

Tax year 2023 and 2024 BOR no. # 1  
 County Coshocton Date received 1/14/25

DTE 2  
 Rev. 12/22

### Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint  Counter complaint  
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1) Owner of property	Leslie Hostetler	523 S. 6TH STREET, West Lafayette, OH 43845
2) Complainant if not owner		
3) Complainant's agent	William Todd Drown	504 Main St, Coshocton, OH 43812
4) Telephone number of contact person	740-291-9748	
5) Email address of complainant	LES71@myyahoo.com	
6) Complainant's relationship to property, if not owner	If more than one parcel number is included, see "Multiple Parcels" on back	
7) Parcel number from tax bill	# Acres, if applicable	Address of property
042-00000388-07	55.3280	53320 CR 425, Fresno, OH 43824

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

10) The requested change is justified for the following reasons: Moved to 523 S. 6TH Street, West Lafayette, OH and did not receive my notifications. The property was attempted to be planted in wheat but the drought killed the yield.

11) 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. My father who is elderly got the notices.

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 penalty 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 1-14-25 Complainant or agent Leslie Hostetler Title (if agent) \_\_\_\_\_  
 Signature

Sworn to and signed in my presence, this 13TH day of January year 2025

Notary [Signature]  
 Signature



William Todd Drown  
 Notary Public, State of Ohio  
 Lifetime Commission  
 O.R.C. 147.03

# Instructions for Completing DTE 2

DTE 2  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**WHO MAY FILE:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**TENDER PAY:** If the owner of a property files a complaint that seeks a reduction in the taxable value of that property, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claimed for the property in the complaint. NOTE: if the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the original amount.

**MULTIPLE PARCELS:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that are (1) in the same taxing district, (2) have identical ownership, and in the case of complaints challenging the eligibility of property for CAUV, (3) are farmed as a single economic unit should be included in one complaint. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**GENERAL INSTRUCTIONS:** The Board of Revision will notify all parties not less than ten days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the complaint to the Board prior to the hearing. The Board may also require the complainant and/or owner to provide the Board with additional information be filed with the complaint and may request additional information at the hearing.

R.C. 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the Board cannot later be presented on any appeal, unless good cause is shown for failure to present such evidence to the Board.

**NOTICE REGARDING LINE 5:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**INSTRUCTIONS FOR LINE 8.** Following is a brief description of the types of complaints that can be filed by using this form. Complaints against the market value of property should be filed on the DTE Form 1.

**The classification of property under RC 5713.041.** Check this box if the complaint is contesting the classification of the property based on its primary use or, in the case of vacant land, its highest and best use, or the failure to tax mineral rights separately from land that is used for agricultural purposes.

**The classification of property under RC 319.302.** Check this box if the complaint is contesting whether the property is eligible for the non-business tax credit for qualifying levies.

**The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.** Check this box if the complaint is contesting the denial of an initial CAUV application or the removal of property from the CAUV program and the subsequent billing of recoupment.

**The valuation of property on the agricultural land tax list.** Check this box if the complaint is contesting the auditor's application of the CAUV Table to the property, e.g. listing land as cropland which the complainant believes should be listed as conservation or woodland property, or if the complaint is contesting the accuracy of the value in the CAUV Table as it relates to the property. Note that the complainant will be required to prove that the alternative value is more accurate using valid sales data. See OAC 5703-25-34(L).

**Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).** Check this box if the complaint is seeking this finding to allow CAUV property to remain idle for a second year.

**Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.** Check this box if the complaint is seeking this finding to have the property reinstated in the CAUV program following the failure to file or timely file a renewal application.

**Denial of the partial exemption of a qualifying child care center under RC 323.16.** Check this box if the complaint is seeking reversal of the county auditor's denial of an Application for the Partial Exemption of a Qualifying Child Care Center, DTE 105J.

