

Tax year 2023 BOR no. 2023-123
 County CLINTON Date received 3/28/2024

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	L.T. Land Development, LLC	V Main Street, Suite A, Wilmington, Ohio	
2. Complainant if not owner	Ralph Larry Roberts, II, Member	1600 W Main Street, Suite A, Wilmington, Ohio 45177	
3. Complainant's agent	William E. Peelle / Mary Moyer	PO Box 950, Wilmington, Ohio 45177	
4. Telephone number and email address of contact person 937-382-1497 / mmoyer@peellelaw.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	
290151717000000		825 W Locust Street, Wilmington, Ohio 45177	
7. Principal use of property Office Space			
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
290151717000000	\$530,000.00	\$1,143,800.00	613,800
9. The requested change in value is justified for the following reasons: The change in value is justified as a result of the property is currently in average condition and is not currently fully utilized by the Owner.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 09/12/2023
 and sale price \$ 279,000.00 ; 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 03/26/24 Complainant or agent (printed) Ralph Lamy Title (if agent) member
ROBERTS, II

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26th day of MARCH 2024
(Date) (Month) (Year)

Notary Mary Mays