

Tax year 2023 BOR no. 2023-31
 County CLINTON Date received 2/26/24

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.

1. Owner of property		TODD W MORGAN		534 FALCON HILL WAY	
2. Complainant if not owner		AND KRISTA			
3. Complainant's agent					
4. Telephone number and email address of contact person					
937-238-1331					
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		
030-02-04-12-0012-00			534 FALCON HILL WAY		
7. Principal use of property					
RESIDENTS					
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		
030-02-04-12-0012-00	470,000.00	571,700.00	101,700.00		
9. The requested change in value is justified for the following reasons:					
SALE PRICE - See DTE 100					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7-28-23
 and sale price \$ 470,000.00 ; 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 Unknown 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 2-26-2024 Complainant or agent (printed) TODD W MOBURG Title (if agent) OWNER

Complainant or agent (signature) *Todd W Moburg*

Sworn to and signed in my presence, this 26th day of February 2024

Notary *Melissa S. Kimball*



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



Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

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

TYPE OR PRINT ALL INFORMATION.

Type instrument	WD	Tax list year	2022	County number	14	Tax. dist. number	1020	Date	7/28/2023
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Property located in CHESTER TWP- C.M.LSD taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 030-02-04-12-0012-00 Map book _____ Page _____

Description: FALCON HILL SD LT12 534 FALCON HILL WAY 3.709AC Platted Unplatted

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

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

1. Grantor's name Lucas Brothers Farm LLC Phone 937-603-0238

2. Grantee's name Todd Moburg and Krista Moburg *SD Phone _____

Grantee's address 534 Falcon Hill Way, Wilmington, OH 45177

3. Address of property 534 Falcon Hill Way, Wilmington, OH 45177

4. Tax billing address 534 Falcon Hill Way 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).....\$ 0.00
 b) Balance assumed (if any).....\$ 0.00
 c) Cash (if any).....\$ 470,000.00
 d) Total consideration (add lines 7a, 7b and 7c).....\$ 470,000.00
 e) Portion, if any, of total consideration paid for items other than real property.....\$ 0.00
 f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 470,000.00
 g) Name of mortgagee _____
 h) Type of mortgage Conv. F.H.A. V.A. Other _____
 i) If gift, in whole or part, estimated market value of real property.....\$ 0.00

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.

John W. Mohr _____ Date 7.25.2023
 Signature of grantee or representative

Number	489
No. of Parcels	1
DTE Code No.	520
Neigh. Code	
No. of Acres	
Land Value	
Bldg. Value	
Total Value	
DTE Use Only	
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	470000
DTE Use Only Valid sale	
1. Yes 2. No	
eReceipt #	22984395
Receipt Number	

TRANSFER FEE 0.50 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 \$ 1645.00 has been paid by REPRGRANTEE and received by the CLINTON county auditor.

Terence G Habermehl
County auditor

7/28/2023
Date RLS