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APR 27 2020

Tax year

2019

BOR no.

39

A

DTE 1

Rev. 02/19

Coshocton County Auditor

County Coshocton

Date Received

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	SJNK Ohio Properties LLC	3400 Delilah Drive, Cape Coral, FL 33993
2. Complainant if not owner	River View Local School District BOE	26496 State Route 60 North, Warsaw, Ohio 43844
3. Complainant's agent	Jackie Hager Hoover, Esq., Jackie Lynn Hager Co., 6316 Nicholas Dr., # 340707, Columbus, OH 43234	
4. Telephone number of contact person:	(614) 389-3119	
5. Email address of complainant:	jackie@jackiehagerlaw.com	
6. Complainant's relationship to property if not owner:	Board of Education, O.R.C. §5715.19	

If more than one parcel is included, see "Multiple Parcels" on back

7. Parcel numbers from tax bill	Address of property
0310000001600	21462 CR 18, Walhonding
0310000031401	CR 402
0310000036200	CR 18

8. Principal use of property: A – Agricultural Vacant Land (Questionable CAUV Reinstatement)

9. 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
0310000001600	\$1,468,640	\$1,199,090	\$269,550
0310000031401	\$474,480	\$379,050	\$95,430
0310000036200	\$316,320	\$252,420	\$63,900
Total:	\$2,259,440	\$1,830,560	\$428,880

10. The requested change in value is justified for the following reasons: Recent Arm's-Length Sale.

11. Was property sold the last 3 years? Yes ☒ No ☐ Unknown ☐ . If yes, show date of 6/12/2019 and sale price \$ 2,259,437; and attach information explained in "Instructions for Question 10" on back.
12. If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last 3 years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes ☐ No ☐ Unknown ☒
15. 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 ORC 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. ☐ Property's occupancy changed by at least 15%.

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: April 23 2020 Complainant or AgentSignature Jackie Hager Hoover

Title (If Agent) Attorney for Board of Education

Sworn to and signed in my presence, this 23 day of April 2020.

Notary

Signature

