

RECEIVED

MAR 20 2025  
DTE 1  
Rev. 12/22Tax year 2024 BOR no. 35  
County Coshocton Date received 2/26/25 Coshocton County A - B**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	Debra L. & Russell B. Whinnery	7170 Pleasant Grove Rd Dillonvale, Oh. 43917	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	740-359-8742 <del>740</del> dwhinnery@hotmail.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		
017-00000 226-01	26334 Twp Rd 26 Coshocton, Ohio 43812		
7. Principal use of property	farm (pasture)		
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
9. The requested change in value is justified for the following reasons:	Block garage = no HVAC / no plumbing or septic // no insulation // open storage above garage - Listed on tax form as a second residence - there is only 1 residence (acre)		

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

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3.17.25 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Russell B. White

Sworn to and signed in my presence, this 17<sup>th</sup> day of MARCH 2025  
(Date) (Month) (Year)

Notary Deborah Meadows



**Deborah K. Meadows**  
**Notary Public, State of Ohio**  
**My Commission expires**  
05-20-28

Parcel: 017-00000226-01

Year: 2025

GRANT K. DAUGHERTY

Coshocton County Auditor | Coshocton County, Ohio



SUMMARY

Table with 4 columns: Deeded Name, Owner, Tax District, School District, Neighborhood, Location, CD Year, Acres, Map Number, Sold, Taxpayer, Land Use, Class, Subdivision, Lender, Legal, RTS: 6-6-3, Routing Number, Sales Amount.

VALUE

Table with 2 columns: District, Land Use. Values: 017-KEENE TWP - RV LSD, 111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"

Enrolled Programs

Table with 3 columns: Appraised, Assessed. Rows: Land, Improvement, Total, CAUV, Homestead, OOC, Taxable.

CURRENT CHARGES

Table with 4 columns: Full Rate, Effective Rate, Qualifying Rate, Prior, First, Second. Rows: Tax, Special, Total, Paid, Due.

TRANSFER HISTORY

Table with 5 columns: Date, Deed Type, Volume / Page, Sales Amount, Valid, # of Properties. Row: 06/26/2017, Buyer: WHINNERY DEBRA L JLRS & Seller: NOT ON FILE, GW: GENERAL WARRANTY, 362,000.00, Y, 3.

LAND

Table with 4 columns: Type, Dimensions, Description, Value. Rows: A1-HOMESITE, A2-CROP / PASTURE, A3-PASTURE, A4-WOODLAND, A5-WETLAND/WASTELND, A9-RIGHT OF WAY, Total.

DWELLING

Table with 4 columns: Card 1, Style, Stories, Rec Room Area, Finished Basement, Rooms, Bed Rooms, Dining Rooms, 09-OTHER, Family Rooms, Condition, Year Built, Year Remodeled, Full Baths, Half Baths, Other Fixtures, Heating, Cooling, Grade, Fireplace Openings, Fireplace Stacks, Living Area, Total Area, Value.

Handwritten 'COPY' in large cursive letters.

Handwritten note: (5) There is only (1) homesite as per conversation w/ Jared @ Auditor's office