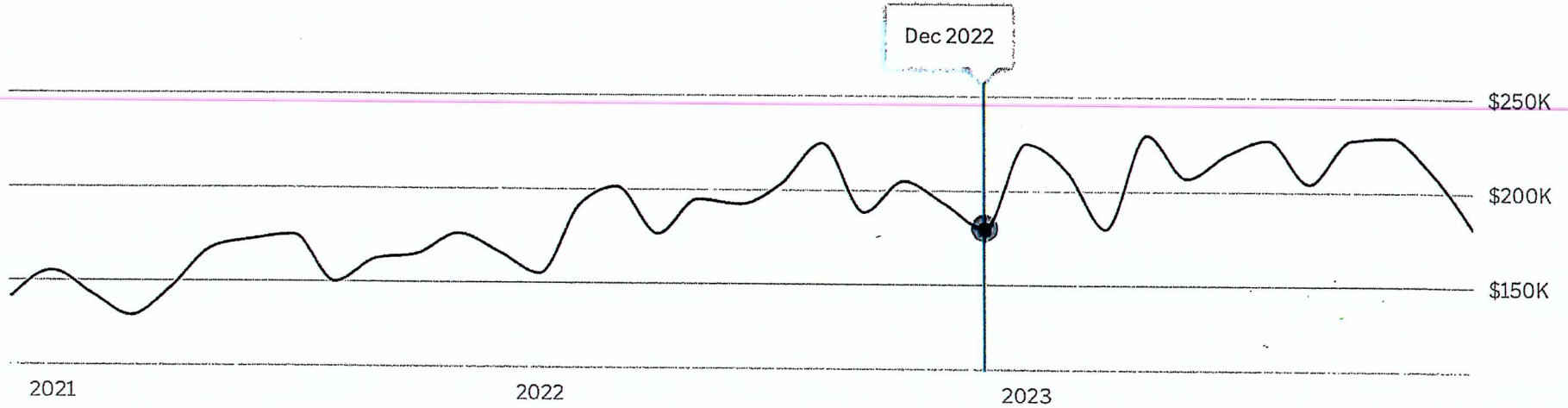
Median Sale Price
\$181,000
+0.6% year-over-year

of Homes Sold
35
+2.9% year-over-year

Median Days on Market
17
-32 year-over-year

All Home Types ▾

1 year 3 years 5 years



Based on Redfin calculations of home data from MLS and/or public records.

➔ Share

</> Embed

Location

● Clinton County, OH

United States

Data
Dec 2022

\$179,950

Growth
% YoY

+8.1%



DEC 2022 - DEC 23

2023

Median Sale Price

\$181,000

+0.6% year-over-year

of Homes Sold

35

+2.9% year-over-year

Median Days on Market

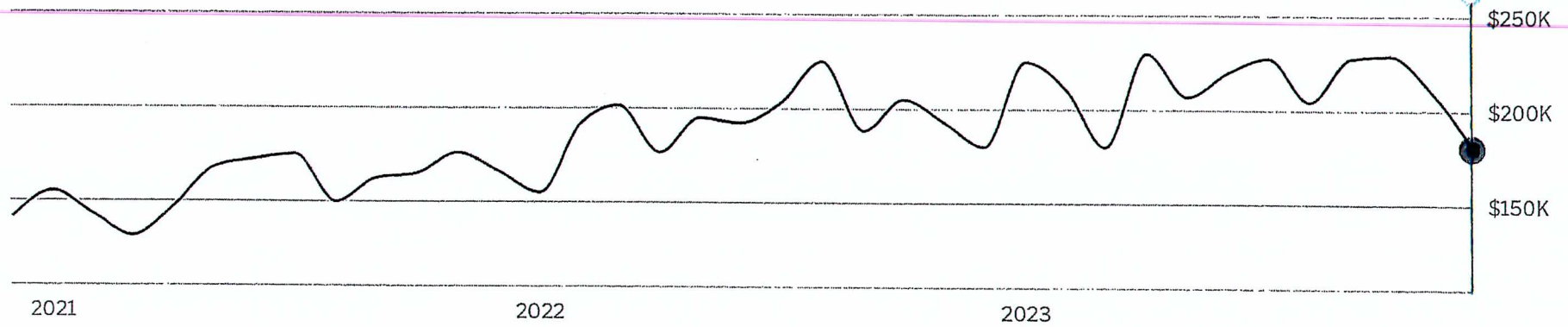
17

-32 year-over-year

All Home Types

1 year 3 years 5 years

Dec 2023



Based on Redfin calculations of home data from MLS and/or public records.