**Instructions for Line 9.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**JANETTE DONAKER**  
**COSHOCTON COUNTY TREASURER'S OFFICE**  
 349 Main St.  
 Coshocton, OH 43812  
 (740) 622-2731



• 4th St. Drop Box Available 24 Hours a Day  
 • To Pay by Electronic Check or Credit Card:  
 VISIT [coshoctoncountytreasurer.com](http://coshoctoncountytreasurer.com)

**DUE 03/14/2025**

<b>REAL ESTATE TAX FIRST HALF 2024</b>	BILL #: 003980-2
031-HOME LOAN & SAVINGS BANK  HOSTETLER LESLIE 53320 COUNTY ROAD 425 FRESNO OH 43824	PARCEL #: 042-00000388-07
	PROPERTY ADDRESS: 53320 CR 425
	TAX DISTRICT: 042-WHITE EYES TWP-RDGWD
	OWNER NAME: HOSTETLER LESLIE
LEGAL DESCRIPTION: RTS: 5-6-4 PT 5 LE - ALVIN L & LINDA L HOSTETLER 10/14/22 99 DOC 00005822	

TAX RATES		100% MARKET VALUE			CURRENT TAXES	
EFFECTIVE TAX RATE	41.554287	Land	Building	Total	GROSS TAX	4320.38
GROSS TAX RATE	56.350000	437,600	520	438,120	- TAX REDUCTION	-1134.40
CLASSIFICATION	199	HOMESTEAD		CAUV	SUBTOTAL	3185.98
ACRES	55.3280	<b>35% TAXABLE VALUE</b>			- NON-BUSINESS CREDIT	-281.86
CAUV SAVINGS	0.00				Land	Building
NON-BUSINESS CREDIT FACTOR	0.088472	153,160	180	153,340	- HOMESTEAD	0.00
OWNER OCCUPANCY CREDIT FACTOR	0.022118	SPECIAL ASSESSMENT			NET CURRENT TAXES	2901.86
<b>WHERE YOUR TAXES GO</b>  		DESCRIPTION	DELINQUENT	CURRENT	CAUV RECOUPMENT	0
		MWCD	0.00	1.00	SPECIAL ASSESSMENTS	1.00
<b>TO AVOID 10 % PENALTY          PAY ON OR BEFORE          03/14/2025</b>  If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned.					DELQ SPECIAL ASSESS	0.00
					DELQ REAL ESTATE	0.00
					PENALTY	0.00
					LESS PAYMENTS	0.00
					FIRST HALF DUE	2,902.86
					FULL YEAR DUE	5,805.72

**Return this portion (bottom) with payment  
 REAL PROPERTY FIRST HALF 2024**

**DUE 03/14/2025**

US POSTMARK IS ACCEPTED

Please check box for change of address and indicate change(s) on reverse side

PROPERTY ADDRESS: 53320 CR 425	<b>OFFICE USE ONLY</b>	BILL #: 003980-2
OWNER NAME: HOSTETLER LESLIE		
MAKE CHECKS PAYABLE TO: <b>JANETTE DONAKER        COSHOCTON COUNTY TREASURER</b>  349 MAIN STREET COSHOCTON, OH 43812	CHECK CREDIT CARD CASH TAX CHANGE	PARCEL #: 042-00000388-07  <b>FIRST HALF DUE: 2,902.86</b>  <b>FULL YEAR DUE: 5,805.72</b>

00003980200002902860000319314000058057200006096000

TRANSFERRED NO E575  
FEE PAID \$  
CONVEYANCE EXAMED- SEC 319.202 COMPLIED WITH

20220004444 10/14/2022 11:25 AM  
Filed for Record in COSHOCTON County, OH  
Susan Turner, Recorder Rec Fees: \$42.00  
QC OR Vol 793 Pgs 1985 - 1987

OCT 14 2022

*Christine R. Siegel*  
AUDITOR COSHOCTON COUNTY, OH  
BY JS

Document of Transfer  
Pg 1 of 3 Approval  
Coshocton County, Ohio  
By: Jana Lee Mikesell July 7, 2022

## QUIT CLAIM DEED

**ALVIN L. HOSTETLER and LINDA L. HOSTETLER, husband and wife,** for valuable consideration paid, grant(s), to **LESLIE HOSTETLER**, whose tax-mailing address is:

the following **REAL PROPERTY**:

Being part of Lot No. 5, the fourth quarter, T6N, R5W, White Eyes Township, Coshocton County, Ohio, U.S.M.L. and also being part of the land conveyed to Brian Scott Murphy by Dorothy M. Getchey in O.R. 12, page 742 and to Brian S. and Tonya J. Murphy by Joseph B. and Patty J. Simpkins in O.R. 13, page 210 and more particularly described as follows:

Beginning at a found ½ inch ID pipe located in the Northwest corner of said Lot 5,

Thence South 89 degrees 40' 37" East along the half township line, a distance of Two thousand twenty three and ninety nine hundredths (2023.99) feet to a found 7/8 inch rebar,

