

RECEIVED

Clear Form

FEB 18 2025

Tax year 2024 BOR no. 3604-6-2025  
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	JAMES WILSON	7349 CATHY RD Hillsboro
2. Complainant if not owner	TOO MUCH	OHIO 45133
3. Complainant's agent		
4. Telephone number and email address of contact person JULVAVUT@YAHOO.COM 937-286-5120		
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
33-11-200-50	7349 CATHY RD
33-11-200-050.00	HILLSBORO, OH 45133

7. Principal use of property HOME

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
33-11-200-50	87,400	136,400	49,000
	LAST YEAR PER THE COUNTY	THIS YEAR PER COUNTY	40% INCREASE

9. The requested change in value is justified for the following reasons:  
NO IMPROVEMENTS OR CHANGES. HOW CAN YOU JUSTIFY - AN INCREASE OF THIS MAGNITUDE FOR ONE YEAR???

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 NONE and total cost \$ 0

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.
- 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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

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

Notary \_\_\_\_\_

Alex J. Butler

Highland County Auditor

Mister Butler: I received the paperwork to fill out my complaint about the 40% tax increase on my parcel number 33-11-200-50 located on Cathy Road down at the lake. I filled out most of it but it is hard to read since being I am 82 years old and I shake when trying to write.

This lot is where my home is located. The home is a one floor ranch style and on a slab. The building is comprised of a garage and an apartment. The garage is 1,386 square feet and the apartment is 737 Square feet.

There is also a motorhome port to keep the rain and sun off the motorhome. This was built in 2008 or 2009. The house and motorhome port are not connected to each other.

Over the years my 5 lots have increased a few dollars in property taxes each year which I expect and find reasonable. This year 4 of my 5 lots increased reasonably except Lot 50.

Lot 50 property tax increased from \$793.12 to 1,279.18 which is 486.06 and a 40% increase.

I never thought much about what it was worth or selling it. I designed it and had it built.

Please review this issue of the property taxes soaring this much since I have made no improvements to the property.

I look forward to hearing from you.

PS: I am in my motorhome heading back to home in Hillsboro. I will arrive about middle of March.

You can contact me by phone or message at 937-286-5120 or email at [jwlugnut@yahoo.com](mailto:jwlugnut@yahoo.com).

Email is best since I am traveling some each day. I would like to meet with you when I get back.

Regards: Jim Wilson