

#26

RECEIVED

MAR 11 2025

DTE 1  
Rev. 12/22

Tax year \_\_\_\_\_ BOR no. \_\_\_\_\_

County \_\_\_\_\_ Date received \_\_\_\_\_

Coshoccon County Auditor

**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	Anthony & Rebecca Roddy	33238 St. Rte. 715, Walhonding, OH 43843	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Becky's cell = 740-294-7169			
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		
027-00000408-00	St. Rte. 715, Walhonding		
027-00000366-00	Twp. Rd. 518, Walhonding		
7. Principal use of property 027-00000408-00 = personal storage, 027-00000366-00 = farm equipment storage			
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
027-00000408-00	\$ 17,445.00	\$ 40,210	\$ 22,765
027-00000366-00	\$ 36,000.00	\$ 49,640	\$ 13,640

The requested change in value is justified for the following reasons:

The building is an early 1900's old store building with no utilities. It is in the Mohawk Dam flowage. Our personal storage is the land under the house beside it. The old store building, valued more than the land under the house beside it. The old grange hall is about the same as our old store building and sold in the last 2 years for only \$5,000 through a realtor.

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

→ The grange hall was the Newcastle Twp, Grange Hall located in, Walhonding near my property that was sold to the Rahns for \$5,000.

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 March 11 - 2025 Complainant or agent (printed) Rebecca S. Roddy Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Rebecca S. Roddy

Sworn to and signed in my presence, this Tues - 11<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Margaret Bumpus





Anthony & Rebecca Koady

- Requested change  
in value reasons =

Parcel 027-00000366-00

- Building has no utilities. It was built for \$21,000 about 5 years ago. The land on this parcel has a 30-foot, 3 phase electrical easement that can not be constructed under. Why is this land valued more than the parcel of land next to it that has no easement restrictions?

Parcel 027-00000408-00

- The old store building on this parcel is from the early 1900's. It has no utilities. It is used for our personal storage. It is not an apartment building and never has been! It is in the flowage easement of the Mohawk Dam. Why is the land on this parcel valued more than the land beside it under our house? In the past couple of years, the Newcastle Township Grange here in Walhonding sold for \$5,000 to the Rahn family through a realtor/on line auction. This building is near my property and about the same size as our old store building.

The old garage on this parcel is from the 1930's.

