

REC'D BY CO AUDITOR  
FEB 1 '24 PM 1:15

Tax year 2023 BOR no. 2023-15  
County Clinton Date received Feb 1, 2024

DTE 1  
Rev. 08/21

### 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	<u>Rhonda Abney</u>	<u>119 W Fancy St Blancheater OH</u>	
2. Complainant if not owner	<u>-</u>	<u>45107</u>	
3. Complainant's agent	<u>-</u>		
4. Telephone number of contact person	<u>-</u>		
5. Email address of complainant	<u>-</u>		
6. Complainant's relationship to property, if not owner	<u>-</u>		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
<u>220-10-15-01-0044-00</u>	<u>119 west Fancy St, Blancheater, OH</u>		
	<u>45107</u>		
8. Principal use of property	<u>Home</u>		
9. 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>220-10-15-01-0044-00</u>	<u>\$110,450</u>	<u>\$132,400</u>	<u>21,950</u>
10. The requested change in value is justified for the following reasons: <u>See Photos of damage</u>			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 11-15-22 and sale price \$ 110,450; and attach information explained in "Instructions for Line 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date                      and total cost \$                     .

14. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

15. 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  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.

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 2-1-24 Complainant or agent Lisa Jay Signature Title (if agent)                     

Sworn to and signed in my presence, this 1st day of February year 2024

Notary Lisa Hipke Signature



LISA HIPKE  
Notary Public, State of Ohio  
My Commission Expires: 3-21-26  
Recorded in Clinton County



# Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type instrument	QC	Tax list year	2021	County number	14	Tax. dist. number	2010	Date	11/15/2022
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Property located in MARION TWP-BLAN. CORP. taxing district

Name on tax duplicate \_\_\_\_\_ Tax duplicate year \_\_\_\_\_

Acct. or permanent parcel no. 220-10-15-01-0044-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description W CUSICKS ADD LT 44 119 W FANCY ST Platted \_\_\_\_\_ Unplatted \_\_\_\_\_

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

Number	917
No. of Parcels	1
DTE Code No.	510
Neigh. Code	
No. of Acres	
Land Value	4190
Bldg. Value	30210
Total Value	34400 0.00
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	110500
DTE Use Only Valid sale	
1. Yes 2. No	
eReceipt #	21976831
Receipt Number	

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

1. Grantor's name Judy Richards who was incorrectly referenced in the prior instrument as Judy Richard and Joey Abney and Rhonda L. Abney Phone (513) 500-0624

2. Grantee's name Rhonda L. Abney and Joey Abney Phone (513) 509-4065  
Grantee's address 119 W. Fancy Street, Blanchester, OH 45107

3. Address of property 119 W. Fancy Street, Blanchester, OH 45107

4. Tax billing address 119 W. Fancy Street, Blanchester, OH 45107

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 \_\_\_\_\_

7. a) New mortgage amount (if any).....\$ \$129,833.00  
b) Balance assumed (if any).....\$ \_\_\_\_\_  
c) Cash (if any).....\$ \_\_\_\_\_  
d) Total consideration (add lines 7a, 7b and 7c).....\$ \$129,833.00  
e) Portion, if any, of total consideration paid for items other than real property .....\$ \$19,383.00  
f) Consideration for real property on which fee is to be paid (7d minus 7e) .....\$ \$110,450.00  
g) Name of mortgagee Rocket Mortgage, LLC  
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 8-25-22

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 \$ 386.75 has been paid by REP/GRANTEE and received by the CLINTON county auditor.

County auditor

Date 11/15/2022 RLS





