Thence South 00 degrees 56' 33" West along the William P. and K. M. Lyons lands as recorded in Volume 324, page 546, a distance of One thousand eight hundred nineteen and seventy seven hundredths (1819.77) feet to a set ½ inch ID water pipe 36 inches long,

Thence South 81 degrees 40' 51" West a distance of Four hundred twenty four and eighty hundredths (424.80) feet to a set ½ inch ID water pipe 36 inches long,

Thence South 47 degrees 57' 54" West a distance of One hundred ninety one and seventy nine hundredths (191.79) feet to a set ½ inch ID water pipe 36 inches long,

Thence South 47 degrees 57' 54" West a distance of thirty and no hundredths (30.00) feet to a point located in the centerline of County Road 425,

Thence North 45 degrees 06' 52" West along said centerline, a distance of Thirty seven and fifty five hundredths (37.55) feet to a point,

Thence North 37 degrees 20' 27" West along said centerline, a distance of Sixty two and forty five hundredths (62.45) feet to a point,

Thence North 02 degrees 22' 38" West along the J. L. and C. A. Thursby lands as recorded in Volume 350, page 243, a distance of Seventy five and seventy six hundredths (75.76) feet to a found ½ inch ID pipe,

Thence North 02 degrees 22' 38" West along said Thursby lands, a distance of Six hundred fifteen and seventy four hundredths (615.74) feet to a found ¾ inch rebar,

Thence North 22 degrees 24' 33" West along said Thursby lands, a distance of Seventy and ninety five hundredths (70.95) feet to a found ¾ inch rebar,

Thence North 02 degrees 30' 10" East along said Thursby lands, a distance of One hundred two and thirty one hundredths (102.31) feet to a found ¼ inch rebar,

Thence South 86 degrees 34' 59" West along said Thursby lands, a distance of Three hundred fifty seven and twenty two hundredths (357.22) feet to a found ¼ inch rebar,

Thence South 14 degrees 12' 46" East along said Thursby lands, a distance of Four hundred seven and eighty one hundredths (407.81) feet to a found ¼ inch rebar,

Thence South 68 degrees 59' 30" West a distance of One hundred eighteen and thirty six hundredths (118.36) feet to a set ½ inch ID water pipe 36 inches long,

Thence South 68 degrees 59' 30" West a distance of Two hundred forty and fifty nine hundredths (240.59) feet to a set ½ inch ID water pipe 36 inches long,

Thence North 02 degrees 07' 00" East along the Sue C. Meyer (Hollingsworth) lands as recorded in Volume 295, page 143 and Volume 304, page 858, a distance of One thousand one hundred thirteen and eighty three hundredths (1113.83) feet to a found ½ inch ID pipe,

Thence North 75 degrees 38' 06" West along said Meyer lands, a distance of Seven hundred seventy eight and twenty two hundredths (778.22) feet to a found ½ inch ID pipe located on a half township line,

Thence North 01' 50' 18" East along said half township line, a distance of Three hundred forty five and thirty eight hundredths (345.38) feet to the true point of beginning.

The above described tract contains Fifty five and three hundred twenty eight thousandths (55.328) +/- acres, including public road right of way. Three hundred twenty Three Thousandths (0.323) +/- acres being part of the Three and Seven Hundred Thirty Three Thousandths (3.733) acre tract and Fifty five and Five thousandths (55.005) +/- acres being part of a Sixty one and five hundred ninety five thousandths (61.595) acre tract. The above described tract is subject to any and all public and private easements and rights of way of record.

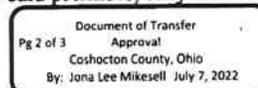
The above description is certified to be correct based upon a survey performed by Jim Gute, Registered Surveyor No. 5935, dated June, 1994. Bearings based on a survey for Joe Simpkins dated 12/86. Pertinent documents: Tax map, surveys by Coshocton Land Survey and all deeds shown on the plat.

***Grantors hereby reserves a non-transferrable, non-assignable life estate interest in the above described property.***

**PARCEL NO.: 042-00000388-07**

**Prior Instrument Reference: Volume 164, Page 806, Coshocton County Official Records.**

Subject to taxes and assessments which are not yet due and payable and which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.



Executed this 19 day of July 2022

*Alvin Hostetler*  
ALVIN L. HOSTETLER

*Linda L. Hostetler*  
LINDA L. HOSTETLER

STATE OF Ohio)SS.  
COUNTY OF Coshocton)SS.

