

#26

RECEIVED
MAR 11 2025
Coshocton County Auditor

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____
County _____ 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.

DUE MARCH 31st

Name		Street address, City, State, ZIP code	
1. Owner of property	Anthony & Rebecca Roddy	33238 St. Rte. 715, Walhonding, OH 43843	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Becky's cell = 740-294-7169			
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	
027-00000408-00		St. Rte. 715, Walhonding	
027-00000366-00		Twp. Rd. 518, Walhonding	

7. Principal use of property 027-00000408-00 = personal storage, 027-00000366-00 = farm equipment storage

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
027-00000408-00	\$ 17,445.00	\$ 40,210	\$ 22,765
027-00000366-00	\$ 36,000.00	\$ 49,640	\$ 13,640

The requested change in value is justified for the following reasons:
The building is a 1900's old store building with no utilities. It is in the Mohawk Dam flowage. It is our personal store building. The old store building, valued more under the house beside it? The old grange hall is about the same as our old store building and sold in the last 2 years for only \$5,000 through a realtor!

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

The grange hall was the Newcastle Twp, Grange Hall located in, Walhonding near my property that was sold to the Rahns for \$5,000.

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 March 11 - 2025 Complainant or agent (printed) Rebecca S. Roddy Title (if agent) _____

Complainant or agent (signature) Rebecca S. Roddy

Sworn to and signed in my presence, this Tue - 11th day of March 2025
(Date) (Month) (Year)

Notary Margaret Bumpus



Anthony & Rebecca Koady

- Requested change
in value reasons =

Parcel 027-00000366-00

- Building has no utilities. It was built for \$21,000 about 5 years ago. The land on this parcel has a 30-foot, 3 phase electrical easement that can not be constructed under. Why is this land valued more than the parcel of land next to it that has no easement restrictions?

Parcel 027-00000408-00

- The old store building on this parcel is from the early 1900's. It has no utilities. It is used for our personal storage. It is not an apartment building and never has been! It is in the flowage easement of the Mohawk Dam. Why is the land on this parcel valued more than the land beside it under our house? In the past couple of years, the Newcastle Township Grange here in Walhonding sold for \$5,000 to the Rahn family through a realtor/on line auction. This building is near my property and about the same size as our old store building.

The old garage on this parcel is from the 1930's.

