

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2023-036

Tax year 2023 BOR no. _____
 County MADISON Date received _____

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.

Clear Form

		Name	Street address, City, State, ZIP code
1. Owner of property	ADAM GEOFFREY WOLFZORN		750 TAYLOR BLAIR RD WEST JEFFERSON OH 43162-9553
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		1 (614) 886-3635	adamwolfzorn@gmail.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	
08-00001.000		750 TAYLOR BLAIR RD WEST JEFFERSON OH 43162-9553	
7. Principal use of property PRIMARY RESIDENCE			
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
08-00001.000	\$525,000.00	\$638,910.00	-\$113,910.00
9. The requested change in value is justified for the following reasons: Property was purchased less than a year ago (on 6/22/2023) for \$525,000.00. Purchase contract, executed ALTA statement, and MLS listing attached. Finished Living Area of 4,980 needs to be lowered to the correct value of 4,326. Basement Area Finished of 2,359 / Total (sq ft) of 2621 needs to be lowered to be correct and should be 1705 finished out of 2621 total because the basement is 65% finished not 90% finished. Pictures and measurements supporting the sq. ft. change to be lower are attached.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/22/2023

and sale price \$ 525,000.00 ; 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

MADISON COUNTY
 AUDITOR
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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 3/22/2024 Complainant or agent (printed) Adam G. Wolfzorn Title (if agent) _____

Complainant or agent (signature) Adam G. Wolfzorn

Sworn to and signed in my presence, this 22nd day of March 2024
(Date) (Month) (Year)

Notary Elizabeth Roque



ELIZABETH ROQUE
Notary Public, State of Ohio
My Commission Expires
June 11, 2028
COMMISSION: 2023-RE-864894