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Clear Form

JAN 27 2025

Tax year 24p25 BOR no. 3605-3-2025
County Highland Date received _____

DTE 1
Rev. 12/22

HIGHLAND 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.

	Name	Street address, City, State, ZIP code
1. Owner of property	Kenneth & Shawna McGuire	5084 Dawson Rd. Lynchburg, Oh 45142
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 937-402-7290 kenny-shawna@yahoo.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	
38-13-000-314.00	5060 Dawson Rd. Lynchburg, Oh 45142	
7. Principal use of property - Land (House is vacant)		

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
38-13-000-314.00	\$ 37,700.00	\$ 159,200.00	

9. The requested change in value is justified for the following reasons: House has been unlivable for several years. Front Porch is falling in. The back half (addon) is falling in. Inside dwelling floors are rotted and falling in. The seam of the double wide is pulling apart. The original dwelling was purchased in 1984. It is a double wide mobile home. Prior Auditors have it listed as a stick built home. Found all dwelling info to double wide on the inside cabinet. Unable to get or find a title to home. We purchased from relative because it is next to our property. Electric has been shut off at this time.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/2024 and sale price \$ 25,000.00 ; 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 \$ 0 and total cost \$ \$ 0

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

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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 01/27/25 Complainant or agent (printed) Kenneth McGuire Title (if agent) _____
Shawna McGuire

Complainant or agent (signature) Kenneth McGuire
Shawna McGuire

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

Notary _____