

FILED

Tax year 2022 BOR no. 2022-001
County Sandusky Date received 11/28/22

DTE 1
Rev. 08/21

NOV 28 2022

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.

AUDITOR
SANDUSKY COUNTY
FREMONT OHIO

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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		Name		Street address, City, State, ZIP code	
3. Complainant's agent		Name		Street address, City, State, ZIP code	
4. Telephone number of contact person <u>(419) 355-7200</u>					
5. Email address of complainant <u>DHOCH99@GMAIL.COM</u>					
6. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" on back.					
7. Parcel numbers from tax bill			Address of property		
<u>34-50-00-4948-00</u>			<u>1132 CLUNTON ST., FREMONT, OH 43420</u>		
8. Principal use of property <u>RENTAL</u>					
9. 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>34-50-00-4948-00</u>	<u>\$ 75,000⁰⁰</u>	<u>\$ 101,400⁰⁰</u>	<u>(26,400⁰⁰)</u>		
10. The requested change in value is justified for the following reasons: <u>WE PURCHASED THE PROPERTY FROM ROB BOUKHISSEN OF WENDT KEY REALTY ON 2/11/22 FOR \$75,000.</u>					

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 2/11/22 and sale price \$ 75,000⁰⁰; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

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 11/23/22 Complainant or agent Debra W. Hoch Signature _____ Title (if agent) WILLIAM A. WINGARD
 Sworn to and signed in my presence, this 23RD day of NOVEMBER 2022 Notary Public - State of Ohio
 Notary William A. Wingard Signature _____ My Commission has no expiration date.

SETTLEMENT STATEMENT

SELLERS: Robert Allen Boukissen and Kathleen S. Boukissen
1421 McPherson Blvd., Fremont, Ohio 43420

PURCHASERS: Douglas W. Hoch and Eugenia L. Hoch
2215 Augusta Drive, Fremont, Ohio 43420

PROPERTY: 1132 and 1132 1/2 Clinton Street, Fremont, Ohio 43420
Auditor's Permanent Parcel No. 34-50-00-4948-00

CLOSING DATE: February 11, 2022

SUMMARY OF SELLERS' TRANSACTION:


Contract sales price:	\$ 75,000.00
Gross amount due Sellers:	\$ 75,000.00
Settlement and other charges paid by Sellers:	
William A. Wingard, Esq. - settlement fee (1/2):	\$ 60.00
William A. Wingard, Esq. - attorney fees:	40.00
Sandusky County Auditor - conveyance fee:	300.00
2022 real estate taxes prorated from 1/1/2022 to 2/11/2022 (based upon 2021 per half tax of \$725.51):	166.97
Security deposit (1132 Clinton Street):	500.00
Rent proration (1132 Clinton Street) from 2/12/2022 to 3/4/2022 (\$500.00 monthly rental):	<u>375.00</u>
Total settlement and other charges paid by Sellers at closing:	\$ 1,441.97 <u>1,441.97</u>
Net amount due Sellers at closing:	\$ 73,558.03

SUMMARY OF PURCHASERS' TRANSACTION:

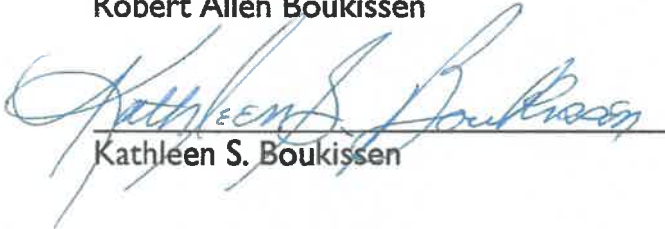
Contract sales price:		\$ 75,000.00
Gross amount due from Purchasers:		\$ 75,000.00
Settlement and other charges paid by Purchasers:		
William A. Wingard, Esq. - settlement fee (1/2):	\$ 60.00	
William A. Wingard, Esq. - title examination and certification fee:	200.00	
Sandusky County Auditor - parcel transfer fee:	0.50	
Sandusky County Recorder - recording fee:	<u>34.00</u>	
Total settlement and other charges paid by Purchasers at closing:	\$ 294.50	<u>294.50</u>
Gross amount due from Purchasers at closing:		\$ 75,294.50
Credits to Purchasers from Sellers:		
2022 real estate taxes prorated from 1/1/2022 to 2/11/2022 (based upon 2021 per half tax of \$725.51):	\$ 166.97	
Security deposit (1132 Clinton Street):	500.00	
Rent proration (1132 Clinton Street) from 2/12/2022 to 3/4/2022 (\$500.00 monthly rental):	<u>375.00</u>	
Total credits to Purchasers from Sellers:	\$ 1,041.97	<u>1,041.97</u>
Net amount due from Purchasers at closing:		\$ 74,252.53

The undersigned hereby acknowledge that they have reviewed the Settlement Statement and authorize the disbursement of funds as shown above.

SELLERS:



Robert Allen Boukissen



Kathleen S. Boukissen

PURCHASERS:



Douglas W. Hoch



Eugenia L. Hoch

SETTLEMENT AGENT:



William A. Wingard, Attorney

Date: February 11, 2022