

Tax year 2023 BOR no. 2023-13
 County 14 Date received 1-31-24

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	Lane + Megan Schafer		997 Sycamore Rd Midland OH 45148	
2. Complainant if not owner	Lane Schafer RLT			
3. Complainant's agent				
4. Telephone number and email address of contact person				
937 302 0874 laneschafer@yahoo.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		
290150405 A003VA		367 N. South St Wilmington OH 45177		
290150405 B00200		367 N. South St Wilmington OH 45177		
7. Principal use of property				
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	
290150405 A003VA				
290150405 B00200	\$173,000	\$209,500	\$36,700	
		\$200		
9. The requested change in value is justified for the following reasons:				
RECENT SALE PRICE				

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/3/23
 and sale price \$ 173,000 ; 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 _____ 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 1-13-24 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31st day of January 2024

Notary Melissa S. Kimball



MELISSA S. KIMBALL
Notary Public, State of Ohio
My Commission Expires
03-27-28



20370106

Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

FOR AUDITOR'S OFFICE USE ONLY
SCANNED
OWNER OCCUPANCY
HOMESTEAD

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type instrument	EX	Tax list year	2024	County number	14	Tax. dist. number	3010	Date	7/3/2023
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Property located in City of Wilmington taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 290150405A003VA 290150405B00200 Map book _____ Page _____

Description EF Nichols SD LT 3 EF Nichols SD LT 2 Platted _____ Unplatted _____
307 N South St. N South St.

Auditor's comments: Split _____ New plat _____ New improvements _____ Partial value _____
C.A.U.V _____ Building removed _____ Other _____

Number	420
No. of Parcels	2
DTE Code No.	290
Neigh. Code	
No. of Acres	
Land Value	
Bldg. Value	
Total Value	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	173000
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	26093

Grantee or Representative Must Complete All Questions in This Section. See Instructions on reverse.

1. Grantor's name Estate of Billy Wood aka Billie Wood aka Billy E. Wood aka Billie E. Wood Phone _____

2. Grantee's name Lane Schafer and Megan Schafer, husband and wife Phone _____

Grantee's address 997 Sycamore Rd., Wilmington, OH 45177

3. Address of property 367 N. South St., Wilmington, OH 45177

4. Tax billing address 997n Sycamore St., Wilmington, OH 45177

5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
 Manufactured (mobile) home Farm buildings Other _____
If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
Grantor is mortgagee Other Fee Simple

7. a) New mortgage amount (if any).....\$ 173,000.00

b) Balance assumed (if any).....\$ _____

c) Cash (if any).....\$ _____

d) Total consideration (add lines 7a, 7b and 7c).....\$ 173000.00

e) Portion, if any, of total consideration paid for items other than real property.....\$ _____

f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 173,000.00

g) Name of mortgagee Farm Credit Mid-America, FLCA

h) Type of mortgage Conv. F.H.A. V.A. Other _____

i) If gift, in whole or part, estimated market value of real property.....\$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

[Signature] June 29, 2023
Signature of grantee or representative Date

Transfer Fee 1.00

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 1005.50 has been paid by REP./GRANTEE and received by the CLINTON county auditor.

Terence G. Habermehl
County Auditor

7/3/2023 CAC
Date

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 23-TT-6630			7. LOAN NUMBER: 7914562100	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*
1.0 3/98 (SCHAFFER23-TT-6630SOUTH.PFD/23-TT6630/1)

D. NAME AND ADDRESS OF BORROWER: Lane Schafer and Megan Schafer, husband and wife 997 Sycamore Rd. Midland, OH 45148	E. NAME AND ADDRESS OF SELLER: The Estate of Billy E. Wood aka Billie E. Wood	F. NAME AND ADDRESS OF LENDER: Farm Credit Mid-America 1540 US Hwy 62 Washington Court House, Ohio 43160
G. PROPERTY LOCATION: 367 N. South St. Wilmington, OH 45177 Clinton County, Ohio	H. SETTLEMENT AGENT: 80-0326346 Trico Title, Inc. PLACE OF SETTLEMENT 61 E. Main Street Ste 2 Wilmington, Ohio 45177	I. SETTLEMENT DATE: June 29, 2023

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	173,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	3,149.00
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	176,149.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	1,000.00
202. Principal Amount of New Loan(s)	173,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Repair Funds	3,000.00
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/23 to 06/29/23	728.77
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	177,728.77
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	176,149.00
302. Less Amount Paid By/For Borrower (Line 220)	(177,728.77)
303. CASH (FROM) (X TO) BORROWER	1,579.77

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	173,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	173,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	33,959.85
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage to First National Bank of BI	9,324.41
505. Payoff Second Mortgage	
506. Deposit retained by broker	1,000.00
507. Tax Lien Payoff to Treasurer State of Ohio	5,427.06
508. Repair Funds	3,000.00
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/23 to 06/29/23	728.77
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	53,440.09
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	173,000.00
602. Less Reductions Due Seller (Line 520)	(53,440.09)
603. CASH (X TO) (FROM) SELLER	119,559.91

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Seller The Estate of Billy E. Wood aka Billie E. Wood