

REC'D BY CC AUDITOR
MAR 21 '24 AM 11:28

Tax year 2023 BOR no. 2023-44
County Clinton Date received 3/21/2024

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 | Boing US Holdco, Inc. | See Attachment A | |
| 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 | | |
| 290170111000000 | 1723 Rombach Drive, Wilmington, Ohio | | |
| 2901701110000TF | 1723 Rombach Drive, Wilmington, Ohio | | |
| 8. Principal use of property | commercial | | |
| 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 |
| 290170111000000 | 4,710,000 | 370,000 | 3,970,600 |
| 2901701110000TF | Total value for both parcels | 369,400 | Total value for both parcels |
| Recent sale. Sale price of \$4,710,000 adopted by BOR in Case No. 2021-25 on June 29, 2022 for parcel 29017011100000. Additional parcel appears to be subject of TIF. Copy of Decision is attached. | | | |

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/24/2021 and sale price \$ 4,710,000.00 ; 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.

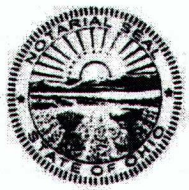
I declare under penalties or perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-19-24 Complainant or agent Robert M. Morrow Title (if agency) _____ Attorney _____

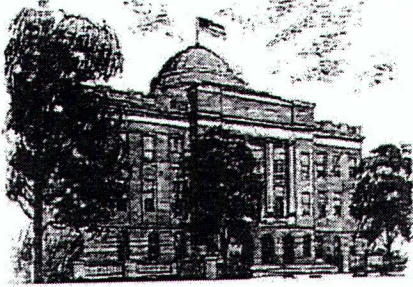
Robert M. Morrow
Signature

Sworn to and signed in my presence, this 19 day of _____ March _____ year _____ 2024

Notary *Crystal McCutchen*
Signature



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



**CLINTON COUNTY
BOARD OF REVISION
TERENCE G. HABERMEHL
SECRETARY OF THE BOARD
CLINTON COUNTY AUDITOR
46 S. SOUTH ST
WILMINGTON, OH 45177
(937)-382-2250**

June 29, 2022

Wilmington City School District
341 S. Nelson Ave.
Wilmington, OH 45177

RE: Clinton County Board of Revision
Complaint #2021-25 Tax Year 2021

Resolution Status: MARKET VALUE INCREASE

PROPERTY ADDRESS: 1733 Rombach Ave.
PARCEL NUMBER: 290-17-01-11-0000-00

| | <u>LAND</u> | <u>IMPR</u> | <u>TOTAL</u> |
|--------------------|-------------|-------------|--------------|
| ORIG MARKET VALUE: | 370,000 | 162,900 | 532,900 |
| NEW MARKET VALUE: | 370,000 | 4,340,000 | 4,710,000 |

Terence G. Habermehl
Terence G. Habermehl-Secretary *dlg*
Clinton County Board of Revision

6-29-22
Date

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.

Final Notice

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 Morrow, Attorney 612 Park St. Ste. 300 Columbus, OH 43215
Boing US HoldCo Inc 63 Holiday Dr. Wilmington OH 45177