

RECEIVED

Tax year 2024 p25 BOR no. 3603-11-2025
County Highland Date received _____

JAN 02 2025 Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
HIGHLAND COUNTY AUDITOR 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	Matthew Andersen	319 Upper Twin Road, Greenfield OH 45123	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Matthew T. Andersen Phone - 937-403-8972 Email Address andersen_08@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		
7. Principal use of property	Vacant at this time used for storage until I can rehab property.		
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
27-21-001-137.00	21,600.00	102,000.00	80,400.00
9. The requested change in value is justified for the following reasons: Property Parcel #27-21-001-137 Known as 412 Dickey Ave, Greenfield OH 45123: This property has been vacant for several years and is in need of repair. No improvements have been done to this property for several years. I purchased property in 2023 for \$17,500.00 and disagree with a \$102,000.00 Market Value as stated in Column B.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/27/2023
and sale price \$ \$17,500.00 ; 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 NA and total cost \$ NA.

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.

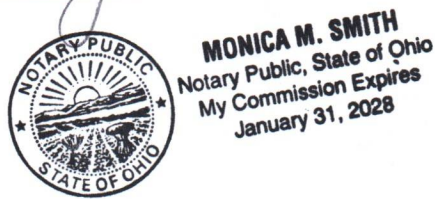
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 01/02/2025 Complainant or agent (printed) Matthew Andersen Title (if agent) Property Owner

Complainant or agent (signature) *Matthew T. Andersen*

Sworn to and signed in my presence, this 01/02/2025 day of January 2025
(Date) (Month) (Year)

Notary *Monica M. Smith*



RECEIVED
JAN 03 2025
HIGHLAND COUNTY AUDITOR

Summary

Parcel Number **27-21-001-137.00**
Location Address 412 DICKEY AVE
Acres 0.1148
Legal Description I/L 331
 (Note: Not to be used on legal documents.)
Land Use 510 - Single family Dwlg owner occup
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)
City GREENFIELD CITY
Township MADISON TWP
School District GREENFIELD EVSD
Homestead Reduction: No
Owner Occupancy Credit: No

Notes

Current Deed Volume: 1008
Current Deed Page: 3766

Owners

Owner Address	Tax Payer Address
ANDERSEN MATTHEW T 412 DICKEY AVE GREENFIELD OH 45123	ANDERSON MATTHEW 319 UPPER TWIN RD GREENFIELD OH 45123

Tax Rates

Full Tax Rate: 43.850000
Effective Tax Rate: 38.291959

My Tax Dollars

Dwellings

Card	
Number of Stories	2
Style	Conventional
Year Built	1901
Year Remodeled	2006
Rooms	8
Bedrooms	3
Full Baths	1
Half Baths	0
Family Rooms	0
Dining Rooms	0
Basement Garages	0

Exterior Wall	WD/ALM
Heating	Heat
Cooling	Central
Basement	Pt Bsmt/Pt Crawl
Attic	None
Finished Living Area	1922
Unfinished Living Area	0
First Floor Area	934
Upper Floor Area	988
Half Floor Area	0
Finished Basement Area	0
Total Basement Area	572
Attic Area	0
Fireplace Openings	1
FireplaceStackCount	1

Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
PR3	Porch Masonry - Open	54	0	\$2,010

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
11/27/2023	\$17,500	ANDERSEN MARK WILLIAM & REBECCA L /SURV	ANDERSEN MATTHEW T	1
10/18/1994	\$17,500	FAGAN JAMES HENRY	ANDERSEN MARK WILLIAM & REBECCA L /SURV	1
1/1/1990	\$0	Unknown	FAGAN JAMES HENRY	0

Recent Sales In Area

Sale date range:

From: To:

Distance:

Tax History

Tax Year (click for detail)	Delinquent	1st Half	2nd Half	Total Due
2023 Pay 2024	\$0.00	\$132.47	\$145.72	\$145.72
2022 Pay 2023	\$0.00	\$132.84	\$132.84	\$0.00
2021 Pay 2022	\$0.00	\$126.80	\$126.80	\$0.00
2020 Pay 2021	\$0.00	\$113.61	\$113.61	\$0.00
2019 Pay 2020	\$0.00	\$115.33	\$115.33	\$0.00
2018 Pay 2019	\$0.00	\$115.98	\$115.98	\$0.00

Payments

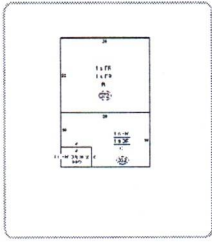
Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2023 Pay 2024	3/1/2024	OCR	\$132.47	OCR030424R-03042024-1317-1
2022 Pay 2023	7/28/2023	OCR	\$132.84	OCR073123R-07312023-846-1
2022 Pay 2023	2/24/2023	OCR	\$132.84	OCR022723R-02242023-1411-1
2021 Pay 2022	2/25/2022	OCR	\$253.60	OCR022822-02252022-1593-1
2020 Pay 2021	2/23/2021	OCR	\$227.22	OCR022321-02232021-1117-1
2019 Pay 2020	2/28/2020	OCR	\$230.66	OCR030220-02282020-1539-1
2018 Pay 2019	2/26/2019	OCR	\$231.96	OCR022619-02262019-1509-1

Tax Year	Amount
2023 Pay 2024	\$132.47
2022 Pay 2023	\$265.68
2021 Pay 2022	\$253.60
2020 Pay 2021	\$227.22
2019 Pay 2020	\$230.66

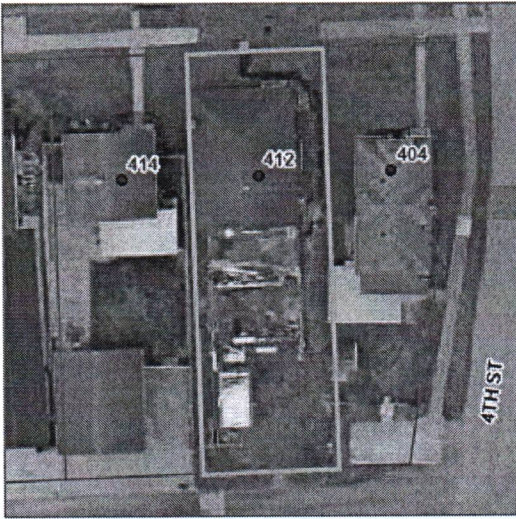
Tax Year
2018 Pay 2019

Amount
\$231.96

Sketches



Map



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

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Contact Us

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