

Tax year 2023 BOR no. 2023-51
 County CUNTON Date received 3/22/2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Attach additional pages if necessary.

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	William Locke Williams	52776615 Pen Pleasant Hill Road
2. Complainant if not owner		M. Ford, Ohio 45150
3. Complainant's agent		
4. Telephone number and email address of contact person	502-523-6422	billmewoo2@gmail.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	
<u>290-25-02-09-A002-00</u>	<u>204 West Main St. Wilmington, Ohio</u>	
7. Principal use of property	<u>Rental Property</u>	
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)
	<u>\$160,000</u>	<u>\$208,700</u>
	<u>A002-00</u>	<u>-48,700</u>
9. The requested change in value is justified for the following reasons:	Column C Change in Value	
<u>WHEN I RETIRED IN DECEMBER 2018 FOR \$90,000 I MADE MADE \$15,500 OF IMPROVEMENTS IN THE 5 YEARS. (TOTAL INVEST) IF I SOLD THIS PROPERTY TODAY I WOULD ASK \$160,000</u>	<u>I PURCHASED THIS PROPERTY</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. 2022, 2023

12. If any improvements were completed in the last three years, show date 2019, 2020, 2021 and total cost \$ 15,000.

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 Mar. 22, 2024 complainant or agent (printed) Billemirilleans title (if agent) _____

Complainant or agent (signature) Billemirilleans

Sworn to and signed in my presence, this 22nd day of March 2024

(Date)

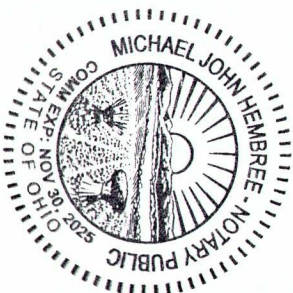
day of

(Month)

(Year)

Notary

[Handwritten Signature]



Active
 1793007 E32WM 265 E Locust St
 TaxDist/Muni Wilmington Cnty Clinton
 cip
 Subd Twp

Unit# Subu Wilmington
 State OH Zip 45177

LP\$ 125,000



Map [Click here for Additional Information](#)

Cross Street

Open House

Date Time
 TaxID Other
 Spec Fin
 Appliances Included
 Lease Info

Multi Fam 2-4 units	Total Units		Total Bldgs	
	Eff	1Bed	2Bed	3+Bed
# of Units		3		
Avg Rent \$				
Est Sq Ft				

Rms	-2, 3 or 4 Units- ACTUAL		Rent
	Bed	Baths	
Unit #1			
Unit #2			
Unit #3			
Unit #4			

Separate Gas & Ele Y Heat Paid
 Separate Furnace Y Water Pd Owner
 Separate Air Cond Y

Auction No
 Realist2 SqFt Bldg 2,173 2nd Flr Bsmnt Lot

This Listing Courtesy of Peelle, Lundy & Clifton Realty

Two story, three-apartments located at the corner of 265 E Locust and High Street; units rent for 600, 575, and 480; gas paid for by tenants (electric, averaging 180, and water, averaging 135, paid for by owner); current leases to be honored- deposits to be transferred to buyer on day of closing

Type		Bsmt	Partial	School	Wilmington City SD	Current Annual Income & Expenses	
Levels	Two	Garage		District		Gross Inc	\$
Const	Wood Siding	Parking				Vacancy	\$
Found		Parking	Spaces			Annual Tax	\$
Roof	Shingle	Firepl				Insurance	\$
Windows	Wood	Gas				Gas/Elec	\$
Heating	Gas, Forced Air	Water	Public	Occupy	Tenant Right	Wat/Sewer	\$
Cooling	Central Air	Sewer	Public Sewer	Asmnt	14.15	Waste Rem	\$
Lot		Zoning	Multi Family	Sa-Tax	399	Maintenance	\$
Acreage	0.1186	Age	1937	Realist2	Census Tract	Other	\$
EQD		New				Net OpInc	\$
Transp							

Features

Inside Features
 Other Features
 Extras
 Documents Avail

Out Feat
 Misc
 View

This listing is Active - Report Prepared by

Timothy Ross
 Donald E. Fender, Inc., Hillsb
 221 North High Street, OH 45133
 Hillsboro, OH 45133
<http://www.donfender.com>

Contact Phone 937-763-3393
 Office Phone 937-393-4241
 Preferred Fax
 Cell Phone 937-763-3393
timross.realtor@gmail.com



Still on the Market!
@ SAME PRICE
170 days

< Back

on Dayton MLS
Not Biway

realtor.com

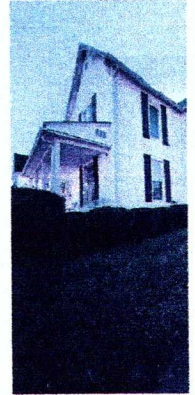
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Wilmington, OH

