

Tax year 2023-2025 ²⁴⁰²⁵ BOR no. 36003-8-2025

DTE 1
Rev. 12/22

County Highland Date received _____

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	Charity Campbell	13524 McWilliams Rd., Greenfield Ohio 45123	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>740-656-0517, cwaynelean@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	
27-17-001-078.00		127 Paint Street, Greenfield, Ohio 45123	
7. Principal use of property <u>Single Family Dwelling</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
27-17-001-078.00	\$10,000.00-\$12,000.00	\$73,100.00	\$61,000.00
9. The requested change in value is justified for the following reasons: Residence is in very poor condition and in need to destruction or major rehabilitation due to previous tentant neglect prior to the co-owners death. Lot location is in an unfavorable part of the community and condition is very poor. Opinion of current value is very low.			

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 N/A 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.

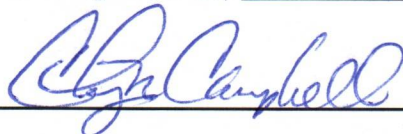
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 01/13/2025 Complainant or agent (printed) Charity W. Campbell Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Summary

Parcel Number 27-17-001-078.00
Location Address 127 PAINT ST
Acres 0.1596
Legal Description I/L 294
 (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: 0457
Current Deed Page: 0486

Owners

Owner Address	Tax Payer Address
CAMPBELL THOMAS /ET AL JR	CAMPELL CHARITY
127 PAINT ST	13524 MCWILLIAMS RD
GREENFIELD OH 45123	GREENFIELD OH 45123

Tax Rates

Full Tax Rate: 42.550000
Effective Tax Rate: 34.871115

My Tax Dollars

An error has occurred while trying to display this part of the page.
We apologize for any inconvenience.

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$11,300	\$10,100	\$10,100	\$10,100	\$8,100
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$61,800	\$42,900	\$42,900	\$42,900	\$34,300
Market Value	\$73,100	\$53,000	\$53,000	\$53,000	\$42,400
Land Value	\$3,960	\$3,540	\$3,540	\$3,540	\$2,840
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$21,630	\$15,020	\$15,020	\$15,020	\$12,010
Taxable Value	\$25,590	\$18,560	\$18,560	\$18,560	\$14,850

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
L1 - Front Lot Entry	0.1596	50	50	139	108%	210	210	226.8	\$11,340
Total	0.1596								\$11,340

Dwellings

Card		Exterior Wall	WD/ALM
Number of Stories 2		Heating	Heat
Style Conventional		Cooling	None
Year Built 1901		Basement	Crawl
Year Remodeled 0		Attic	None
Rooms 5		Finished Living Area	1442
Bedrooms 3		Unfinished Living Area	0
Full Baths 1		First Floor Area	721
Half Baths 1		Upper Floor Area	721
Family Rooms 0		Half Floor Area	0
Dining Rooms 0		Finished Basement Area	0
Basement Garages 0		Total Basement Area	0
		Attic Area	0
		Fireplace Openings	0
		FireplaceStackCount	0

Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
ST1	Stoop Masonry	150	0	\$2,340
WD1	Wood Deck	200	0	\$2,680
CY1	Canopy Frame	150	0	\$1,000
PR1	Porch Frame - Open	196	0	\$4,680

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
3/21/2003	\$0	CURRY KENNETH R	CAMPBELL THOMAS JR /ET AL	1
3/21/2003	\$0	CAMPBELL ANNA F	CURRY KENNETH R	1
11/5/1996	\$0	CAMPBELL THOMAS D & ANNA	CAMPBELL ANNA F	1
1/1/1990	\$0	Unknown	CAMPBELL THOMAS D & ANNA	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	\$357.75	\$393.52	\$751.27
2022 Pay 2023	\$0.00	\$326.13	\$326.13	\$0.00
2021 Pay 2022	\$0.00	\$311.30	\$311.30	\$0.00
2020 Pay 2021	\$0.00	\$256.00	\$256.00	\$0.00
2019 Pay 2020	\$0.00	\$259.89	\$259.89	\$0.00
2018 Pay 2019	\$0.00	\$274.44	\$261.37	\$0.00

