

Tax year 2023 BOR no. 2023-41
County Clinton Date received 3/18/2024

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	Preferred Choice Investments, LLC	P.O. Box 994, Hilliard, OH 43026	
2. Complainant if not owner	Wilmington City School District Bd. of Edn.	341 South Nelson Avenue, Wilmington, OH 45177	
3. Complainant's agent	Robert M. Morrow	612 Park Street, Ste 300, Columbus, OH 43215	
4. Telephone number of contact person	614-573-3015		
5. Email address of complainant	bmorrow@parkstreetlg.com		
6. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
290230609000000	1117 S. South Street, Wilmington, OH 45177		
8. Principal use of property Apartments			
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
290230609000000	2,850,000	2,473,600	376,400
Recent sale. BOR case filed upon for 2022 (Case 2022-41) and BOR adopted sale price. Property card shows no indication value was ever changed for 2022 but partial increase made for 2023. Appellant requests the BOR to increase value for 2023 to sale price. A copy of Decision from July 3, 2023 is attached. Conditions of sale is being challenged as unconstitutional in Franklin Case No. 23CV-001706.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 09/17/2020 and sale price \$ 2,850,000.00 ; 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 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.

Continued on next page

16. 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 or 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 03/12/2024 Complainant or agent Robert W. Morrow Title (if agency) Attorney
[Signature]
Signature

Sworn to and signed in my presence, this 12 day of March year 2024
Notary [Signature]
Signature



Crystal McCutchen
Notary Public, State of Ohio
My Commission Expires 03-20-2026

EXHIBIT A



TERENCE G. HABERMEHL
CLINTON COUNTY AUDITOR

Administrative Campus
1850 David's Drive, Suite 303
Wilmington, Ohio 45177

Phone: (937)-382-2250
Fax: (937)-382-4090

Website: <https://clintonoh-auditor.ddti.net/>

July 3, 2023

Wilmington City School District
341 S. Nelson Ave.
Wilmington, OH 45177
c/o: Robert M. Morrow, Attorney

Preferred Choice Investments LLC
P.O. Box 994
Hilliard, OH 43026

RE: Clinton County Board of Revision
Complaint #2022-41 Tax Year 2022

Resolution Status:

PROPERTY ADDRESS: 1117 S. South St.
Wilmington, OH 45177

PARCEL NUMBER: 290-23-06-09-0000-00

	<u>LAND</u>	<u>IMPR</u>	<u>TOTAL</u>
ORIG MARKET VALUE:	267,530	1,148,100	1,415,630
NEW MARKET VALUE:	267,530	2,582,470	2,850,000

Terence G. Habermehl / 7-3-23
Terence G. Habermehl-Secretary Date
Clinton County Board of Revision *alg*

Final Notice

This is not a tax bill- it is a notification of a decision by the Board of Revision. The County Auditor is hereby authorized to make the above adjustments to the Tax List and the County Treasurer is hereby authorized to receive the adjusted taxes on Real Property for the above indicated parcel.

To appeal a decision of a County Board of Revision, you may appeal to the Board of Tax Appeals, under the provisions of section 5717.01 R.C. An appeal may also be taken directly to the Court of Commons Pleas. An appeal must be filed within 30 days of the date hereon.

TGH/dlg

Cc: Robert M. Morrow 612 Park St., Ste 300, Columbus, OH 43215