

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2023-047

Tax year 2023 BOR n_o _____
 County MADISON Date received _____

DTE Form 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	Theodore V. Clemans and Karen S. Clemans	1889 Shoshone Drive, London, OH 43140	
2. Complainant if not owner			
3. Complainant's agent	James F. Peifer and Margaret E. Wagner	P.O. Box 1687, Springfield, OH 45501	
4. Telephone number and email address of contact person (937) 322-0891; mwagner@coleacton.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	
24-00135.000		1889 Shoshone Drive, London, OH 43140	
7. Principal use of property Principal 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
24-00135.000	\$850,000.00	\$1,122,490.00	\$272,490.00
9. The requested change in value is justified for the following reasons: Complainants' opinion of the value is based on a forthcoming appraisal to be prepared by Timothy E. Beathard. Attorney James F. Peifer discussed this matter with Billye J. Crawford on 3/28/24.			

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

2024 APR -1 PM 1:50

MADISON COUNTY
 AUDITOR

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.

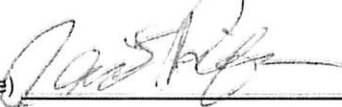
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

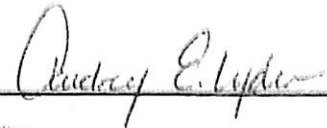
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 04/01/2024 Complainant or agent (printed) James F. Peifer Title (if agent) Attorney for Complainants

Complainant or agent (signature) 

Sworn to and signed in my presence, this 1st day of April, 2024

(Date) (Month) (Year)

Notary 



AUDREY E. LYDEN
Notary Public, State of Ohio
My Comm Expires 07-08-2027