

Tax year 2024 BOR no. 45
 County Coshocton Date received MAR 31 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Lawrence Keystone Inheritance Trust	P.O. Box 627, Coshocton, OH 43812	
2. Complainant if not owner	Christine Sycks, Co-tte, Lawrence Keyst	218 2nd St., Coshocton, OH 43812	
3. Complainant's agent			
4. Telephone number and email address of contact person		740-610-4411	csycks@frontier.com
5. Complainant's relationship to property, if not owner Succ Co-Tte of Trust (Affidavit executed 3/26/2025)			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
017-00000602-00		26837 CR 1, Coshocton, OH 43812	
7. Principal use of property abandoned, unlivable home with some items stored onsite			
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
017-00000602-00	20,660	52,950	(32,290)
9. The requested change in value is justified for the following reasons: Dwelling has been vacant for 7 or 8 years, ever since land contract vendee stopped paying and moved out. Trustees are in process of cancelling LC. Dwelling is unsound and would be unsafe to live in without major renovations and repair. I haven't been inside, but have been told there's some wood and equipment in basement from earlier attempted repair.			

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 3/31/2025 Complainant or agent (printed) Christine R. Sycks Title (if agent) Co-Trustee of Lawrence Keystone Inheritance Trust

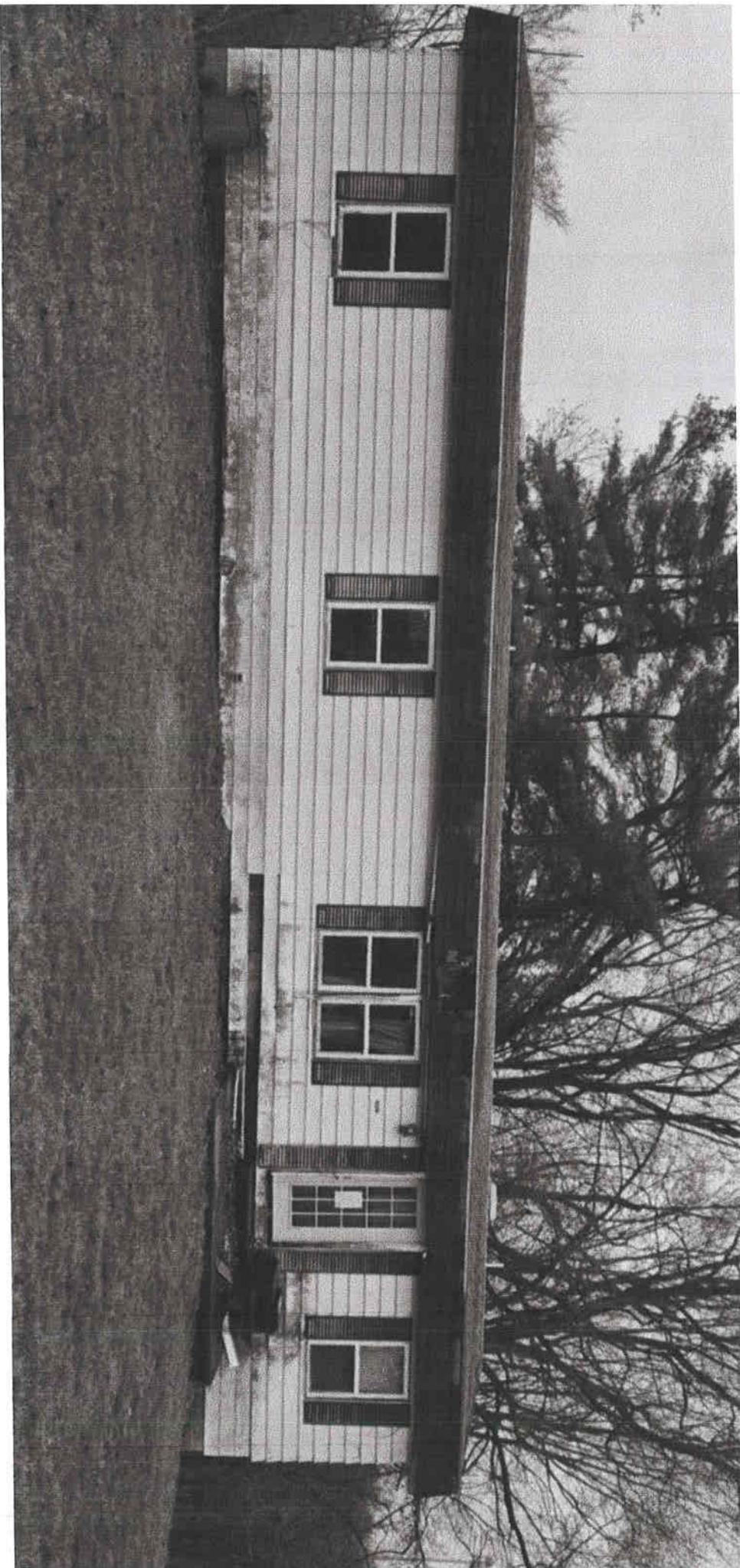
Complainant or agent (signature) Christine R. Sycks

