

RECEIVED

JAN 08 2026

Tax year 2026 BOR no. #2
 County Coshocton Date received 1/8/26

DTE 1
Rev. 12/22

Coshocton County Auditor
 Answer all questions and type or print all information. Read instructions on back before completing form.

Complaint Against the Valuation of Real Property

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Shawn Bates	51620 Twp RD 146 B	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	740-610-5823 SBates60141972@gmail.com		
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		
	51620 Township Road 146 B		
	Coshocton OHIO 43812		
7. Principal use of property	Residential		
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
021-00000117-01	71,710 \$	91,710 \$	20,000 \$
9. The requested change in value is justified for the following reasons: on 5-2-25 Linton Township dug the toe out of my hill side (300+ tons) in doing so they caused the hill to slip and devalued my property			

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 1-6-2026 Complainant or agent (printed) Shawn Bates Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 8th day of January 2026
(Date) (Month) (Year)

Notary 



FAITH L UNTIED
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-11-2030

RECEIVED

JAN 08 2026

Coshocton County Auditor



CELEBRATING 40 YEARS

834 Cookson Avenue SE
P.O. Box 546
New Philadelphia, Ohio 44663

Office: (330) 339-2100
Fax: (330) 339-2278
Website: www.buckeyemineral.com

To: Joseph M. Zeglin, Attorney

From: Barry J. Alexin, P.E., P.S.
Buckeye Mineral Services, Inc.

Date: July 1st, 2025

Subject: Preliminary Report – Bates Property
Property Owners: Shawn & Sherri Bates

Enclosed please find a copy of a Preliminary Report regarding the recent damage that has occurred on the Shawn and Sherri Bates property located near Coshocton, Ohio. The location of the property is located at 51620 Township Road 146 B. The enclosed report is based upon my onsite inspection which occurred on June 5th, 2025. While onsite during my inspection review, I was accompanied only by the landowners.

After reviewing this preliminary report should you have any questions or require any further information please feel free to contact me at baalexin@buckeyemineral.com or by phone at (303) 429-0096.

**Preliminary Report
Of
Surface Property Damage
At the
Shaun & Sherri Bates Property
(51620 Township Road 146 B)**

Date: June 5th, 2025

Preliminary Report – Shaun & Sherri Bates Property

In early June 2025, I was contacted by Mrs. Sherri Bates and asked if I could come to their location to review the recent damage that was done to their property. On Thursday June 5th, 2025, I traveled to their property location to review the site. After reviewing this site, the following preliminary report was prepared.

Once on site I reviewed the entire damaged area as described by the landowners. It appears that a sizable portion of their property has been affected and damaged by an earthen slip. The slip that has occurred on the property was caused by recent earth work that occurred on the north side of Township Road 146B. Recently in May 2025 the local township removed dirt from along the township road ditch line and the parallel road embankment. All of the material that was removed was taken and deposited into a recently constructed pole barn site located directly south of the township road. The material disposed of at this site was used for fill material for an access road, driveway and vehicle pad directly adjacent to the newly constructed pole barn.

All of the earthen material that was removed from the north side of the township road created an unconfined vertical free face. This vertical free face is approximately 225 ft in length and varies between 1.5 ft. to 7 ft. in height. This vertical free face with the assistance of rainwater and surface drainage caused an earthen slip to occur on the earthen slope located north of the Township Road ditch line.

By definition, a hillside slip, also known as slope failure, is a geological phenomenon where soil and rock move down a slope due to gravity, often exacerbated by factors like rain, erosion, or human activity. These slips can range from minor surface erosion to large-scale mass movements that can impact infrastructure and property.

It was evident during the field review that the slip damage caused on the Bates property was due to the recent work done along the Township Road. All of the slip damage that occurred was in line with the recent disturbance along the road. Areas where there was no slip damage there was no disturbance which occurred along the township road.

For areas that were intact there was no recent surface disturbance that occurred. Also, shortly after the road work occurred, the earthen slip began to form immediately and progressively got worse. In addition, the only work that occurred along the township road was to quickly excavate the material and move it across the road to the fill site as quickly as

possible. It is estimated that approximately 300 to 350 cubic yards were moved to the fill site located across the road. The movement of this material created a slip area where the damage occurred was approximately 0.35 acres in size.

The township did not perform any reclamation or remedial work to the disturbance that they created. Also, they did not do anything to mitigate or lessen the affects of the unconfined vertical face that they created. Further the modified ditch line now has a changed elevation profile. This profile in the middle of the disturbance is now lower which will cause standing water along the road to occur and will significantly damage the existing township road over time. The potential road damage that will occur will most likely be road surface cracking, surface depression, and erosion.

