RECEIVED
MAR 03 2025
Coshocton County Auditor

Tax year 2025 BOR no. 17

County Coshocton Date received

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	William F Plichta Jr	32846 SR 715, Walhonding, Ohio 43843
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
(740) 627-0632

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
027-00001085-04	32846 SR 715, Walhonding, Ohio 43843

7. Principal use of property

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
027-00001085-04	$22,500	$65,740	

9. The requested change in value is justified for the following reasons: The residence is in major disrepair. No well for water. It is uninhabitable. The valuation is upon what was paid to purchase the property. There has been no property improvements

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.
- ☐ A substantial improvement was added to the property.
- ☐ The property lost value due to a casualty.
- ☐ 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 2/27/25 Complainant or agent (printed) William F Pichta Jr Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 2-27-2025 (Date) day of _____ (Month) (Year)

Notary Margaret Bumpus

MARGARET BUMPUS, NOTARY PUBLIC
COMM. EXP. APRIL 20, 2025
STATE OF OHIO

Associates Title, Inc.
25 East Waterloo Street
Canal Winchester, OH 43110
(614) 222-2123

ALTA Buyer's Settlement Statement

File #:	19-2525	**Property**	32846 Ohio 715 Walhonding, OH 43843	**Settlement Date**	10/02/19
Prepared:	10/01/19			**Disbursement Date**	10/02/19
Escrow:	Patrick Craycraft	**Buyer**	William F. Plichta, Jr. 32888 Ohio 715 Walhonding, OH 43843		
		Seller	Geoffrey L. Bachert, Trustee of Geoffrey L. Bachert, Trustee or his Successor(s) as Trustees of The Geoffrey L. Bachert Family Trust, dated March 25, 2008		
		Lender			

Description	Buyer	
	Debit	**Credit**
Primary Charges & Credits		
Sales Price of Property	$22,500.00	
Prorations/Adjustments		
County Taxes 01/01/2019 to 10/02/2019		$580.25
Government Recording and Transfer Charges		
Recording Fees	$44.00	
---Deed: $44.00		
Auditor's Transfer Fee (County Deed Taxes) to Coshocton County Auditor	$0.50	
Title Charges		
Title - Closing Fee to Associates Title, Inc.	$275.00	
Title - Courier Fee to Associates Title, Inc.	$35.00	
Title - Document Storage Fee to Associates Title, Inc.	$25.00	
Title - Processing Fee to Associates Title, Inc.	$100.00	
Title - Processing Fee to Associates Title, Inc.	$100.00	
Title - Recording Processing Fee to Associates Title, Inc.	$25.00	
Title - Wire Fee to Associates Title, Inc.	$35.00	
	Debit	**Credit**
Subtotals	**$23,139.50**	**$580.25**
Due from Borrower		$22,559.25
Totals	**$23,139.50**	**$23,139.50**

See signature addendum