Sworn to and signed in my presence, this 31st 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



Full view of front of subject property "dwelling"



Front roof & siding damage

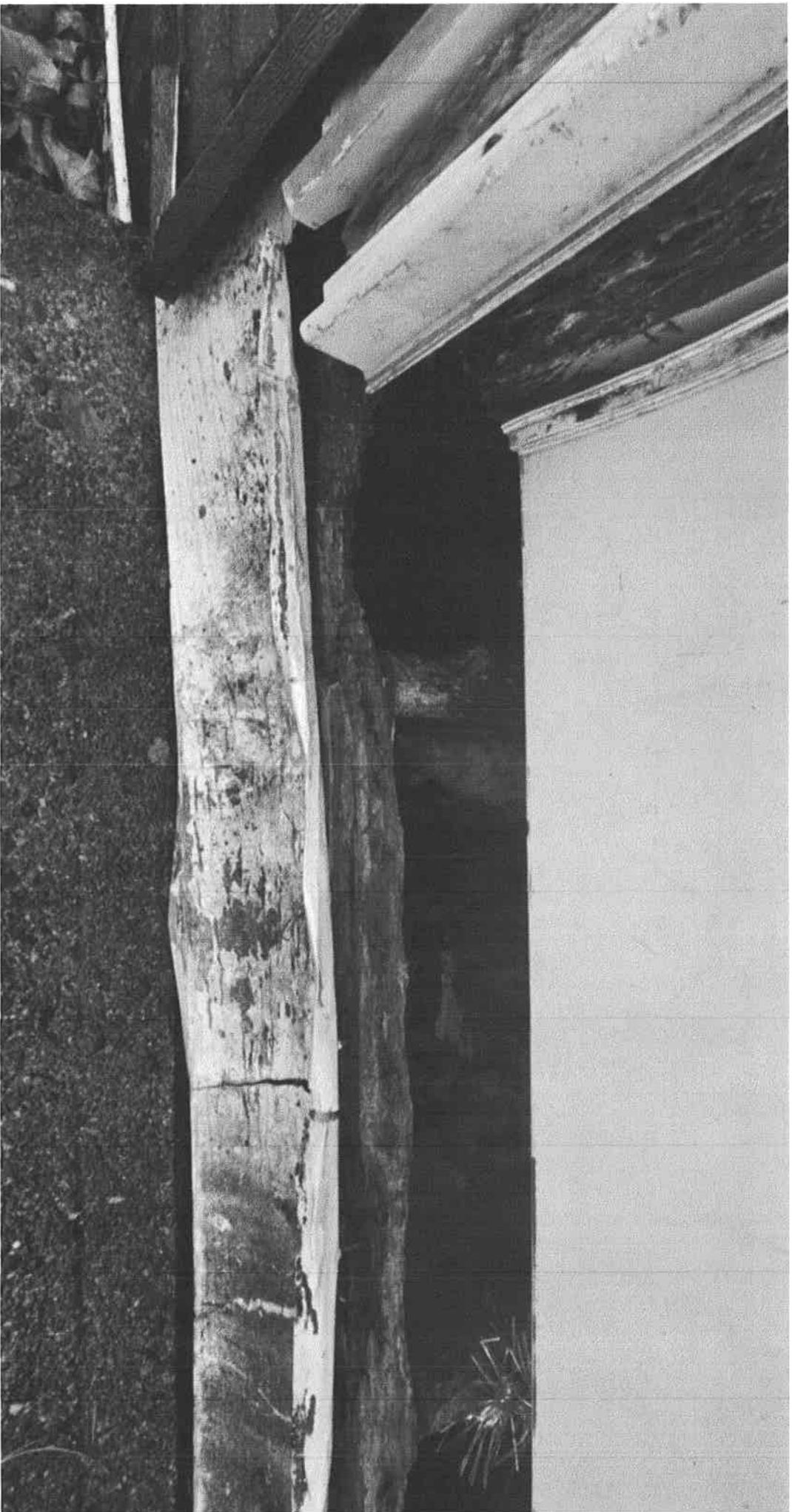


Security system (door tied shut)

