

Clear Form

Tax year 2023 BOR no. 2023-45
 County Clinton Date received 3/21/2024

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	Heidi Beam	359 Jamestown Rd. Wilmington Oh 45177	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	937-302-6763 Beam8@frontier.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		
190-02-02-03-0000-00	359 Jamestown Road, Wilmington OH 45177		
190-02-02-02-0000-00	same		
7. Principal use of property	living		
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
190-02-02-03-0000-00	500,000	730,700	230,700
190-02-02-02-0000-00	5,450	45,200	39,750
9. The requested change in value is justified for the following reasons:			
<p>Sq Ft. on home is inaccurate by about 1,000 sq ft. No upstairs above 4 down rooms, see blueprints/photos. No livable attic doesn't have duckwork/ insulation or electric, just storage on rafters over garage. My husband died 11 years ago and I haven't been able to afford any changes let alone these rates. No improvements on anything 27 years. Same roof/ windows that leak and need replaced. Same furnace, carpet all flooring, kitchen, appliances, all bathroom items/fixtures. One outbuilding burnt down 7 plus years ago if that shows and no other bldgs. Not any comparables even close in that range, see printouts of all houses 2-5 acres 3-4k square feet that sold in last couple years. Sit right edge Port William in rundown area, no water or sewer facilities. No HOA to protect area. Not one single house have I found that sold in Wilmington close to the \$730,700 rate you are pushing on me. As for land partial, its waste land, waterway, non buildable or usable, the township was using for illegal dumping on, see attachment.</p>			

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 0 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 3-15-24 Complainant or agent (printed) Heidi Beall Title (if agent) _____

Complainant or agent (signature) Heidi Beall

Sworn to and signed in my presence, this 15 day of March 2024
(Date) (Month) (Year)

Notary Lisa Hipke



LISA HIPKE
Notary Public, State of Ohio
My Commission Expires: 3-29-26
Recorded in Clinton County

To: Whom It May Concern:

From: Heidi Beam

Date: March 13, 2024

RE: Land 359 Jamestown Rd. Wilmington, Oh 45177 Parcel 190-02-02-02-0000-00 and
190-02-02-03-0000-00

I do not feel my home nor additional lot should be valued at the \$730,700 and \$45,200 for property tax and I have filled out the Complaint Against the Valuation of Real Property Form as advised.

Parcel 190-02-02-03-0000-00

My home is listed with wrong square footage by the county. See the blueprints and photographs. It has four rooms downstairs that have cathedral ceilings with no rooms above. I called your office and told them this and they said they just measure the downstairs outside perimeter of a home and double it for upstairs. This would make the numbers much higher when done inappropriately like that. I also see you have listed that I have a livable attic space. I do not. My attic is thru a small door that goes over my garage and it doesn't have duckwork for heat or ac and it has plywood on the rafters for flooring and walls. It is not insulated and not finished out. See the photos of the attic.

This home, and since losing my husband 11 years ago in January of 2013, has never had one single update. Has original carpet/flooring, same kitchen appliances and no remodel at all, same bathroom with all same fixture and no remodeling at all, same roof and windows which both are leaking and same furnace and water heater of 27 years. Not one single update has been done to this home other than a pool put in 15 years ago.

I have printed out home sales in Clinton County in general for past year plus of homes in range of 3000-4000 sq ft and on 2-3 acres and not one is at \$730,000. Most in much nicer areas then Port William which lacks public anything and most are 300,000-500,000 in value. See attachments. I also printed out comparable homes near me and their values. Along with my neighbor who also has a log home but on 11 acres and with many outbuildings and he is at 290,000. That is \$500,000 less than me.

I do not see any way my home could possibly be valued at \$730,000 due to all these factors.

Parcel 190-02-02-02-0000-00

This piece of property has no road frontage to have access for someone to put a driveway in. The county put a 200' guard rail up in front of it. The property also is not farmable or buildable on because it is a culvert with a waterway creek running thru it along with an overflow area for when creek were to rise. There is no possible way to build any structure on this property. And this property is so sloped and unusable that for about 10 years Clinton County's trustees in Liberty township had been using my property as a dumping ground for their local cemetery debris and along with road construction concrete debris without me even noticing for many years. I have videos and many photographs of them allowing concrete trucks to wash out their left over concrete into my land that has Loves Run, a local creek that runs thru my property. I had brought this complaint to them years ago when I first noticed it and they

said they would clean it up but never did. It took me calling the prosecutors office as well as several attorneys on 7/8/2019 in Wilmington to get anyone to listen. Those include David Henry, Brett Ruddick, Rick Moyer and Andrew McCoy. It wasn't until I threated calling the EPA that one of these attorneys threated me that I would make enemies in this town if I did that and perhaps I have. But after speaking with Andrew McCoy, the next day he had excavating equipment into my property and had them clean up most of it along the entire end of my property that runs along the townships cemetery property line.

I do not believe my property, which is an embankment and overflow area of this waterway and woods and is unusable for building any structure on, and obviously the governing authorities of Clinton county see no value in it to think dumping into it was okay, is worth jumping from \$5,000 to \$45,000 this year. I feel this unusable land should stay at its existing value and not jump \$40,000 this year.

There is no way you can say this property is valued at \$800,000 and hope you see this as well.

Thank you.