

Tax year 2023 BOR no. #3
County Coshocton Date received 2/5/24

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.

DUE MARCH 31st

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>William L. Dickerson</u>	<u>20100 TR 164 Coshocton OH 43812</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>740-502-8894</u>			
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>035001-73</u>	<u>20399 TR 164 Coshocton OH 43812</u>		
7. Principal use of property <u>RESIDENT</u>			
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
<u>035001-73</u>	<u>\$1900.00</u>	<u>8580.00</u>	<u>7680.00</u>
9. The requested change in value is justified for the following reasons: <u>Opinion of Value by COURT Appointed Appraiser Copies Attached</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.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

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FEB 05 2024

Coshocton County Auditor

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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

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APR 12 2023



William M. Owens
Michael Manning

Owens & Manning

Attorneys at Law

P.O. Box 787
413 Main Street, 2nd Floor
Coshocton, Ohio 43812

Telephone:
(740) 622-3911

Fax:
(740) 623-6504

April 20, 2023

William Dickerson, Executor
20100 Township Road 164
Coshocton, Ohio 43812

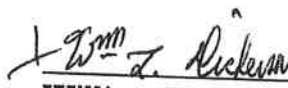
Re: Estate of David Mohler, deceased
Case No. 20221146

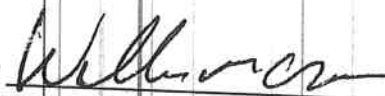
STATEMENT IN ACCOUNT WITH OWENS & MANNING, ATTORNEYS AT LAW

Initial Conference, Telephone Calls, Review and File Probate Court Documents with Will, Notice to Next of Kin, Letters and Emails, Final Account	2.50
2.50 Hours @ \$195.00 per hour	\$487.50
TOTAL FEES DUE AND PAYABLE.....	\$487.50

OWENS & MANNING
ATTORNEYS AT LAW

APPROVED


William Dickerson

by 
William M. Owens

WMO/adw

PROBATE COURT OF COSHOCTON COUNTY, OHIO

JUDGE JASON W. GIVEN

ESTATE OF **DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DAVID MOHLER** DECEASED

Case No. **20221146**

FILED
PROBATE & JUVENILE COURT

MAY 22 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

INVENTORY AND APPRAISAL

[R.C. 2115.02 and 2115.09]

To the knowledge of the fiduciary the attached schedule of assets in decedent's estate is complete. The fiduciary determined the value of those assets whose values were readily ascertainable and which were not appraised by the appraiser, and that such values are correct.

The estate is recapitulated as follows:

Tangible personal property	\$	900.00
Intangible personal property	\$	1,565.96
Real property	\$	0.00
Total	\$	2,465.96

Automobiles transferred to surviving spouse under R.C. 2106.18

Value(s): \$	0.00	\$	0.00	\$	0.00	\$	0.00
\$	0.00	\$	0.00	\$	0.00	\$	0.00

Total value [not to exceed \$65,000.00] \$ 0.00

☐ The fiduciary is also the surviving spouse of the decedent and waives notice of the taking of the inventory.

William M. Owens

Attorney William M. Owens

William Dickerson

Fiduciary William Dickerson

Attorney Registration No. **0013032**

APPRAISER'S CERTIFICATE

The undersigned appraiser agrees to act as appraiser of decedent's estate and to appraise the property exhibited truly, honestly, impartially, and to the best of the appraiser's knowledge and ability. The appraiser further says that those assets whose values were not readily ascertainable are indicated on the attached schedule by a check in the "Appraised" column opposite each such item, and that such values are correct.

Appraiser

FORM 6.0 – INVENTORY AND APPRAISAL

Case No. 20221146

[Attach to Inventory and Appraisal]

FILED
PROBATE & JUVENILE COURT
MAY 22 2023
Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

Page 1 of 2 pages.

[Insert a check in the column "Appraised" opposite an item if it was valued by the appraiser. Leave blank if the readily ascertainable value was determined by fiduciary]

DALE GRESS REAL ESTATE, L.L.C.

316 West Main Street
West Lafayette, Ohio 43845

Phone: (740) 545-7158
545-7186
Fax: (740) 545-6899



Specializing In:
Residential
Farms
Commercial
Auction Service

July 18, 2022
Dave Moeller Estate
William Owens Attorney

Having inspected the personal property and based on recent comparable sales the following value is determined.

1996 Redman Mobile Home \$900.00

If you have any questions or concerns, please contact my office.

Terry Longsworth
Auctioneer/Broker/Appraisal

FILED
PROBATE & JUVENILE COURT

MAY 22 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO



PROBATE COURT OF COSHOCTON COUNTY, OHIO

ESTATE OF DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DECEASED
DAVID MOHLER

Case No. 20221146

**CERTIFICATE OF SERVICE OF NOTICE
OF HEARING ON INVENTORY**

The undersigned states that all persons entitled to notice:

[Check all applicable boxes]

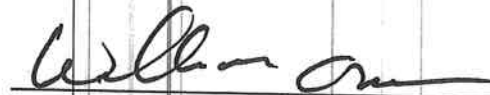
☒ Have waived notice of the hearing on the Inventory. The waivers are filed herein.

Have received notice of the hearing on the Inventory.

Evidence of notification is filed herein.

Have not been notified because their names or places of residence are unknown and cannot
with reasonable diligence be ascertained.

FILED
PROBATE & JUVENILE COURT
MAY 22 2023
Jason W. Given, Judge
COSHOCTON COUNTY, OHIO



William M. Owens
Attorney for the Estate
Attorney Registration No. 0013032

PROBATE COURT OF COSHOCTON COUNTY, OHIO
JUDGE JASON W. GIVENESTATE OF **DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DAVID MOHLER** **DECEASED**Case No. **20221146****WAIVER OF NOTICE OF HEARING ON INVENTORY**

[Use when notice is required by the Court or deemed necessary by the fiduciary]

The undersigned, who are interested in the estate, waive notice of the hearing on the inventory.



