

Tax year 2024 2025 BOR no. 36005-9-2025
County Highland Date received _____

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	Casey	1290 Gath South Rd.
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person	9372058424	

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
05-23-000-162.02	1290 GATH RD S

7. Principal use of property Permanent 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
05-23-000-162.02	\$82,900	\$125,600	\$42,700

9. The requested change in value is justified for the following reasons:
See Attached
https://www.zillow.com/homedetails/1290-Gath-Rd-S-Sardinia-OH-45171/96763358_zpid/

Zillow's estimated evaluation is at \$103,000, but that's if the property is still in the same condition.
~~The property is in very poor condition including roof, foundational, and significant water damage~~

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

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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.
- 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 3/22/2025 Complainant or agent (printed) Casey S. Bender Title (if agent) _____

Complainant or agent (signature) *Casey S. Bender*

312865 W2

Sworn to and signed in my presence, this March 22th day of March 2025
(Date) (Month) (Year)

Notary *Kelley Schumacher*



Zillow's estimated evaluation is at \$103,000, but that's if the property is still in the same condition. The property is in very poor condition including, roof, foundational, and significant water damage. Additionally, the home is manufactured and not stick built. The title was forfeited and combined with the property deed. Meaning there is no title for the home and the likelihood of others obtaining a loan is slim to none, and this property won't sell. Significantly hurting the valuation and real world selling potential. Estimated cost to repair is in the hundreds of thousands. It would be more cost effective to remove the home and build anew. WD1 Wood Deck 184 0 \$2,340 This has been removed and replaced with stone pavers. The other deck is delapidated and needs removed.