

Clear Form

Tax year 2023 BOR no. 2023-58  
County Clinton Date received 3/27/2024

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 Heidi Beam		359 Jamestown Rd Wilmington OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		937-302-6763 Beam8@frontier.com	
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	
200-03-01-02-B002-00		Main Street Port William Ohio 45164	
7. Principal use of property empty lot			
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
200-03-01-02-B002-00	500	3800	3300
9. The requested change in value is justified for the following reasons: <small>this lot has always been empty, should not be zoned commercial, not capable of utilities and sits beside residences. Called Matt Johanas at the CC Health Dept. and he said based on current laws there is absolutely no way you can build on this lot because it doesn't have the room for sewer/well/structure. The town of Pt. William doesn't have water or septic and the town is grandfathered in currently to run into the local waterway and they don't allow anyone to join. Lot must be 3/4 acre to build any structure on. This land has zero value. It cannot be sold for anything to be used for building. He also stated the Health Dept. would not allow septic to be built in town by current codes. A .097 acre at \$3,800 value that's an average of \$39,175 an acre value on land you cannot use.</small>			

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

REC'D BY CO AUDITOR  
MAR 27 '24 11:52

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 3-27-24 Complainant or agent (printed) Heidi Beem Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Heidi Beem

Sworn to and signed in my presence, this 27 day of March 2024

Notary Lisa Hipke



LISA HIPKE  
Notary Public, State of Ohio  
My Commission Expires: 3-29-26  
Recorded in Clinton County