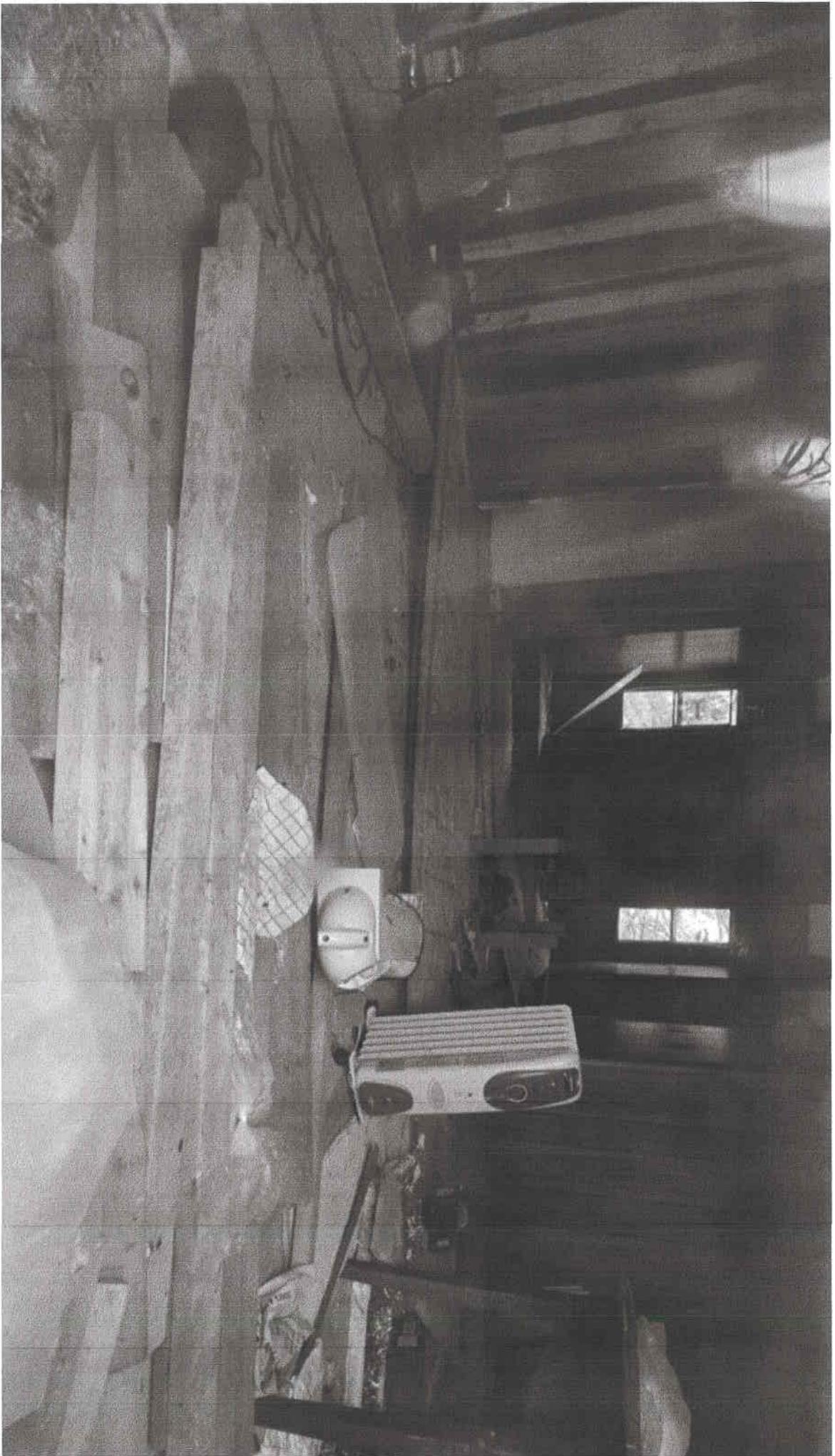
Front siding damage



Front door threshold looking down into basement



Looking through front window





Front masonry stoop sinking + separating

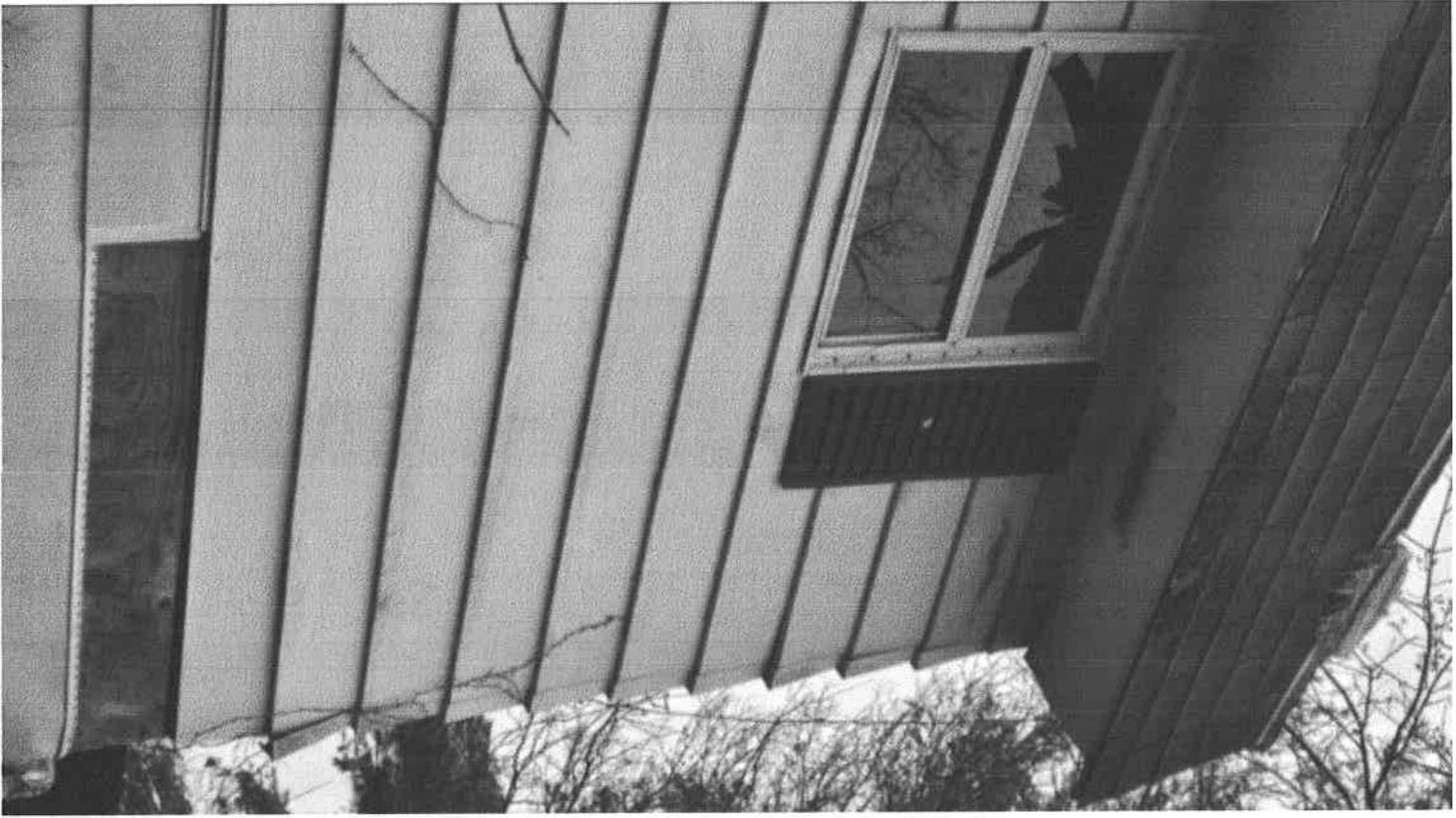


Corner siding + foundation damage
+ plant growth



Corner damage

Side windows + siding damage





Back roof, door + window damage

Back roof area + chimney damage/deterioration



Back, lower (basement level)