William Dickerson

FILED
PROBATE & JUVENILE COURT

MAY 22 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

COSHOCTON COUNTY PROBATE COURT

ESTATE OF David Eugene Mohler aka David Mohler, DECEASED
CASE NO. 20221146

JOURNAL ENTRY

Order Approving Inventory and Appraisement

This day an Inventory and Appraisement in the above captioned estate, heretofore filed herein, came on for hearing.

It appearing to the satisfaction of the Court that notice of the filing of the said Inventory and Appraisement has been given to or waived by all interested parties, as required by law, and no exceptions having been filed thereto, it is now ordered that said Inventory and Appraisement, after being duly examined, be allowed and confirmed.

Jason W. Given, Judge

Cc: William M Owens, Esquire

FILED
PROBATE & JUVENILE COURT

JUN 02 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

PROBATE COURT OF COSHOCTON COUNTY, OHIO

JUDGE VAN BLANCHARD II

ESTATE OF **DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DAVID MOHLER** **DECEASED**

Case No. 20221146

FIDUCIARY'S ACCOUNT

[R.C. 2109.30, 2109.301 AND 2109.32]

FILED
PROBATE & JUVENILE COURT
MAY 22 2023
Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

The fiduciary offers the account given below and on the attached itemized statement of receipts and disbursements. The fiduciary states that the account is correct, and asks that it be approved and settled.

[Check one of the following]

- ☐ This is a partial account. A statement of the assets remaining in the fiduciary's hands is attached.
- ☐ This is a final account. A statement of the assets remaining in the fiduciary's hands for distribution to the beneficiaries is attached.
- ☐ This is an account of distribution and fiduciary asks to be discharged upon its approval and settlement.
- ☒ This is a final and distributive account and the fiduciary asks to be discharged upon its approval and settlement.
- ☐ This is a supplemental final account.

[Complete if this is a partial account, or if one or more accounts have previously been filed in the estate] The period of this account is from: _____ to _____

[Complete if applicable] Accounts previously filed in the estate, the accounting periods, and the fiduciary and attorney fees paid for each period, are as follows:

Date Filed	Accounting Period	Fiduciary Fees Paid	Attorney Fees Paid

Note:

2117.06(K) states: "The distributee may be liable to the estate up to the value of the distribution and may be required to return all or any part of the value of the distribution if a valid claim is subsequently made against the estate within the time permitted under this section".

2109.32(C) states: "The rights of any person with a pecuniary interest in the estate are not barred by approval of an account pursuant to division (A) and (B) of this section. These rights may be barred following a hearing on the account pursuant to section 2109.33 of the Revised Code".

FORM 13.0 – FIDUCIARY'S ACCOUNT

Puritas Springs Software

PROBATE COURT OF COSHOCTON COUNTY, OHIO

JUDGE VAN BLANCHARD II

ESTATE OF **DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DAVID MOHLER** **DECEASED**

Case No. 20221146

RECEIPTS AND DISBURSEMENTS

[Attach to Fiduciary's Account]

FILED
PROBATE & JUVENILE COURT
MAY 22 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

Page 1 of 2 pages

Following is an itemized statement of receipts and disbursements by the fiduciary in the administration of his trust.

Item	Voucher Number	Value or Amount	Value or Amount
RECEIPTS *****			
PERSONAL PROPERTY NOT SOLD			
1996 Redman Mobile Home			
Subtotal			900.00
			900.00
OTHER RECEIPTS			
Peoples Bank - Acct. #xxxxxx3832 - Interest Plus			
Subtotal			1,565.96
			1,565.96
Grand Total of Receipts			2,465.96
DISBURSEMENTS *****			
Attorney Fees This Accounting Period			
Owens and Manning Law Firm - William M. Owens, Attorney Fees		487.50	
		487.50	
Other Administrative Costs And Expenses			
Dale Gress Real Estate, LLC - Appraisal of 1996		150.00	
Peoples Bank - Paper Statement Fee and Service Charges		84.00	
Subtotal		200.00	
		434.00	
Personal Property Distributed In Kind			
1996 Redman Mobile Home		900.00	
Subtotal		900.00	
Other Distributions To Beneficiaries			
William Dickerson - Distribution		644.46	
Subtotal		644.46	
Grand Total of Disbursements		2,465.96	

PROBATE COURT OF COSHOCTON COUNTY, OHIO
JUDGE VAN BLANCHARD II

ESTATE OF **DAVID EUGENE MOHLER AKA DAVID E. MOHLER AKA DAVID MOHLER** **DECEASED**

Case No. 20221146

WAIVER OF NOTICE OF HEARING ON ACCOUNT
[R.C. 2109.33]

The undersigned, who are interested in the estate, waive notice of the hearing on the account.

Wm L. Dickerson

William Dickerson

FILED
PROBATE & JUVENILE COURT
MAY 22 2023

Jason W. Given, Judge
COSHOCTON COUNTY, OHIO

DECEASED

FILED
PROBATE & JUVENILE COURT
MAY 2

MAY 22 2023

Jason W. Given, Judge
COUNTY, OHIO

CERTIFICATION OF SERVICE OF ACCOUNT TO HEIRS OR BENEFICIARIES

This is to certify that a true and accurate copy of the FINAL account was
served type of account upon all beneficiaries of the estate except:
date

The following heir or beneficiary whose address is unknown:

The following beneficiary of a specific bequest or devise who has received his or her distribution and for which a receipt has been filed or exhibited with the Court:

Attorney for Fiduciary

Attorney Registration No. 0013032

William L. Dickerson
Fiduciary William Dickerson

