

# 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

1. Owner of property: Dawn Attridge, 45033 Cr 58

2. Complainant if not owner: \_\_\_\_\_

3. Complainant's agent: \_\_\_\_\_

4. Telephone number and email address of contact person: 740-610-0120, dawnmarie911@gmail.com

5. Complainant's relationship to property, if not owner: \_\_\_\_\_

6. Parcel numbers from tax bill: 013-1468-03

Address of property: Same as above

7. Principal use of property: Primary residence

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
013-00001468-03	70,000	136,470	

9. The requested change in value is justified for the following reasons:  
*double divide on a slab!*

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

RECEIVED  
 MAR 31 2025  
 Coshocton County Auditor

Clear Form #51  
 Tax year 2024  
 County Coshocton  
 Date received \_\_\_\_\_  
 BOR no. \_\_\_\_\_

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) Dawn Albridge Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of March 2025

Notary [Signature]



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

# Real Estate Purchase Agreement



- 1) **PARTIES:** This is a legally binding contract entered into this (Date) 12/31/2021 in which:  
**BUYER:** Dawn Attridge, offers to purchase from  
**SELLER:** Venture Real Estate Group LLC, the following described property upon the terms and conditions as stated herein. (Buyer and Seller collectively referred to as the "Parties")
- 2) **PROPERTY DESCRIPTION:**  
Address 45033 County Rd 58  
City Coshocton State Ohio Zip 43812  
Parcel(s) 0130000146803 County: Coshocton
- 3) **TOTAL PURCHASE PRICE:** \$ 67,500.00 Due in Full at Closing  
3A) **Earnest Money Required:** \$ 3,000.00
- 4) **ITEMS INCLUDED:** Included, if present, as part of the property sale: all rights to the land, all real estate, buildings, improvements, appurtenances (rights and privileges), land and lots, parcels, and fixtures.  
5) Buyer shall have 0 days to conduct any and all inspections to buyers satisfaction and at buyers cost. Inspection includes buyer approval of condition, taxes, title, and valuation.  
6) Both parties agree that the mutual promises hereunder constitute good and valuable consideration sufficient to support the agreement of the parties and earnest money is required to be placed as evidence of good faith with Buyer's Choice of Title Agency, see 7E. The consideration is to bind the contract and is NOT interpreted as earnest money and shall not be held as such. Seller fully agrees and acknowledges that the execution of this contract by Buyer constitutes legal, adequate and valuable consideration for the purpose of this contract.
- 7) **The Conditions of the Purchase are as follows:**
  - A. Seller will make Buyer aware of any known facts that affect the value of the Property including any deaths of natural or non-natural causes.
  - B. Seller certifies that the Real Estate is zoned Residential and is not in a historic district, not in a flood plain, and not in an Environmental Quality District. Seller agrees that at the time of closing, the Real Estate will be in the same condition as it is on the date of this offer.
  - C. Seller will allow Buyer and/or his inspectors reasonable access to conduct inspections to property prior to purchasing. If the results of these inspections are not satisfactory to the Buyer,