

Tax year 2024 p 2025 BOR no. 3604-25-2025
 County Highland 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Scott & Julie Grooms	7506 Russell Rd. Hillsboro, OH 45133	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	957-403-8653 - Julie Grooms (2) 937-403-4019 Scott Grooms (1)		
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		
41-09-003-199.01	RECEIVED		
	MAR 14 2025		
7. Principal use of property	Residence		
HIGHLAND COUNTY AUDITOR			
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
	\$325,000	\$512,900	\$187,900
9. The requested change in value is justified for the following reasons: See Attached			

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.

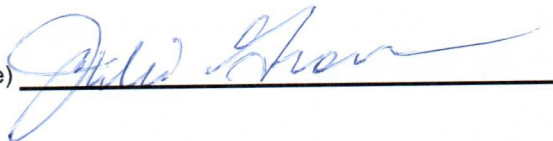
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/14/25 Complainant or agent (printed) Julie Grooms Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Scott + Julie Grooms

7506 Russell Rd.
Hillsboro, OH

1. Our home is not brick. Our home has vinyl siding on the back and side of the house but the front of house and the dormers still need to have cedar siding replaced. One dormer is also missing a piece of siding. (which can be seen in attached pictures)
2. Original shingles
3. Original decking on front porch and it is missing spindles in the railing. (which can be seen in attached pictures)
4. All other paperwork are homes surrounding ours.

Summary**41-09-000-199.01**Parcel Number
Location Address

Acres

Legal Description

1.777

1.777 ACRES

(Note: Not to be used on legal documents.)

511 - Single family Dwlg Unplat 0-09

(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

Land Use

City

Township

School District

Homestead Reduction:

Owner Occupancy Credit:

UNINCORPORATED

No

Yes

Notes

Current Deed Volume: 0364

Current Deed Page: 0931

Owners**Owner Address**

GROOMS SCOTT F & JULIE

ANNE / SURV

7506 RUSSELL RD

HILLSBORO OH 45133

Tax Payer Address

CORELOGIC TAX SERVICE

PO BOX 9202

COPELL TX 75019

Tax Rates

Full Tax Rate: 46.850000

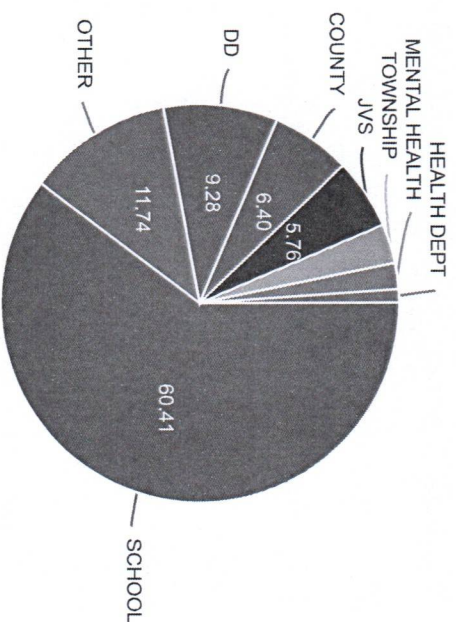
Effective Tax Rate: 36.572916

My Tax Dollars

Owner: Grooms Scott F & Julie Anne / Surv
 Property Address: 7506 Russell Rd
 Total Appraised Value: \$512,900
 Total Assessed Value: \$179,520
 Estimated Yearly Taxes: \$5,842.82

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY:	6.40%	\$374.14	\$187.07	\$1.03
TOWNSHIP:	3.20%	\$187.08	\$93.54	\$0.51
SCHOOL:	60.41%	\$3,529.38	\$1,764.69	\$9.67
JVS:	5.76%	\$336.72	\$168.36	\$0.92
OTHER:	11.74%	\$685.92	\$342.96	\$1.88
DD:	9.28%	\$542.50	\$271.25	\$1.49
HEALTH DEPT:	1.07%	\$62.36	\$31.18	\$0.17
MENTAL HEALTH:	2.13%	\$124.72	\$62.36	\$0.34
Total	100%	\$5,842.82	\$2,921.41	\$16.01

Total Yearly Property Tax: \$5,842.82



Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$30,700	\$25,300	\$25,300	\$25,300	\$21,100
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$482,200	\$255,700	\$255,700	\$255,700	\$213,100
Market Value	\$512,900	\$281,000	\$281,000	\$281,000	\$234,200
Land Value	\$10,750	\$8,860	\$8,860	\$8,860	\$7,390
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$168,770	\$89,500	\$89,500	\$89,500	\$74,590
Taxable Value	\$179,520	\$98,360	\$98,360	\$98,360	\$81,980

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
A3 - Residual	0.777	0	0	0	100%	12500	12500	12500	\$9,710
AH - Homestead	1	0	0	0	100%	21000	21000	21000	\$21,000
Total	1.7770								\$30,710

Dwellings

Card	1	Exterior Wall	BRICK
Number of Stories	1	Heating	Heat
Style	Conventional	Cooling	Central
Year Built	2002	Basement	Full Basement
Year Remodeled	0	Attic	Full Finished
Rooms	6	Finished Living Area	3566
Bedrooms	3	Unfinished Living Area	0
Full Baths	2	First Floor Area	1568
Half Baths	0	Upper Floor Area	0
Family Rooms	1	Half Floor Area	1568
Dining Rooms	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	1568
		Attic Area	430
		Fireplace Openings	0
		FireplaceStackCount	0

Feature Description	Area
SWR	1

Improvements

Card 1						
Improvement Code	Description	Length	Width	Total Area	Year Built	Appraised Value (100%)
60	Shed	16	16	256	2017	\$3,500
Total						\$3,500

Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
PR1	Porch Frame - Open	864	0	\$16,410
WD1	Wood Deck	580	0	\$5,700
GR1	Garage Frame	896	0	\$18,410

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
9/12/2001	\$0	**PARCEL CREATED	GROOMS SCOTT F & JULIE	1
9/12/2001	\$0	Unknown	**PARCEL CREATED	1

Recent Sales In Area

Sale date range:

From: 03/25/2022 To: 03/25/2025

Distance: 1500 Feet

Tax History

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
2024 Pay 2025	\$0.00	\$2,921.41	\$2,921.41	\$2,921.41
2023 Pay 2024	\$0.00	\$1,781.10	\$1,781.10	\$0.00
2022 Pay 2023	\$0.00	\$1,749.88	\$1,660.72	\$0.00
2021 Pay 2022	\$0.00	\$1,751.78	\$1,751.78	\$0.00
2020 Pay 2021	\$0.00	\$1,494.67	\$1,494.67	\$0.00
2019 Pay 2020	\$0.00	\$1,457.86	\$1,457.86	\$0.00
2018 Pay 2019	\$0.00	\$1,446.07	\$1,446.07	\$0.00

Payments

Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2024 Pay 2025	2/24/2025	CORELOGIC RE TAX SERVICE #1	\$2,921.41	CORELOGIC1-02242025-1-2096
2023 Pay 2024	7/23/2024	CORELOGIC R.E. TAX SERVICE #2	\$1,781.10	CORELOGIC2-07232024-1-2132
2023 Pay 2024	2/28/2024	CORELOGIC #1	\$1,781.10	CORELOGIC1-02282024-1-2102
2022 Pay 2023	7/21/2023	CORELOGIC RE TAX SERVICES 2	\$1,660.72	CORELOGIC2-07212023-1-2040
2022 Pay 2023	2/21/2023	CORELOGIC 1 LENDER #5000	\$1,749.88	CORELOGIC1-02212023-1-2052
2021 Pay 2022	7/27/2022	CORELOGIC2 LENDER 5000 2ND HALF 21 P 22	\$1,751.78	CORELOGIC2-07272022-1-1962
2021 Pay 2022	2/17/2022	CORELOGIC 1	\$1,751.78	CORELOGIC1-02172022-1-1970
2020 Pay 2021	7/28/2021	CORELOGIC #2	\$1,494.67	CORELOGIC2-07282021-1-1899
2020 Pay 2021	2/26/2021	CORELOGIC#2	\$1,494.67	CORELOGIC2-02262021-1-1867
2019 Pay 2020	7/31/2020	CORELOGIC	\$1,457.86	CORELOGIC2-07312020-1-1940
2019 Pay 2020	2/13/2020	CORELOGIC	\$1,457.86	CORELOGIC1-02132020-1-1861

Total:

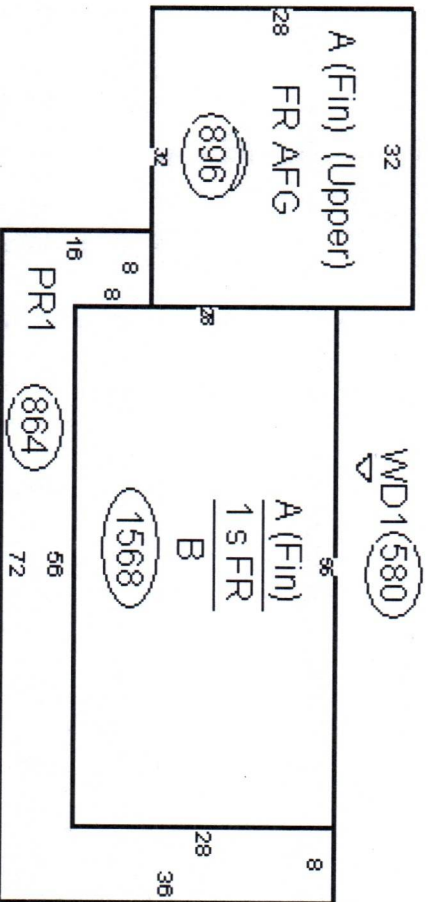
Tax Year	Amount
2024 Pay 2025	\$2,921.41
2023 Pay 2024	\$3,562.20
2022 Pay 2023	\$3,410.60
2021 Pay 2022	\$3,503.56
2020 Pay 2021	\$2,989.34

Tax Year
2019 Pay 2020

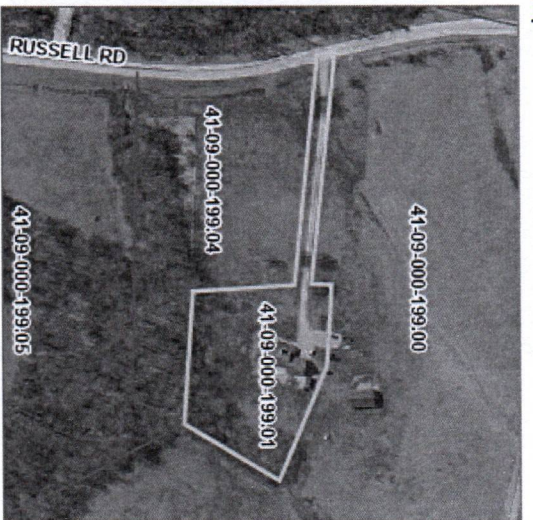
Amount
\$2,915.72

Sketches

3



Map



No data available for the following modules: Ag Soil, Buildings, Special Assessments.

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