

REC'D BY CC AUDITOR  
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Clear Form

Tax year 2023 BOR no. 2023-37  
County Clinton Date received 3/11/2024

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>Teresa D. Pressel</u>	<u>446 Ireland Rd., Wilmington, OH</u>	
2. Complainant if not owner		<u>4517</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937. 728. 8242 (cell); 937. 388. 2618 (landline); tpressel@frontier.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>270-12-03-02-0000-00</u>		<u>446 Ireland Rd., Wilmington, OH 45177</u>	
7. Principal use of property <u>Equine</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
<u>270-12-03-02-0000-00</u>	<u>\$230,000.00</u>	<u>\$344,600.00</u>	<u>-114,600.00</u>
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 \$ \_\_\_\_\_

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 03-11-24 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Jerrod D. Pessie

Sworn to and signed in my presence, this 11th day of march 2024  
(Date) (Month) (Year)

Notary Melissa S Kimball



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



**Teresa Pressel**  
446 Ireland Road  
Wilmington, OH 45177  
(937)-728-8242

March 11, 2024

**Terence G. Habermehl**  
Clinton County Auditor  
1850 Davids Drive Ste#303  
Wilmington, OH 45177-2296

**PARCEL ID: 270-12-03-02-0000-00**  
**Complaint Against the Valuation of Real Property**

I am writing to request a **reconsideration** of the 2023 "Assessment of Real Property" regarding my property at 446 Ireland Road, Wilmington, OH. **While there are many reasons, these are three:**

- **This property is situated in close proximity to Clinton County Port Authority (CCPA), an airport. (See Attached). Due to the constant landing and take-off of cargo jets (Boeing 767s), the noise level and pollution created are significant. I have reported dangerous, low flying behavior with disregard for my property and animals. I have contacted CCPA, The Federal Aviation Association (FAA), and Federal Standards District Office (FSDO) by phone, letters, e-mails. Many, many planes are lower than 50 feet; many have hit tops of my trees.**
- **This is an equine farm. It appeals to a minority of buyers. Most home buyers are not buying equine properties. Equine properties do not make up a "hot market." According to a representative of the Auditor, Clinton County, OH, the increase in property taxes was due to a "hot market." It is not a "hot market" for equine properties.**
- **Recent Zillow estimate for the value of this property is \$343,800, with range starting much lower. (Zillow.com)**

I believe a "fair assessment" would result in a lower property tax from the recent 2023 reevaluation. **I look forward to meeting with an assessor for a review.**

Thank you for your time and attention to this matter.

Sincerely,



Teresa Pressel  
See Attached: (1) Proximity to Airport, (2) Property view



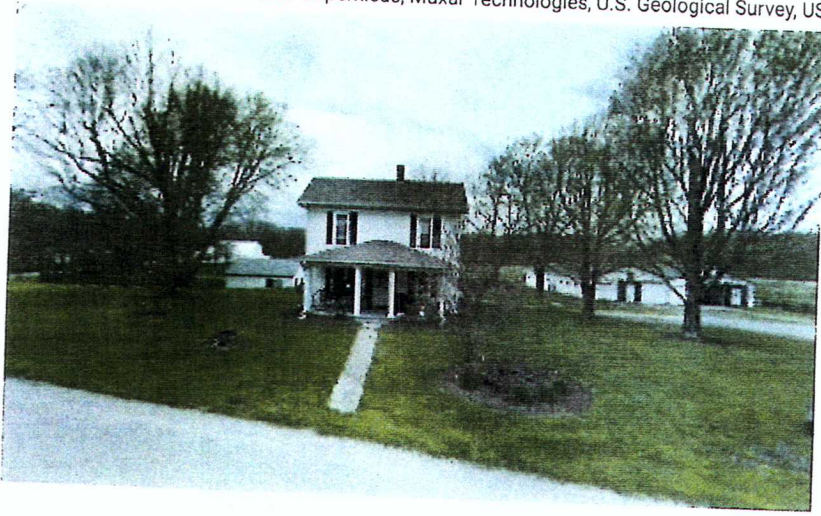
(1)

# Google Maps 446 Ireland Rd







Google

Imagery ©2024 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 Google 2000 ft



### 446 Ireland Rd

Building

-   
Directions
-   
Save
-   
Nearby
-   
Send to phone
-   
Share

 446 Ireland Rd, Wilmington, OH 45177

Photos

\* Distance =  
1.9 miles  
(GPS -  
Google Maps)

\* Distance  
1.4 Nautical Miles  
(FAA)  
Federal Aviation  
Assoc.



