

Tax year 2022 BOR no. 2022-002
 County Sandusky Date received JAN 06 2023

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		Street address, City, State, ZIP code	
1. Owner of property	<u>DONALD & EUGENIA HOCH</u>	<u>2215 AUGUSTA DR. - FREMONT, OH 43420</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>DOUG (419) 355-7200 DHOCH99@GMAIL.COM</u>			
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	
<u>34-50-00-0784-00</u>		<u>531 OHIO AVE. FREMONT, OH 43420</u>	
7. Principal use of property <u>RENTAL</u>			
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
<u>34-50-00-0784-00</u>	<u>\$ 55,000.00</u>	<u>\$ 77,600.00</u>	<u>\$ 22,600.00</u>
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/13/20
 and sale price \$ 50,000 ; 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 7/25/22 and total cost \$ 2,000.00

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

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 1/3/23 Complainant or agent (printed) DOUGLAS HOCH Title (if agent) OWNER

Complainant or agent (signature) *Douglas W Hoch*

Sworn to and signed in my presence, this 3RD day of JANUARY 2023
(Date) (Month) (Year)

Notary *William A. Wingard*



WILLIAM A. WINGARD
Notary Public - State of Ohio
My Commission has no expiration date.

SETTLEMENT STATEMENT

SELLERS: Robert A. Boukissen and Kathleen S. Boukissen
1421 McPherson Blvd., Fremont, Ohio 43420
419-680-5027

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

PROPERTY: 531 and 531 1/2 Ohio Avenue, Fremont, Ohio 43420
Auditor's Permanent Parcel No. 34-50-00-0784-00

CLOSING DATE: May 13, 2020

SUMMARY OF SELLERS' TRANSACTION:

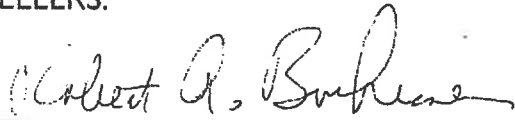
Contract sales price:		\$ 50,000.00
Gross amount due Sellers:		\$ 50,000.00
Settlement and other charges paid by Sellers:		
William A. Wingard, Esq. - settlement fee (1/2):	\$ 60.00	
William A. Wingard, Esq. - attorney fees:	40.00	
Sandusky County Auditor - conveyance fee:	200.00	
Sandusky County Treasurer - 2nd half 2019 real estate taxes:	582.63	
2020 real estate taxes prorated from 1/1/2020 to 5/13/2020 (based upon 2019 per half tax of \$582.63):	426.63	
Security deposit (531 1/2 Ohio Avenue):	400.00	
Rent proration from 5/14/2020 to 5/31/2020 (\$400.00 monthly rental):	<u>232.26</u>	
Total settlement and other charges paid by Sellers at closing:	\$ 1,941.52	<u>1,941.52</u>
Net amount due Sellers at closing:		\$ 48,058.48

SUMMARY OF PURCHASERS' TRANSACTION:

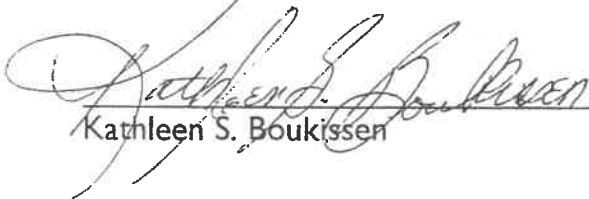
Contract sales price:		\$ 50,000.00
Gross amount due from Purchasers:		\$ 50,000.00
Settlement and other charges paid by Purchasers:		
William A. Wingard, Esq. - settlement fee (1/2):	\$ 60.00	
William A. Wingard, Esq. - title examination and certification fee:	200.00	
Sandusky County Auditor - parcel 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:		\$ 50,294.50
Credits to Purchasers from Sellers:		
2020 real estate taxes prorated from 1/1/2020 to 5/13/2020 (based upon 2019 per half tax of \$582.63):	\$ 426.63	
Security deposit (531 1/2 Ohio Avenue):	400.00	
Rent proration from 5/14/2020 to 5/31/2020 (\$400.00 monthly rental):	<u>232.26</u>	
Total credits to Purchasers from Sellers:	\$ 1,058.89	<u>1,058.89</u>
Net amount due from Purchasers at closing:		\$ 49,235.61

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

SELLERS:



Robert A. Boukissen

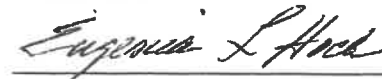


Kathleen S. Boukissen

PURCHASERS:



Douglas W. Hoch



Eugenia L. Hoch

SETTLEMENT AGENT:



William A. Wingard, Attorney

Date: May 13, 2020



Kimberley S. Foreman

Sandusky County Treasurer

100 N. Park Ave., Suite 112
Fremont, OH 43420-2473

Real Estate Tax Bill First-Half - 2022

Office Hours: 8:00AM - 4:30 PM Monday - Friday, Open During Lunch Hour

34-50-00-0784-00
HOCH, DOUGLAS W
& EUGENIA L /SURV
2215 AUGUSTA DR
FREMONT, OH 43420

Parcel Number
34-50-00-0784-00

DUE DATE
February 10, 2023

1st HALF AMOUNT DUE
\$577.97

FULL YEAR AMOUNT DUE
\$1,155.94

Parcel Location
531 OHIO AVE ✓

Taxing District
34 FREMONT CTY - FR

Owner Name
HOCH, DOUGLAS W
HOCH, EUGENIA L

Full Tax Rate	Reduction Factor	Effective Tax Rate	Owner Occupancy Credit Factor	Non-Business Credit Factor
57.95	0.252045	43.344017	0.021518	0.086072

Acres
0.0000

Class
Residential

Tax Bill Calculation	
Gross Half Year Tax	\$ 786.96
Tax Reduction	198.35
LESS:	
Non-Business Credit	50.66
Owner Occupancy Credit	
Homestead Reduction	
Net Half Year Tax	537.95
ADD:	
Special Assessment	40.02
Delinquent Assessment	
Delinquent Real Estate	
CAUV Recoupment	
Payment/Escrow	
Total Tax Due	\$577.97
Current Special Assessments:	
S1736 DELQ UTIL	0.00 40.02

Tax Distribution	
School District	329.93
Township	
City/Village	39.11
Voc. School	19.56
County General Fund	31.78
Library	10.38
Park District	10.21
Senior Citizens	12.59
911	3.07
Health	5.13
SCBDD(School of Hope)	61.12
Mental Health	8.17
Drug Task Force	6.90

Legal Description
784

35% Taxable Value	
LAND	5,810
BLDG./IMPROVEMENT	21,350
TOTAL	27,160

IF PAID AFTER DUE DATE
PENALTIES ADDED

Payments made after the due date are subject to a 5% penalty for the first 10 days and a 10% penalty thereafter.

Escrow Account # 1269649

BOUGHT 5/13/20 FOR \$50,000