

Clear Form

DTE 1  
Rev. 12/22

Tax year 2023

BOR no. 2023-65

County Clinton

Date received 4/1/2024

REC'D BY CC AUDITOR  
APR 1 '24 PM 2:55

### 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	Wilmington Storage LLC	10306 Hempsteade Dr, Union, KY 41091	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>Ryan Groene - 513-276-3834</u>			
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	
<u>290-24-04-02-0001-00 and 290-24-04-02-0001-TF</u>		<u>164 S Mulberry St</u>	
<u>290-04-02-0002-00</u>		<u>164 S Mulberry St</u>	
<u>290-04-02-0003-00</u>		<u>167 S South St</u>	
7. Principal use of property <u>Self Storage, Apartment Rental</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>290-24-04-02-0001-TF</u>		<u>317200</u>	<u>(78,275)</u>
<u>290-24-04-02-0001-00</u>	<u>352625</u>	<u>113700</u>	<u>(40,463)</u>
<u>290-04-02-0002-00</u>	<u>94,937</u>	<u>135400</u>	<u>(40,463)</u>
<u>290-04-02-0003-00</u>	<u>94,937</u>	<u>111,300</u>	<u>(40,463)</u>
9. The requested change in value is justified for the following reasons: <u>See attached Word Doc</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 9/7/2021

and sale price \$ 775,000 ; 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)(B) 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.

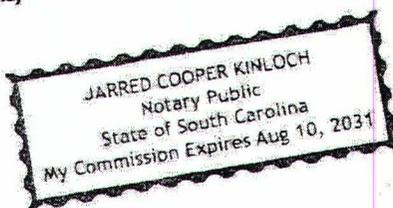
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/19/2024 Complainant or agent (printed) Ryan Groene Title (if agent) Owner

Complainant or agent (signature) *Ryan Groene*

Sworn to and signed in my presence, this 25 day of March 2024  
(Date) (Month) (Year)

Notary *Jarred Cooper Kinloch*



Dear Kyle,

I am writing to request a reassessment of the value of the real property located at 167 S Mulberry St and 164 S South St for taxation purposes. Upon reviewing recent market conditions and the specific circumstances surrounding the property, we believe that the current assessed value does not accurately reflect its true market value.

The reasons for requesting a change in the property value are as follows:

1. **Market Trends:** Over the past 3 years, there has been a noticeable decline in property values within the local market. Specifically, our property has suffered monthly break-in's, requiring numerous repairs and safety precautions that were expensive, and very costly repairs to old apartments, and numerous evictions.
2. **Property Condition:** The property in question has experienced deterioration or depreciation due to weather, unruly tenants we inherited, and multiple break-in's. These factors have significantly lowered its market value compared to the previous assessment.
3. **Comparative Analysis:** A comparative analysis of similar properties within the area reveals that the assessed value of our property exceeds the values of comparable properties. We believe that our property should be assessed at a value more in line with these comparables, as interest rates have risen dramatically, which drives the value of all commercial properties down.
4. **Economic Hardship:** Due to losing 36% of our tenant base (27 storage customers, and 4 apartment tenants), our income has suffered dramatically, and it is in the best interest of both the property owner and the local community to adjust the property value to reflect its current market value accurately.

We respectfully request that the County Assessor's Office conduct a thorough reassessment of the property in light of the aforementioned reasons. We are prepared to provide any additional documentation or information required to support our request.

Thank you for your attention to this matter. We look forward to your prompt response and a fair resolution to this request.