

Clear Form

Tax year 2022 BOR no. 2022-005
County Sandusky Date received 1/18/23

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Transohio Properties, Inc	118 East Main Street, Kent, OH 44240	
2. Complainant if not owner	William Arthur, V.P.		
3. Complainant's agent			
4. Telephone number and email address of contact person 330-677-0083 transohio@att.net			
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		
03-50-00-1515-01	537 West Main St., Bellevue, OH		
03-50-00-1516-00	537 West Main St., Bellevue, OH		
7. Principal use of property <u>residential 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
03-50-00-1515-01	37000	88200	51200
03-50-00-1516-00	3000	FILED	6100
9. The requested change in value is justified for the following reasons: Properties were purchased for \$40000 total in 2022			
		JAN 18 2023 AUDITOR SANDUSKY COUNTY FREMONT OHIO	

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 03/08/2022
and sale price \$ 40000 ; 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

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 01/16/2023 Complainant or agent (printed) William Arthur Title (if agent) V.P.

Complainant or agent (signature) *William Arthur*

Sworn to and signed in my presence, this 13th of _____ day of January _____, 2023
(Date) (Month) (Year)

Notary *Cathleen M Clark*



CATHLEEN M CLARK
Notary Public
State of Ohio
My Comm. Expires
June 13, 2026



Transohio Properties, Inc.
118 East Main Street
Kent, Ohio 44240

11 Jan 2023

To: Sandusky County Auditor

Re: Purchase of 537 West Main St in Bellevue, OH

To Whom It May Concern,

Transohio Properties, Inc purchased 537 West Main Street (parcels 03-50-00-1515-01 and 03-50-00-1516-00) in Bellevue, OH on 3/8/2022 from Shiloh, Inc. for the purchase price of \$40000.00.

If you have any questions, feel free to give me a call.

Thanks.

William Arthur

Vice President

Transohio Properties, Inc.

Office - 330-677-0083

transohio@att.net