

Tax year 2023 BOR no. 2023-53
County Clinton Date received 3/26/2024

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>RICK BRANNON SR</u>	<u>9014 ST RT 3 EAST SABINA</u>	<u>OH</u>
2. Complainant if not owner	<u>PROPERTY VALUE DISAGREEMENT</u>		
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>937-527-6857</u>			
5. Complainant's relationship to property, if not owner			
<u>OWNER</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>240-03-05-13-0000-00</u>		<u>99 Hornbeam RD Wilmington OH</u>	
7. Principal use of property			
<u>STORAGE</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>50,000⁰⁰</u>	<u>125,100</u>	<u>75,100⁰⁰</u>
9. The requested change in value is justified for the following reasons:			
<u>HOUSE IS GUTTED NO KITCHEN OR BATH NOT MUCH DRYWALL WE USE IT FOR STORAGE ONLY DONT KNOW WHEN WE WILL FIX IT UP YET HAS BEEN THIS WAY FOR SEVERAL YEARS</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

HAVE ALREADY DONE THAT 2 OR 3 YEARS AGO

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 2/27/24 Complainant or agent (printed) Rick Brannon Title (if agent) _____

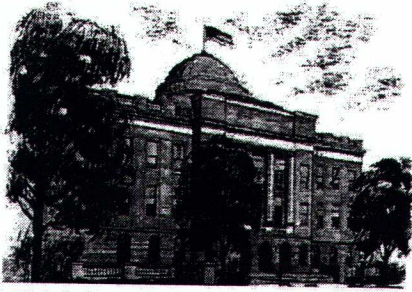
Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 26th day of March 2024

Notary Melissa S. Kimball



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



**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 30, 2022

Rick Brannon
9074 St Rt 3 E
Sabina, OH 45169

RE: Clinton County Board of Revision
Complaint #2021-60 Tax Year 2021

Resolution Status: Value Decrease

PROPERTY ADDRESS: 99 Hornbeam Rd.
573 Florence Ave.

PARCEL NUMBER: 240-03-05-13-0000-00

	<u>LAND</u>	<u>IMPR</u>	<u>TOTAL</u>
ORIG MARKET VALUE:	13,580	88,470	102,050
NEW MARKET VALUE:	13,580	51,420	65,000

PARCEL NUMBER: 250-06-05-30-0056-00

	<u>LAND</u>	<u>IMPR</u>	<u>TOTAL</u>
ORIG MARKET VALUE:	10,170	44,830	55,000
NEW MARKET VALUE:	10,170	12,670	22,840

Terence G. Habermehl 6-30-22
Terence G. Habermehl-Secretary Date
Clinton County Board of Revision *dlg*

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

	573 Florence	171 Jackson	605 Grand
yr	1955	1952	1952
sq ft	768	809	864
bedrooms	2	2	2
baths	1	1	1
garage	yes	no	no shed
tax card	\$55,000	\$42,250	\$55,770
sale		9/21 \$124,000	10/21 \$87,500