**BE IT REMEMBERED**, That on this 19 day of July 2022 before me, a Notary Public, in and for said State, personally came **ALVIN L. HOSTETLER and LINDA L. HOSTETLER, husband and wife**, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I Have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

**This is an acknowledgement clause. No oath or affirmation was administered to the signer(s) with regard to this notarial act.**

SEAL

*William Todd Drown*  
Notary Public



William Todd Drown  
Notary Public, State of Ohio  
Lifetime Commission  
O.R.C. 147.03

FIDELITY TITLE COSHOCTON  
232 CHESTNUT STREET  
COSHOCTON, OH 43812

Inst #20220004444

Document of Transfer  
Pg 3 of 3 Approval  
Coshocton County, Ohio  
By: Jona Lee Mikesell July 7, 2022

*Attorney was hired for deed preparation only. No title examination was performed on the described tract.*  
This Instrument was prepared by: Attorney William Todd Drown, Law File 22-191  
Drown Law Offices, Inc. Legal Professional Association, 232 Chestnut Street, Coshocton, Ohio 43812



**TRANSFER ON DEATH DESIGNATION AFFIDAVIT  
 (O.R.C. 5302.22)**

STATE OF OHIO : SS  
 COUNTY OF COSHOCTON : SS

**LESLIE HOSTETLER**, being first duly sworn according to law, state as follows:

1. That Affiant, **Leslie Hostetler**, a single male, is the owner of record of the following real property located at 53320 CR 425, Fresno, Ohio 43824, as recorded in Prior Instrument Number Volume 793, Page 1985, Coshocton County Official Records. The formal legal description to the property is as follows:

Being part of Lot No. 5, the fourth quarter, T6N, R5W, White Eyes Township, Coshocton County, Ohio, U.S.M.L. and also being part of the land conveyed to Brian Scott Murphy by Dorothy M. Getchey in O.R. 12, page 742 and to Brian S. and Tonya J. Murphy by Joseph B. and Patty J. Simpkins in O.R. 13, page 210 and more particularly described as follows:

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Thence North 02 degrees 30' 10" East along said Thursby lands, a distance of One hundred two and thirty one hundredths (102.31) feet to a found ¾ inch rebar,

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The above described tract contains Fifty five and three hundred twenty eight thousandths (55.328) +/- acres, including public road right of way. Three hundred Twenty Three Thousandths (0.323) +/- acres being part of the Three and Seven Hundred Thirty Three Thousandths (3.733) acre tract and Fifty five and Five thousandths (55.005) +/- acres being part of a Sixty one and five hundred ninety five thousandths (61.595) acre tract. The above described tract is subject to any and all public and private easements and rights of way of record.

The above description is certified to be correct based upon a survey performed by Jim Gute, Registered Surveyor No. 5935, dated June, 1994. Bearings based on a survey for Joe Simpkins dated 12/86. Pertinent documents: Tax map, surveys by Coshocton Land Survey and all deeds shown on the plat.

**PARCEL NO.: 042-00000388-07**

2. That title of record to the above property is held by Affiant as Sole Owner.

3. That Affiant hereby designates his entire undivided interest in the property for transfer on death to **ALVIN L. HOSTETLER and LINDA L. HOSTETLER**, as transfer on death beneficiary, to receive the title of Affiant's upon his death.

This Affidavit, and the beneficiary designations set forth herein, hereby revokes, replaces, and supersedes and prior beneficiary designations by Affiant, whether by deed or affidavit, related to the above-designated real property.

Leslie Hostetler  
Leslie Hostetler

STATE OF OHIO :SS  
COUNTY OF COSHOCTON :SS

Sworn to and subscribed and acknowledged before me this 2nd day of August, 2022 by Leslie Hostetler.

This is a jurat. An oath or affirmation was given by Leslie Hostetler that the statement(s) contained in this Affidavit are true and correct.

Seal



William Todd Drown  
Notary Public, State of Ohio  
Lifetime Commission  
O.R.C. 147.03

William Todd Drown  
Notary Public

FIDELITY TITLE COSHOCTON  
232 CHESTNUT STREET  
COSHOCTON, OH 43812

Inst #202200004515

Attorney was hired for document preparation only. No title examination was performed on the described tract.  
This instrument prepared by: Attorney William Todd Drown, Title File 22-191  
Drown Law Offices, Inc., Legal Professional Association, 232 Chestnut Street, Coshocton, Ohio 43812