

**JENNIFER S. HUNTER, MADISON COUNTY AUDITOR**

**2023-008**  
DTE 1  
Rev. 12/22

MADISON COUNTY  
AUDITOR  
2024 JAN 19 PM 2:11  
LONDON, OHIO

Tax year \_\_\_\_\_ BOR no. \_\_\_\_\_  
County **MADISON** Date received \_\_\_\_\_

**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.

**Clear Form**

1. Owner of property		Name <i>ROBIN CREAMER</i>		Street address, City, State, ZIP code <i>5933 Gardner Rd. Galloway OH 43119</i>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <i>614 679 6775 RLC-2500HD@yahoo.com</i>					
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		
<i>16-00053.000</i>			<i>7735 Rt 142, W. Jefferson OH 43162</i>		
<i>16-00053-AAA 001</i>			<i>Vacant lot</i>		
<i>16-00053.002</i>			<i>"</i>		
<i>16-00053.003</i>			<i>"</i>		
7. Principal use of property					
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		
<i>16-00053.000</i>	<i>75,340</i>	<i>95340</i>	<i>20,000</i>		
<i>16-00053.001</i>	<i>20,000</i>	<i>40,070</i>	<i>20,070</i>		
<i>16-00053.002</i>	<i>20,000</i>	<i>39,740</i>	<i>19,740</i>		
<i>16-00053.003</i>	<i>20,000</i>	<i>40,030</i>	<i>20,030</i>		
9. The requested change in value is justified for the following reasons: <i>The property before the split was \$44,400 for full 2.6 acres (60k after 30' new valuations), that divided by 4 lots would be \$15,000 each on the land. The lots I identified as examples are valued significantly less than, or mine is valued significantly higher per acre.</i>					

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

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Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
08-00496.000		LAND 2,440.00 / 14,030.00	
08-00904.000		12,890.00	
10-01840.003		5,570.00	

9. The requested change in value is justified for the following reasons:  
*Each example property has more land with significantly less valuation and tax.*

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

*examples of other lots close to property*

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 1/19/24 Complainant or agent (printed) ROBIN CREAMER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Robin Creamer*

Sworn to and signed in my presence, this 19 day of JANUARY 2024  
(Date) (Month) (Year)

Notary *[Signature]*



MARK S. DEERWESTER  
Notary Public, State of Ohio  
My Commission Expires  
April 25, 2024