After reviewing the site in the field, the following observations and comments should be considered:

1. Prior to the road disturbance created by the township there was no public request by anyone in the community that repairs were needed at this location of Township Road 146B. The decision to perform the ditch excavation was done only at the discretion of the township.
2. The slip damage area is approximately 0.35 acres in size and is currently active. Since this area is active which means, it will continue to move and creep downwards towards the county road. Therefore, no surface structures or buildings can be constructed overtop of the damaged area until the damaged area is permanently repaired.
3. The cost to repair the slip damaged area would be significant. An order of magnitude estimate would range between \$15,000 and \$20,000. This would include all of the repair earthwork, the installation of water underdrains, perimeter ditches, terraces, and possible installation of a retaining wall or rip-rap at the base of the damaged area. This repair cost does not include any repair or remedial work needed within the limits of the Township Road right-of-way.
4. Remedial and repair work will also have to be done within the limits of the Township Road right-of-way. Primarily the ditch line will have to be reworked and brought to the correct grade. Also, the existing vertical free face along the north side of the ditch line will have to be graded and tapered to a minimum of a 2:1 side slope. Further surface cracking along the road surface will need to be repaired.

5. If the slip damaged area is left unaddressed over time the potential exists for earthen material to creep or move within the Township Roads right-of-way perimeter. This material could lodge into the existing road ditch blocking surface drainage from exiting along the ditch thus causing further road damage to the Township Road.

Bates Property

earthen Slip Area

Legend

- 51620 Township Rd 146B
- Ditch Disturbance - Borrow Area
- Earth Fill Disposal Area
- Limits of Slip - Damaged Area

51620 Township Rd 146B

146B

146B

146B

Google Earth

© 2025 Airbus

400 ft



Bates Property

Location Map



Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
A1-HOMESITE	1.0000	13,910.00		13,910				149.5	20,800
A8-UNDEVELOPED*	3.1950	3,480.00		11,119				149.5	16,620
A9-RIGHT OF WA*	0.5550	0.00		0				149.5	0
Total	4.7500								37,420

Parcel Property Address District Map Number Routing Land Use Class Neighborhood Living Area	021-00000117-01 51620 TR 146 021-LINTON TWP-RDGMD LSD 0223-00 035-01 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 Residential 00122-LINTON-13 768	
Site Characteristics		
Topography	Public Utilities	Street / Road
ABOVE	ALL PUBLIC	LANDLOCKED
		Neighborhood

Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FCTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
Units Designed	1	768	First Floor		51,359										
Units Converted	1	768	Basement		7,989										
Total Rooms	1														
Bed Rooms	1														
Family Rooms	1														
Dining Rooms	1														
Plumbing	1														
Full Baths	1														
Half Baths	1														
Extra Fixtures	2														
Total Floor Value															
Living Units Value															
Plumbing															
ReckRoom															
Fireplace															
Linear Brick															
Graded Components															
Exterior Features															
Garage / Carport															
Base Value															
Grade															
Well / Septic															
Adjustment															
RCN Value															
Year															
Depreciation %															
Observed %															
Depreciation Value															
RCNLD Value															
BOR															
Trend															
Final Value															

Assessment	2024	2025
Appraised	37,420	37,420
Land	54,290	54,290
Improvement	91,710	91,710
Total	13,100	13,100
Land	19,000	19,000
Improvement	32,100	32,100
Total		
Valuations		
Owner	BATES SHAWN N & JILRS	
Legal	RTS: 4-4-5 NE QTR 3.803A + SE QTR .947A =	
	4.750A 09 DOC 3852	
Permit	Date	CD
Notes		
Permits	Description	% Amount



ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FCTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
02/09/2018	YODER MARION TRUSTEE															
01/22/2016	MANSFIELD DARREN K & JILRS															
12/24/2014	PATTERSON DANIEL R TRUSTEES OF THE &															
Total																

Sales	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/09/2018	14,500.00	FD: FIDUCIARY	Y	1	N	78
01/22/2016	8,000.00	WD: WARRANTY DEED	Y	1	N	46
12/24/2014	8,000.00	FD: FIDUCIARY	N	1	N	740
Total						

ID	Description	Size
A	1SFR/B	768
B	OFF	256
C	OFF	256

Notes

NEW DWLG TY 2021
1 SHED = PP
ADD 2.5% TX YR 2000

8	C:32 OFF [256ft ²]	8
24	A:1SFR/B [768 ft ²]	24
32		
8	B:32 OFF [256ft ²]	8