Share

Embed

Location

Clinton County, OH

United States

Data
Dec 2023

\$181,000

Growth
% YoY

+0.6%





HOUSING MARKET PREDICTIONS REVISED FOR 2023

By Realtor.com®

Prepared for:
Walter Peelle

Report Source: Realtor.com®

Walter, the **housing market predictions** are revised for 2023, now home prices and rents to are expected to . The avg list price is expected to 0.6% yearly, compared to the prior prediction of 5.4%.

Show this to educate your clients and position yourself as a market expert!

Search



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FEB 9 '24 PM 2:20

February 9, 2024



**PEELLE
LUNDY INC
REALTORS**

P.O. BOX 782
822 ROMBACH AVE.
WILMINGTON, OHIO 45177
(937) 382-5538

Regarding: Margie K. Eads Property
1139 Warren Drive
Wilmington, OH 45177
Parcel Number: 290250536B05600

To the Clinton County Auditor's Office, Treasure's Office, and
Commissioner's Office:

I have appraised the above property and wish to make the following report:

This one floor plan home, built in 1955, contains 1132 square feet of living
area and is situated on .9025 acres.

Upon entering the front entrance of the home, the floor plan consists of a
living area with hardwood floors, open to a dining nook; cute kitchen with
white wood wall and base cabinets, also two bedrooms and full bath on the
main floor; there is an unfinished lower level containing a roughed-in second
full bath; 16X22 area for storage (for lawn mower, tools, and other
miscellaneous items); 22X24 two car attached garage, which was added after
the home was originally built; private rear lawn.

Heated by a natural gas, forced air system, containing central air as well as
having both public water and public sewer, the home has been well
maintained over the years, though there have been no additions or
improvements over the last six years.

Enclosed are the rates of appreciation for residential properties in Clinton
County in 2021 being 17.9%, rate of appreciation in the year 2022 being 8.1%,
and the rate of appreciation in the year 2023 being 0.6%. The following shows
these appreciation figures:

Year	Rate of Appreciation		Adjusted Value
2023-	0.6%	138,678 x 0.6% = 832	139,510
2022-	8.1%	128,287 x 8.1% = 10,391	138,678
2021-	17.9%	108,810 x 17.9% = 19,477	128,287

"The Real Estate Professionals"



**PEELLE
LUNDY INC
REALTORS**

P.O. BOX 782
822 ROMBACH AVE.
WILMINGTON, OHIO 45177
(937) 382-5538

As can be seen, the total rate of appreciation for the years 2021, 2022, and 2023 is 26.6%.

Thus the average rate of appreciation for the years 2021, 2022, and 2023, is 8.87%.

For this particular property, located at 1139 Warren Drive, Wilmington, Ohio, one can note from the facts above that the appraised value for the year 2023, based upon proper rates of appreciation, is 139,510.

The appraisal for the tax year 2020, according to the Clinton County Auditor's Office, was 108,810.

The appraisal for the tax year 2023, according to the Clinton County Auditor's Office, was 193,000

The real estate taxes for the tax year of 2022 were 1359.26.

The real estate taxes for the tax year of 2023 are 2178.67... a 78% INCREASE FROM TAX YEAR 2022 TO TAX YEAR 2023.

I have appraised this property as having a fair market value of 155,000.

Walter Peelle, CEO
PEELLE, LUNDY, & CLIFTON REALTY

"The Real Estate Professionals"