

Tax year 2023 BOR no. 2023-29  
 County Clinton Date received 2/20/24

### 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	MICHAEL TURNER	1809 Shawnee TRACE BLANCHESTER, OH 45107
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 513-516-0639 OR 513-312-5093 (DAUGHTER'S #)		

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
210-03-04-35-0000-00	1809 SHAWNEE TRACE BLANCHESTER, OH 45107

7. Principal use of property LAND ONLY - House is condemned / Not able to live in

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
210-03-04-35-0000-00	33000	103300	70300

9. The requested change in value is justified for the following reasons:  
House is condemned - Holes in walls / ceiling falling in / Hoarders House (pictures attached)

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 7/23/21  
 and sale price \$ 5,000 ; 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 \$ 0

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 2-16-2024 Complainant or agent (printed) Michael Turner Title (if agent) N/A

Complainant or agent (signature) Michael Turner

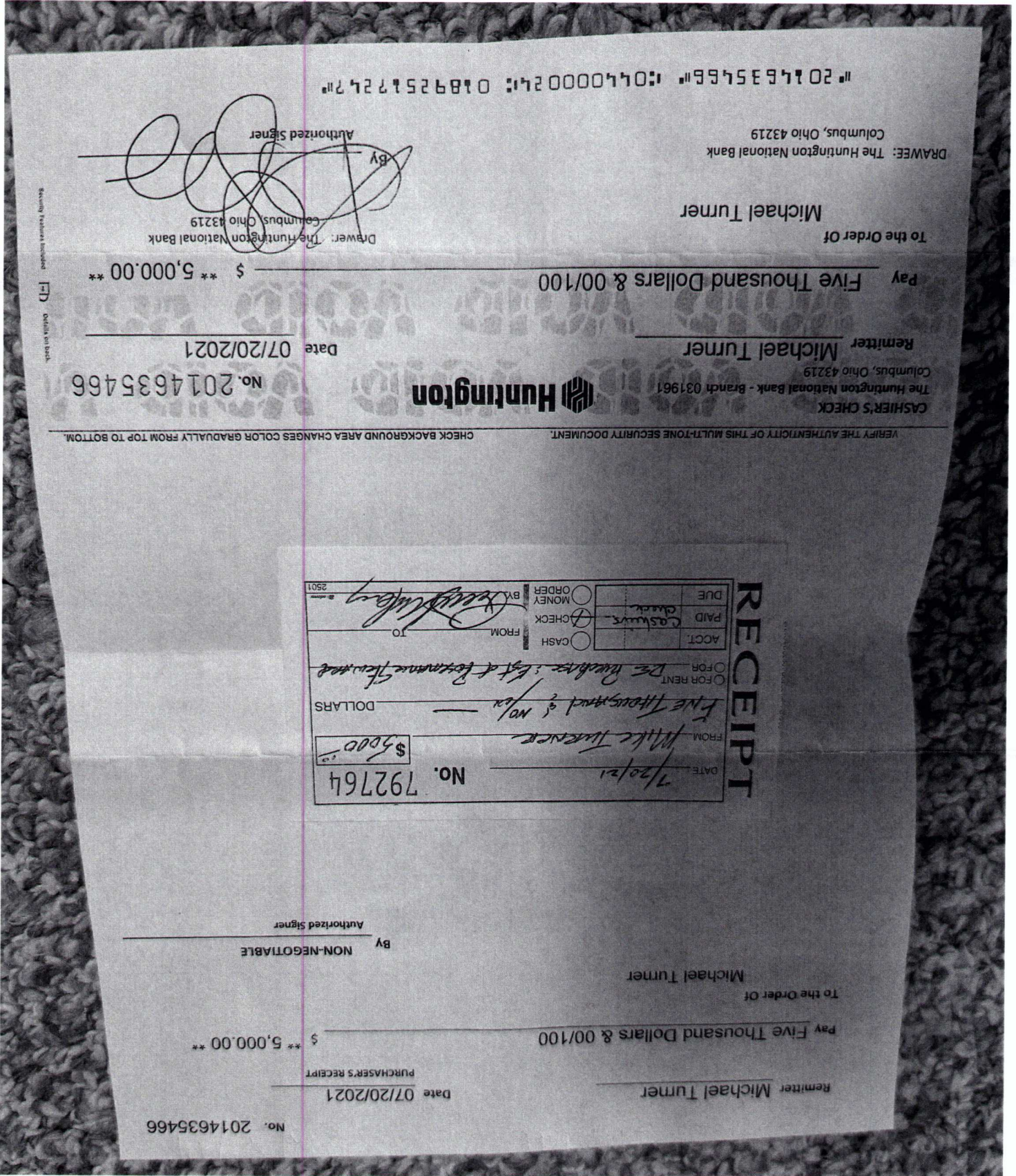
Sworn to and signed in my presence, this 16-February day of February 2024  
(Date) (Month) (Year)