Payments

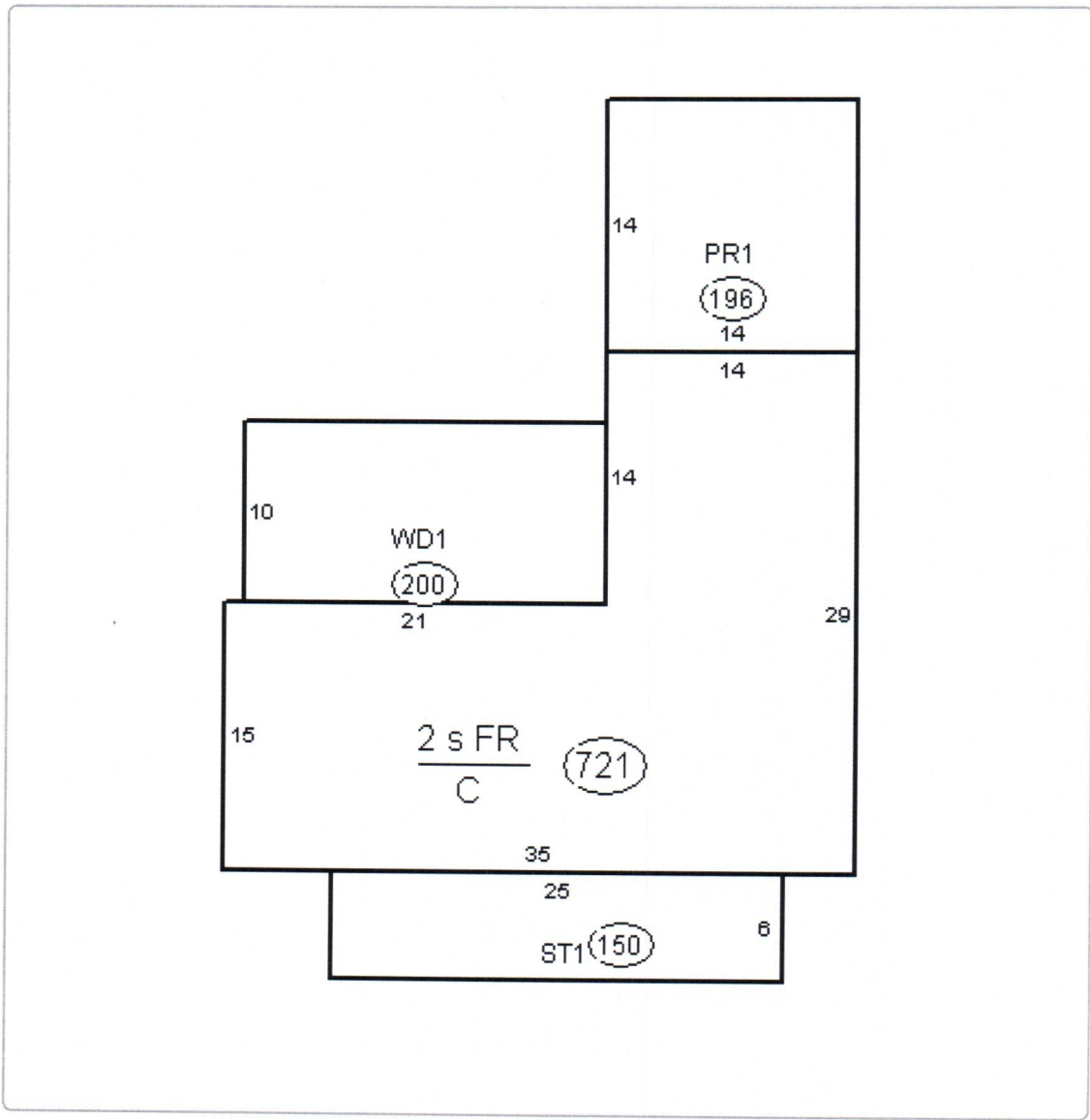
Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2022 Pay 2023	7/28/2023	OCR	\$326.13	OCR073123R-07312023-835-1
2022 Pay 2023	2/24/2023	OCR	\$326.13	OCR022723R-02242023-1381-1
2021 Pay 2022	7/29/2022	OCR	\$311.30	OCR080122-07292022-804-1
2021 Pay 2022	2/25/2022	OCR	\$311.30	OCR022822-02252022-1551-1
2020 Pay 2021	7/30/2021	OCR	\$256.00	OCR073121-07312021-1068-1
2020 Pay 2021	2/26/2021	OCR	\$256.00	OCR030121-02262021-1504-1
2019 Pay 2020	7/31/2020	OCR	\$259.89	OCR080320-07312020-1203-1
2019 Pay 2020	2/28/2020	OCR	\$259.89	OCR030220-02282020-1504-1

Total:

Tax Year	Amount
2022 Pay 2023	\$652.26
2021 Pay 2022	\$622.60
2020 Pay 2021	\$512.00
2019 Pay 2020	\$519.78

Sketches



Map



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

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