

Tax year _____ BOR no. 13
 County Coshocton Date received 2-25-2025

DTE 1
 Rev. 12/22

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	<u>Frye Trust</u>	<u>54680 S.R. 541 COSHOCTON, OH</u>	
2. Complainant if not owner	<u>Michael Frye</u>	<u>Same as above.</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>740-545-6892</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>021-00000105-00</u>		<u>SAME AS ABOVE</u>	
7. Principal use of property <u>WOOD SHOP</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
<u>021-00000105-00</u>	<u>0</u>	<u>3,100</u>	<u>3,100</u>
9. The requested change in value is justified for the following reasons:			

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 25 FEB 25 Complainant or agent (printed) MICHAEL D. FRYE Title (if agent) _____

Complainant or agent (signature) Michael D. Frye

Sworn to and signed in my presence, this 25 day of Feb 2025

Notary Katelyn Gordon



Katelyn Gordon
Notary Public, State of Ohio
My Commission Expires
October 22, 2028

Parcel Property
 021-00000105-00
 54680 SR 541
Address
 021-LINTON TWP-RDGM LSD
Map Number
 0222-00
Routing
 033-00
Land Use
 111-CASH-GRAIN OR GENERAL FARM *QUALIFIED FOR
Class
 Agriculture
Neighborhood
 00322-LINTON-00
Living Area
 2,672

Topography		Public Utilities		Street / Road		Neighborhood	
ABOVE	ALL PUBLIC	LANDLOCKED					
BELOW	GAS	PAVED	Y				
LEVEL	NONE	PRIVATE					
LOW	PUBLIC SEMER	PROPOSED					
Y ROLLING	PUBLIC WATER	SEMI-					
STEEP	Y SEPTIC	SIDEWALK					

Assessment		2023		2024	
Appraised	Land	1,199,030	1,553,930		
	Improvement	142,140	142,140		
	Total	1,341,170	1,696,070		
Assessed	Land	419,660	543,880		
	Improvement	49,750	49,750		
	Total	469,410	593,630		

Owner
 FRYE IRWIN DAVID & TTEE OF IRWIN DAVID FRYE
Legal
 RTS: 5-4-2 TR #1 NE QTR SEC 2 66.6677 AC + NW
 QTR SEC 2 82.1273 AC: TR #2 NW QTR SEC 1 .8620
 AC + SEE AA15 SW QTR SEC 1 30.2326 AC + NE QTR

Permit	Date	CD	Description	%	Amount

NOTES

ID	Type	Dims	Size	Features	Rate	Base Value	Improvements			Year	Final Value
							Unit Count	Grade	Adjust Reason		
6	R1-FRAME/ CB/ S*	24 X 48	1,152		15.91	18,325	1	C		1989/	9,160
7	AP4-ONE SIDE OPE*	40 X 96	3,840		13.03	50,035	1	C		1970/ /1970	12,510
8	AP4-ONE SIDE OPE*	32 X 40	1,280		14.57	18,650	1	C		1977/ /1977	2,800
9	AP4-ONE SIDE OPE*	36 X 40	1,440		14.34	20,650	1	C		1986/ /1986	3,100
Total											27,570

Date	Name of Previous Owner	Sales			
		Sales Amount	Deed Type	Valid Parcels	LO
10/03/2012	FRYE IRWIN DAVID	0.00	QUIT CLAIM	N	N
01/19/1993	FRYE IRWIN DAVID & BETTY WAY FRYE	0.00	NONE	N	Y
Total					E-535 3034

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There are no pictures for this parcel



1-00000105-00
NWP
E IRWIN DAVID & TTEE OF IRWIN DAVID FRYE TRUST 6/6/1997
APCN
80 SR 541
AL
S 4-2 TR 41, NE QTR SEC 2, 66.6677 AC - NW QTR SEC 2 82.1273 AC, TR
NW QTR SEC 1, 86.520 AC + SEE A415 SW QTR SEC 1 32.2326 AC + NE
1 SEC 2 46.6157 AC - NW QTR SEC 2 59.8012 AC + NE QTR SEC 2 75
IN
30648
Zoom to

There are no
attachments for thi
parcel

Application no. _____

Application for Valuation Deduction for Destroyed or Damaged Real Property

Date Received
2-25-25

Answer all questions and type or print all information. Please read instructions on back before completing form.

- Owner's name MICHAEL D. FRYE
- Owner's address 54680 S.R. 541 COSHOCTON, OHIO
- Owner's telephone number 740-545-6892
- Parcel number of damaged property 021-105-00
- Address of damaged property SAME
- County where located COSHOCTON
- Date damage occurred 04 DEC 89
- Cause of damage FIRE
- Description of damage TOTAL LOSS
- Estimated dollar amount of damage \$ TOTAL LOSS
- If property insured, amount of insurance received \$ 0

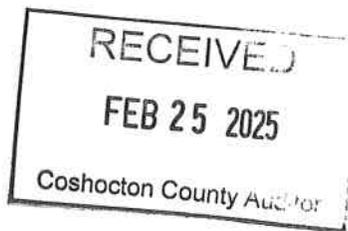
I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner Michael D Frye
Signature

25 FEB 25
Date

By the county auditor
on behalf of the property owner _____
Signature

Date



He also filed BOR
on this building.

