

RECEIVED

Clear Form

MAR 12 2025

Tax year _____ BOR no. 3603-24-2025

DTE 1
Rev. 12/22

County _____ Date received _____

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	<u>R. Houck Company, LLC</u>	<u>PO Box 50 Leesburg, OH 45735</u>	
2. Complainant if not owner			
3. Complainant's agent	<u>Randy Houck</u>	<u>Same as above</u>	
4. Telephone number and email address of contact person	<u>937-763-2745</u>	<u>houckrj@yahoo.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		
<u>27-16-001-007.00</u>	<u>418 S 4th St. Greenfield, OH 45123</u>		
7. Principal use of property	<u>Residential</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
	<u>\$ 20,000</u>	<u>\$ 104,500</u>	<u>-\$ 84,500</u>
9. The requested change in value is justified for the following reasons: <u>The property is in poor condition and uninhabitable in its current state. See photos attached</u>			

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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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 3-9-2025 Complainant or agent (printed) Randy Houck Title (if agent) member

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date)

(Month)

(Year)

Notary _____

HIGHLAND COUNTY REAL ESTATE TAX BILL



VICKIE L. WARNOCK, TREASURER

PO BOX 824
HILLSBORO, OH 45133-0824
PHONE: (937) 393-9951

If paying by check or money order payments may be made at any Merchants National Bank in Highland County until 02/28/2025. Real estate bill stub must be attached to payment. Credit or Debit cards are now accepted in our office with a convenience fee. Payments can also be made on-line by going to www.paytaxes.us/oh_highland.

PROPERTY ADDRESS: 418 FOURTH ST S

ACREAGE: 0.15800

PARCEL ID: 27-16-001-007.00

REAL PROPERTY 1st Half 2024

DUE 02/28/2025

OWNER NAME
R HOUCK CO LLC



R HOUCK CO LLC 86
PO BOX 50
LEESBURG OH 45135-0050



PROPERTY DESCRIPTION: Residential

LEGAL DESCRIPTION:
1/L 956 PT & 955 PT

TAXING DISTRICT: 27 GREENFIELD CORP-GRENFLD EVSD

APPRAISED VALUE	ASSESSED VALUE (35% OF MARKET)	HOMESTEAD REDUCTION	TAX RATE	EFFECTIVE TAX RATE (mills)	NON-BUSINESS CREDIT ROLLBACK FACTOR	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR
LAND 8,900	3,120					
BUILDING 95,600	33,460		42.55	34.871115	0.087133	0.021783
TOTAL 104,500	36,580					

DISTRIBUTION

COUNTY	47.14
TOWNSHIP	6.58
MUNICIPAL	39.51
SCHOOL	329.22
JVS	32.92
OTHER	76.08
DD	37.88
HEALTH DEPT	3.17
MENTAL HEALTH	9.72

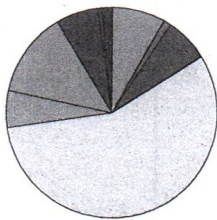
SPECIAL ASSESSMENTS

DESCRIPTION	HALF YEAR	FULL YEAR
PAID		
FEB 26 2025		
VICKIE L. WARNOCK		

CALCULATION OF TAXES

GROSS REAL ESTATE	778.24
TAX REDUCTION	140.45
SUBTOTAL	637.79
NON-BUSINESS CREDIT	55.57
HOMESTEAD	0.00
OWNER OCCUPANCY CREDIT	0.00
CURRENT NET TAXES (HALF)	582.22
CAUV RECOUPMENT	0.00
CURRENT ASSESSMENTS	0.00
DELQ. ASSESSMENTS	0.00
DELQ. REAL ESTATE	0.00
PENALTY	0.00
PAYMENTS	0.00

WHERE YOUR TAXES GO



- COUNTY
- TOWNSHIP
- MUNICIPAL
- SCHOOL
- JVS
- OTHER
- DD
- HEALTH DEPT
- MENTAL HEALTH

**TO AVOID LATE PENALTY
PAY ON OR BEFORE DUE DATE**

02/28/2025

If you need a stamped receipt, return entire bill with a self-addressed stamped envelope otherwise no receipt will be returned.

Your cancelled check is a valid receipt.

**HALF YEAR
FULL YEAR**

\$582.22
\$1,164.44