X

By Desiree Laymon with Realty One Group Emerald Sol

2 saves this week



For sale

\$163,500

Est. \$998/mo

3 bed 3 bath 2,304 sqft 3,232 sqft lot

383 N Mulberry St, Wilmington, OH 45177

View on Map

Commute time: Add a commute

- Multi-Family Property type
- 99 days Time on Realtor.com
- \$71 Price per sqft
- 1900 Year built

Share this home

- Open houses
- Property details
- Monthly payment
- Connect with a lender
- Veterans & military benefits
Sponsored by Veterans United
- Property history

LAND DATA										
UNITS/EFEC FR	ACREAGE/DEPTH FR	SO. FOOT/DEPTH R	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJST FACTR	BOR	TREND	FINAL VALUE
L1		61	173	320	116	22,643				22,600
TOTAL										22,600

PARCEL 290-25-02-09-A002-00
 PROPERTY ADD 204 W MAIN ST
 DISTRICT 290-CITY OF WILMINGTON
 MAP NUMBER
 ROUTING NUMBER .000
 PROPERTY CLASS 530-THREE FAMILY DWELLING - PLATTED LOT
 NEIGHBORHOOD 29027-CITY OF WILMINGTON (G)
 SUB-NEIGH
 LIVING AREA 3,598

SITE CHARACTERISTICS			
TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD
<input checked="" type="checkbox"/> LEVEL ROLLING LOW	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input checked="" type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> GAS WELL	<input checked="" type="checkbox"/> PAVED UNPAVED PROPOSED <input checked="" type="checkbox"/> SIDEWALK ALLEY	IMPROVING STATIC DECLINING BLIGHTED

CONSTRUCTION DATA										PRICING LADDER			
MODE	STORY HEIGHT	ATTIC	BASEMENT	CRAWL	LEVEL				BASE AREA	LEVEL	FIN %	LIVING AREA	VALUE
					1	2	3	4					
0	2			X					1,809	A-FULL	100	1,809	145,900
					100	100			1,789	4-FULL	100	1,789	105,600
INTERIOR CHARACTERISTICS					CON.BL				1,809				
TOTAL ROOMS 10					METAL								14,400
BEDROOMS 5					CONCR								265,900
FAMILY ROOMS					BRICK								
DINING ROOMS					STONE								
FULL BATHS 3					LOG								
HALF BATHS													
ADD FIXTURES													
EXTERIOR CHARACTERISTICS													
STYLE 1-CONVENTIONAL													
# OF UNITS 1													
LEVEL													
	B	1	2	3	4	A							
HEAT		100	100										
AC		100	100										
TOTAL BASE													
ROW TYPE ADJUSTMENT 0-NONE=													
EXTRA UNITS DES CON 2													23,000
UNFINISHED INTERIOR													
HEAT													
AC													12,500
PLUMBING TYP 2-NORMAL FIX 9													17,100
REC ROOM TYP 0 ARA													
FIREPLACE STK OPN													
LINEAR BRICK HGT LEN													
SUB TOTAL 1 UNIT													318,500
SUB TOTAL X UNITS													318,500
GARAGE/CARPORT AGFF=576													17,942
EXTERIOR FEATURES EFP=120,OPF=132,OPF=1													13,146
SUB TOTAL													349,588
GRADE C+2													34,959
WELL/SEPTIC 0-NONE													
ADJUST REASON 1=110													
RCN													423,002
YR BLT/REM/EFF 1900/0000/1964													
DEPR NML A-AVERAGE=45													-190,351
DEPR OBS 20													-46,530
RCNLD													186,121
BOR													
TREND													
FINAL VALUE													186,100

VALUATIONS			
ASSESSMENT		2020	2023
APPRAISED	LAND	20,520	22,600
	IMPR	120,230	186,100
	TOTAL	140,750	208,700
ASSESSED	LAND	7,180	7,910
	IMPR	42,080	65,140
	TOTAL	49,260	73,050

