

RECEIVED

MAR 20 2025

DTE 1
Rev. 12/22Tax year 2024 BOR no. 35County Coshocton Date received 2/26/25 Coshocton County**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	7370 Pleasant Grove Rd Dillonvale, Oh. 43917	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>740-359-8742</u> <u>dwhinnery@hotmail.com</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>017-00000 226-01</u>		<u>26334 Twp Rd. 26 Coshocton, Ohio 43812</u>	
7. Principal use of property <u>farm (pasture)</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
9. The requested change in value is justified for the following reasons: <u>Block garage = no HVAC / no plumbing or septic // no insulation //</u> <u>open storage above garage - Listed on tax form as a second</u> <u>residence - there is only 1 residence (acre)</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

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

Complainant or agent (signature) Russell B. White

Sworn to and signed in my presence, this 17th 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

Deeded Name	WHINNERY DEBRA L JLRS & 1/2 INT & WHINNERY RUSSELL B JLRS & 1/2 INT		
Owner	WHINNERY DEBRA L & RUSSELL B WHINNERY 72870 PLEASANT GROVE RD DILLONVALE OH 43917-9505	Taxpayer	WHINNERY DEBRA L & RUSSELL B WHINNERY 72870 PLEASANT GROVE RD DILLONVALE OH 43917-9505
Tax District	017-KEENE TWP - RV LSD	Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
School District	RIVER VIEW LSD	Class	Agriculture
Neighborhood	00309-KEENE	Subdivision	
Location	TR 26	Lender	
CD Year		Legal	RTS: 6-6-3
Acres	14.1020	Map Number	0093-00
		Sold	06/26/2017
		Routing Number	001-01
		Sales Amount	362,000.00

VALUE

District	017-KEENE TWP - RV LSD
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"

Enrolled Programs

	Appraised	Assessed
Land	132,560	46,400
Improvement	127,460	44,610
Total	260,020	91,010
CAUV	N	72,940
Homestead	N	0
OOO	N	0
Taxable	200,400	70,140

CURRENT CHARGES

Full Rate	.000000
Effective Rate	
Qualifying Rate	

	Prior	First	Second
Tax	0.00	0.00	0.00
Special	0.00	0.00	0.00
Total	0.00	0.00	0.00
Paid	0.00	0.00	0.00
Due	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
06/26/2017	Buyer: WHINNERY DEBRA L JLRS & Seller: NOT ON FILE GW: GENERAL WARRANTY	362,000.00 360	Y	3

LAND

Type	Dimensions	Description	Value
A1-HOMESITE	1.0000	Acres	29,880
A1-HOMESITE	1.0000	Acres	29,880
A2-CROP / PASTURE	4.0772	Acres	28,850
A3-PASTURE	5.6286	Acres	39,830
A4-WOODLAND	0.4000	Acres	2,840
A5-WETLAND/WASTELND	1.6242	Acres	1,280
A9-RIGHT OF WAY	0.3720	Acres	0
Total			132,560

DWELLING

Card 1				
Style	09-OTHER	Family Rooms	0	Heating
Stories	1.50	Condition	GD-GOOD	Cooling
Rec Room Area	0	Year Built	1900	Grade
Finished Basement	0	Year Remodeled	2011	Fireplace Openings
Rooms	6	Full Baths	2	Fireplace Stacks
Bed Rooms	3	Half Baths	1	Living Area
Dining Rooms	0	Other Fixtures	2	Total Area
				Value
				72,880

★ There is only 1 homesite
as per conversation w/ Jared @ Auditor's office