

2023-037

Tax year 2023 BOR no. _____ DTE 1 Rev. 12/22
 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.

	Name	Mailing address, City, State, ZIP code	
1. Owner of property	Adina Pelletier	509 Woodland Court West Jefferson, Ohio 43162	
2. Complainant if not owner			
3. Complainant's agent	Charles L. Bluestone, Esq. Andrew J. Merwine, Esq.	Bluestone Law Group, LLC 141 East Town Street, Suite 100 Columbus, Ohio 43215	
4. Telephone number and email address of contact person 614.220.5900 chuck@bluestonelawgroup.com drew@bluestonelawgroup.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	
08-00895.115		509 Woodland Court	
7. Principal use of property Owner-Occupied Single-Family Home			
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
08-00895.115	\$582,000	\$685,740	(- \$ 103,740)
9. The requested change in value is justified for the following reasons: Sale of comparable properties. Age and condition of the subject property. See attached appraisal report prepared by Timothy E. Beathard, GA (Madison Appraisal & Consulting Co.) which concluded to a true market value of \$582,000 as of the January 1, 2023 tax lien date.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale (conveyance) January 10, 2024 and sale price \$ 0.00 ; and attach information explained in "Instructions for Line 10".

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. N/A

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
MAR 26 AM 8:30
OHIO

[Handwritten scribbles]

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 **March 20, 2024** Complainant or agent (printed) **Charles L. Bluestone** Title (if agent) **Attorney-at-Law**

Complainant or agent (signature) *Charles L. Bluestone*

Sworn to and signed in my presence, this 20th day of March 2024.

Andrew J. Merwine
 Andrew J. Merwine
 Notary Public, State of Ohio
 My Commission Has No Expiration
 R.C. 147.03



Andrew Merwine
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration Date
 Sec 147.03 RC