COST APP	LAND	IMPR	TOTAL

OWNER MCWILLIAMS WILLIAM LOCKE

LEGAL THATCHERS ADD LOT 2

PERMITS

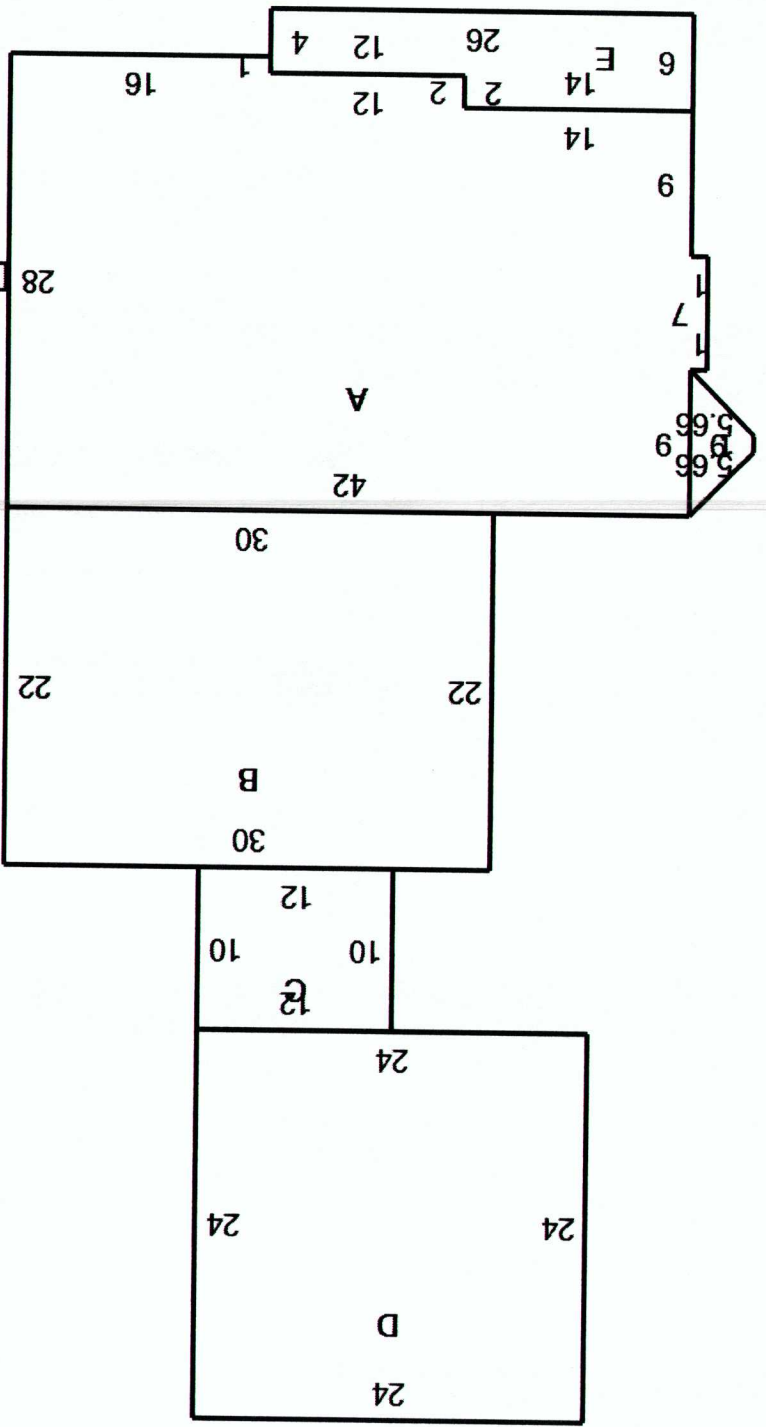
PERMIT #	DATE	CD	DESCRIPTION	%	AMOUNT

Notes
 REVAL 17 CORRECT SKETCH LABELS, CORRECT OFF SKETCH, ADD 15FR/C
 LEC: CD=1 INFORMAL
 GR: CD=1 10-26-04 EST REMODEL SMALL PART FOR BEAUTY SHOP 1-1-04
 GR: CD=1 ADDED AC

AUXILIARY BUILDINGS															
TYPE	DIMS	SIZE	FEATURES	RATE	BASE VALUE	UNIT COUNT	GRADE	ADJUST REASON	ADJST FACTR	YEAR BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	TREND	FINAL VALUE
TOTAL															

SALES									
TRANSFER	DATE	NAME OF PREVIOUS OWNER	SALES AMOUNT	DEED TYPE	V	LO	NOP	CONVEYANCE	
	12/18/18	PRG / DON PROPERTIES LLC	90,000	WARRANTY DEED	N	N	1	938	
	03/07/18	WISEMAN PROPERTY HOLDINGS LLC	1,990,500	WARRANTY DEED	N	N	17	144	
	01/13/10	WISEMAN ALBERT D & EMILY A *WD/W/SURV*		WARRANTY DEED EX	N	N	30	26	

ID	DESCRIPTION	AREA
2023		
A	25FR/C	1129
B	25FR/C	660
C	EFF	120
D	AGFF	576
E	OFF	132
F	15FR/C	20
G	OFF	16



Notes

\$ 6000 x 2 1200 } 3-22-24
\$ 500 x 1 500 } rent
 \$ 1700 }

I purchased this property
when I retired in

December 2018 for
\$ 90,000. In the past

5 years I have made
\$ 15,500 in improvements.
so my total investment
is \$ 105,500. If I sold
it today I would ask
\$ 160,000.

I have provided
comparable rental
properties in Wilmington
that are either currently
listed or recent
listings

THANK YOU
Bill McWilliam