Notary Jamie Thompson



JAMIE THOMPSON  
Notary Public  
State of Ohio  
My Comm. Expires  
March 3, 2027





**CASHIER'S CHECK**  
 The Huntington National Bank - Branch 031961  
 Columbus, Ohio 43219

Remitter: Michael Turner  
 Date: 07/20/2021

Pay: Five Thousand Dollars & 00/100  
 \$ 5,000.00 \*\*

To the Order Of: Michael Turner

Drawer: The Huntington National Bank  
 Columbus, Ohio 43219

By: [Signature]  
 Authorized Signer

No. 2014635466

Security Features Included [D] Details on back

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.  
 CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

**RECEIPT**

DATE: 7/20/21

FROM: Mike Turner

FOR: Five Thousand & no/100  
 DOLLARS

FOR RENT  FOR  DE [Signature]

ACCT.	<input type="checkbox"/> CASH	FROM	<u>[Signature]</u>
PAID	<input checked="" type="checkbox"/> CHECK	TO	<u>[Signature]</u>
DUE	<input type="checkbox"/> MONEY ORDER	BY	<u>[Signature]</u>

No. 792764

\$ 5000.00

No. 2014635466

Date: 07/20/2021

Remitter: Michael Turner

Pay: Five Thousand Dollars & 00/100  
 \$ 5,000.00 \*\*

To the Order Of: Michael Turner

By: [Signature]  
 Authorized Signer

NON-NEGOTIABLE



**FIDUCIARY DEED**

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE,  
GUARDIAN, RECEIVER OR COMMISSIONER\***

**RAECHELLE COCHRAN**, Administrator of the Estate of **Rosemarie Steward**, deceased, The Grantor, for \$1.00 and other good and valuable consideration paid, grants, with fiduciary covenants, to **MICHAEL TURNER and SHAWNDA SAYLOR**, The Grantees, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 1799 Shawnee Trace Road, Blanchester, Ohio 45107, the following real property:

Situated in Military Survey No. 2708, Marion Township, Clinton County, Ohio and further bounded and described as follows:

Commencing at a point in the centerline of Mosquito Track Road, which point is the northeast property corner of Darrell and Wilma Miller and the northwest property corner of Ernest and Marie Miller; thence S. 42 deg. 40' E. 202.5 feet with said property owners to a corner in the line of Darrell and Wilma Miller, this corner being the real point of beginning of the land hereafter described, thence, with the south line of Ernest and Marie Miller, N. 47 deg. 0' E. 107.6 feet to the common corner of Ernest and Marie Miller with Paul and Ina Davidson; thence, with the line of Paul and Ina Davidson S. 42 deg. 40' E. 641.33 feet to a corner in the line of W. and M. Cochran; thence, with the line of Cochran S. 47 deg. 33' W. 107.6 feet to a corner with Darrell and Wilma Miller; thence with the line of Darrell and Wilma Miller N. 42 deg. 40' W. 640.30 feet to the real point of beginning **containing 1.583 acres, more or less.** Survey being made in July 1965, by E.B. Stokes, Registered Surveyor No. 2628 and professional engineer no. 6107.

