

RECEIVED

Clear Form

MAR 28 2025

Tax year 2024 02025 BOR no. 3604-27-2025
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	King Pin Properties LLC	11010 State Route 771 Leesburg, Ohio 45135	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-205-0174 bsmith@fsb4me.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	
25-42-001-185.00		401 W Main Street Hillsboro Ohio 45133	
25-42-001-186.00		405 W Main Street Hillsboro Ohio 45133	
25-42-001-187.00		441 W Main Street	
7. Principal use of property <u>Rentals</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
25-42-001-185.00	80000	139700	59700
25-42-001-186.00	95000	187500	92500
25-42-001-187.00	50000	59000	9000
9. The requested change in value is justified for the following reasons: <u>We bought all three properties for \$225,000. It shows that we bought each parcel for \$250,000 which is untrue.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/01/2022
and sale price \$ \$225,000.00 ; 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 01/01/2024 and total cost \$ 7000

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.

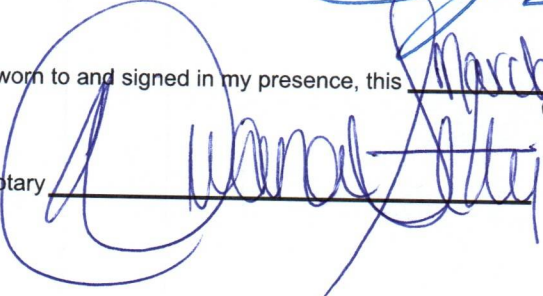
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/28/2025 Complainant or agent (printed) King Pin Properties LLC Title (if agent) Member

Complainant or agent (signature) 

Sworn to and signed in my presence, this March 28th day of 2025
(Date) (Month) (Year)

Notary 



Diana Setty
Notary Public, State of Ohio
My Commission Expires 10-24-2026