

Clear Form

#27

RECEIVED

DTE 1  
Rev. 12/22Tax year 2024

BOR no. \_\_\_\_\_

County Coshocton

Date received \_\_\_\_\_

MAR 12 2025

**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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Christine R. Sycks	218 2nd St., Warsaw, OH 43844	
2. Complainant if not owner	n/a	n/a	
3. Complainant's agent	n/a	n/a	
4. Telephone number and email address of contact person		740-610-4411	csycks@frontier.com
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
015-00000042-00		218 2nd St. (Nellie)	
015-00000043-00		In-Lot 8, 2nd St. (Nellie)	
7. Principal use of property <u>Residence</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
015-00000042-00	44,660	55,500	(10,840)
015-00000043-00	5,590	5,590	0
Total	50,250	61,090	(10,840)
9. The requested change in value is justified for the following reasons: The ty '24 value of the vacant lot and the ty '23 bldg. value = 44,660. The lots are the same size, so pricing should also. The home is in poor condition, with siding and windows scheduled for this summer. I'd like to see the value to be at actual value before improvements are valued. A \$50,200, December, 2023, sale on PID 015-93-00 & 015-94-00, similar condition, size, outbldgs, accurately reflects the market value of both that property and mine.			

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 n/a 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 3/12/2025 Complainant or agent (printed) Christine R. Sycks Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Christine R. Sycks

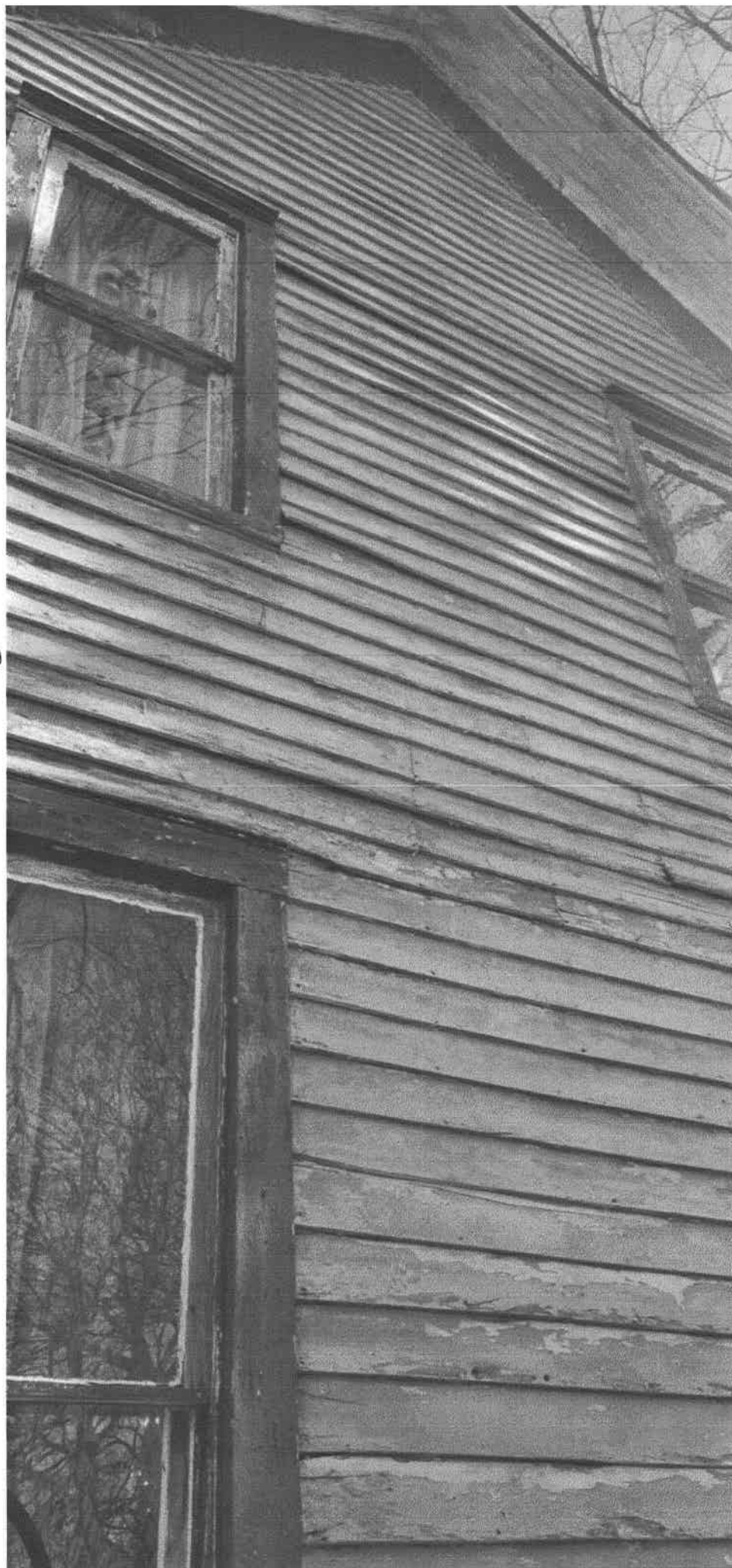
Sworn to and signed in my presence, this 12<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Amy D. Finton



Amy D. Finton  
Notary Public, State of Ohio  
My Commission Expires  
March 13, 2026

Curling +  
loose siding  
over all.  
(siding is  
wooden)









Front  
Porch  
Sag.

← rotten & missing  
siding





(OUTSIDE CORNER LOOKING OUT)  
Front Porch Post pulling away  
from porch roof.





(BACK PORCH  
OUTSIDE AREA)  
Water damage,  
wood rot, +  
missing + loose  
siding (some  
patched with  
plywood)





Outside  
cellar entrance  
water erosion  
& cellar door  
supports  
pulling away  
from foundation.





Interior →  
stairwell  
wall showing  
buckling.  
(crack juts  
out away  
from wall)





