

Tax year 2023 BOR no. 2023-19

DTE 1
Rev. 12/22

County Clinton Date received 2/5/24

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	<u>Jergold K. Rajewski + Georgia A. Peck</u>	<u>320 Bland Ave, Blanchester, Ohio 45107</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>937 783 4122 grajewski@cinci.rr.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>220-06-07-12-0000-00</u>		<u>320 Bland Ave, Blanchester, Ohio 45107</u>	
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
<u>220-06-07-12</u>	<u>345,600</u>	<u>475,600</u>	<u>130,000</u>
9. The requested change in value is justified for the following reasons: <u>The land value on the current tax bill was increased \$132,970 from \$68,130 to \$201,100, please be advised that much of the 29 acres we own is virtually worthless as explained in the attached addendum; and property Plat</u>			

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 None 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 Feb 5 2024 Complainant or agent (printed) Jerrold K Rajewski
Georgia Poek Title (if agent) _____

✓ Complainant or agent (signature) Jerrold K Rajewski Georgia A - Poek

✓ Sworn to and signed in my presence, this 5th day of February 2024
(Date) (Month) (Year)

✓ Notary Melissa S. Kimball



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

937-783-4122

Addendum Complaint Against the Valuation of Real Property

Tax year 2023
County Clinton

Property Owners Jerrald K Rajewski & Georgia Peck

Two thirds of the property is surrounded by a large creek and valley. The creek overflows frequently and in our 30 years of occupancy there were several floods 4ft in depth.

There are two sewer easements that run the length of the property through the valley and make the property there unusable (we gave the city the land they needed free of charge)

In addition the Sewer Plant is located next to the property + sometime emits noise + odor.

Also 1/3 of the property abuts a cemetery which limits the property use.

As a result only about 1/3 (perhaps less) of the property is available for building homes and the drive would have to be enlarged to accommodate the traffic

The end result is the Land Value should be ~~reduced~~ reduced \$130,000 from \$201,100 to \$71,100.

The building was constructed of brick in the mid 1840's and needs constant care to the brick exterior. The basement and roof leak. We made no improvements to the home, just upkeep. The corner of Bland Ave looks like a junk yard and one home on the street was condemned.

The end result on the Building at \$224,500 is reasonable and should not be changed.

The Complainants Opinion of value should be \$345,600
(Land @ \$71,100 + Building @ \$274,500 for a total of \$345,600)

Owners of Property
Jerrald K Rajewski & Georgia Peck