This property has an access easement across a 0.50 acre tract and recorded on August 19, 1980 in Volume 268, Page 588, Clinton County Records.

Parcel No. 210-03-04-35-0000-00

Address of Property: 1809 Shawnee Trace Road, Blanchester, Ohio 45107

Prior Instrument Reference: Book 284, Page 401, Clinton County Official Records.

Witness her hand on the \_\_\_\_ day of \_\_\_\_\_, 2021.

**Estate of Rosemarie Steward, deceased, by:**

\_\_\_\_\_  
**Raechelle Cochran, Administrator**

STATE OF OHIO                    )  
                                          ) SS:  
COUNTY OF CLINTON            )

BE IT REMEMBERED, that on the \_\_\_\_ day of \_\_\_\_\_, 2021, before me, the subscriber, a Notary Public in and for said State, personally came, **RAECHELLE COCHRAN, Administrator of the Estate of Rosemarie Steward, deceased**, The Grantor, in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

\_\_\_\_\_  
Notary Public

This instrument prepared by: Ronald J. McHenry, Attorney at Law, 212 West Main Street  
Blanchester, Ohio 45107 (937) 783-2401 Attorney Reg. #0023224





**FRONT**









**Barn**











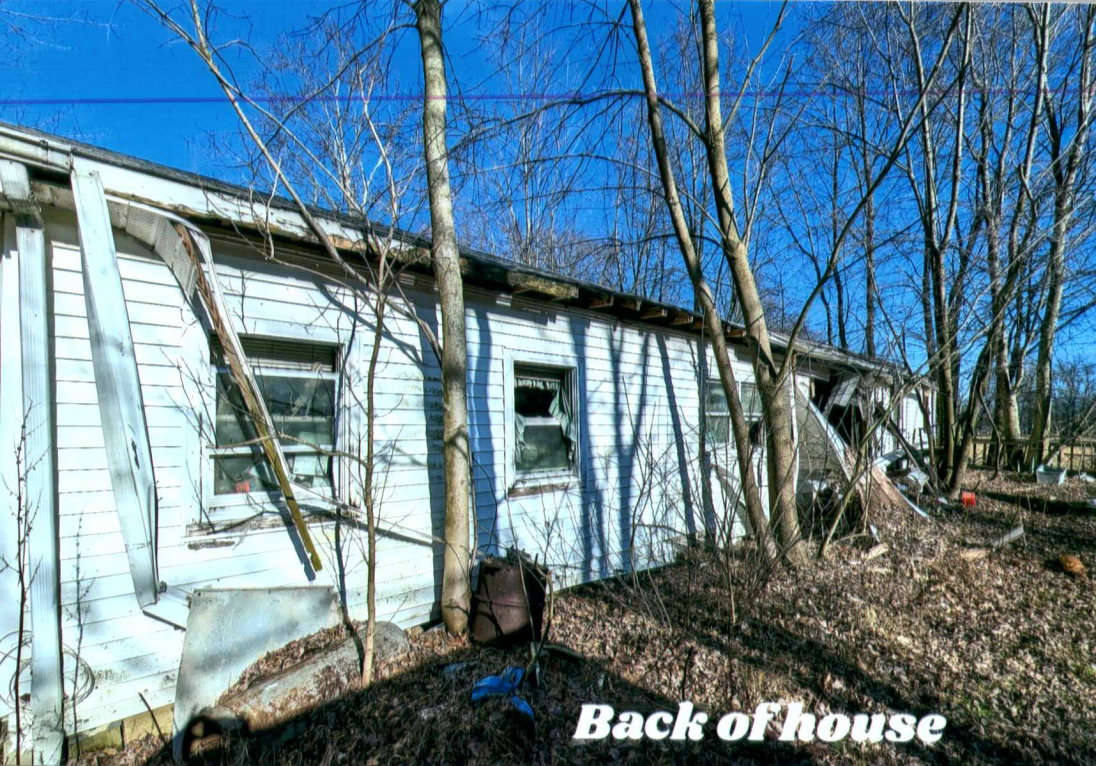












***Back of house***



**RIGHT SIDE**







Left side