

Tax year 2023 BOR no. 3604-1-2023
County Highland Date received 3/1/2024

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Lushek Family Trust Trust Janet Lushek</u>	<u>7230 Russell Rd. Lyackburg OH 45142</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-302-0403</u> <u>Greenline Farms - Lushek @ Gmail . com</u>			
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		
<u>41-09-000-208.00</u>	<u>4385 US 50 W., Hillsboro, Ohio 45133</u>		
7. Principal use of property <u>Farming</u>			
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
<u>41-09-000-208.00</u>	<u>41,000.00</u>	<u>187,800.00</u>	
9. The requested change in value is justified for the following reasons: <u>Only Building salvage is the Barn 48x30, which is now a Hay barn. All other Sheds have been destroyed. Trailer is unliveable and Double Wide Burnt. House is unliveable has collapsing ceiling and floors, broken out windows. Has not been liveable for years.</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8-3-23
and sale price \$ 41,859.00 ; 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

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MAR 1 2024

HIGHLAND COUNTY AUDITOR

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 3-14-24 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Tom Luscheck

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

Notary _____

Tax year **2023**BOR no. **3604-2-2023**DTE 1
Rev. 12/22County **Highland**Date received **3/11/2024****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.

	Name	Street address, City, State, ZIP code
1. Owner of property	Samuel & Leah Lucente	4195 Woods Ln. Hillsboro, OH 45133
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person **937-474-3865 LeahLucente@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

44-20-000-236.02

Address of property

4195 Woods Ln. Hillsboro, OH 451337. Principal use of property **Residential, owner occupied**

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
44-20-000-236.02	315,0000	421,400	106,400
	or less based on comparable nearby auditor property values		

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

We had a new home built in 2022. The first ever appraisal for the home was completed in 2023 for the current tax bill. There were mistakes made that on the appraisal that we believe would decrease the current tax valuation. First being, this is a 2 bedroom home, not a 3 bedroom. Please see the attachments for more information and comparable property values from the auditor's website.

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 **2021-2022** and total cost \$ **unknown**.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 11 Mar 2024 Complainant or agent (printed) Leah Lucente
Samuel Lucente Title (if agent) _____

Complainant or agent (signature) Leah R. Lucente
Samuel J. Lucente

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

Notary _____

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MAR 11 2024

HIGHLAND COUNTY AUDITOR

Tax year 2023 BOR no. 3604-3-2023
County Highland Date received 1/14/2024

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	Joseph A. Cummings / Heather E. Cummings 4070 Harriett Rd. Hillsboro OH		
2) Complainant if not owner			
3) Complainant's agent	45133		
4) Telephone number of contact person	(937) 403-1625		
5) Email address of complainant	heathercummings78@gmail.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	
28 28-21-000-243.04	12.9900	St. Rt. 124	
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
28 28-21-000-243.04	\$58,455		

10) The requested change is justified for the following reasons: _____

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.

☐ 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 1/14/24 Complainant or agent Heather E. Cummings Title (if agent) _____

Sworn to and signed in my presence, this _____ day of _____ year _____

Notary _____
Signature

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MAR 29 2024

Tax year

2023

BOR no.

3604-4-2023

County

Highland

Date received

3/29/2024

HIGHLAND COUNTY AUDITOR

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Brad Rodes		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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		
30-15-000-322.01	5552 Juliet Rd		
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
		\$766,600	
9. The requested change in value is justified for the following reasons: Inconsistent valuation of neighbor properties of similar build.			

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.

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- ☐ 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 3/27/2024 Complainant or agent (printed) BRAD ROADES Title (if agent) Owner

Complainant or agent (signature) 

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

Notary _____