

RECEIVED

FEB 11 2025

Tax year 24025 BOR no. 3103-10-2025
 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	TRAVIS L. POOLE	646 S. Washington St.	
2. Complainant if not owner		Greenfield, Ohio	
3. Complainant's agent		45123	
4. Telephone number and email address of contact person 937-403-2391			
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	
27-21-001-029.00		646 S. Washington St Greenfield OH 45123	
27-21-001-029.01		646 S. Washington St Rear Greenfield OH 45123	
7. Principal use of 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
27-21-001-029.00			?
27-21-001-029.00	\$ 80,000	\$ 132,900	\$ 42,900
27-21-001-029.01	\$ 40,000	\$ 46,900	\$ 6,900
9. The requested change in value is justified for the following reasons:			

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

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 2-11-25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Cherin Poole*

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

Notary _____

Summary

Parcel Number 27-21-001-029.00
 Location Address 646 WASHINGTON ST S
 Acres 0.0993
 Legal Description I/L 587 & 586 PT FRONT
 (Note: Not to be used on legal documents.)
 Land Use 530 - Three 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: Yes
 Owner Occupancy Credit: Yes

Notes

Current Deed Volume:
 Current Deed Page:

Owners

Owner Address	Tax Payer Address
POOLE TRAVIS L & KATHERINE F / SURV 646 S WASHINGTON ST GREENFIELD OH 45123	POOLE TRAVIS L KATHERINE F POOLE P OBOX 115 GREENFIELD OH 45123

Tax Rates

Full Tax Rate: 42.550000
 Effective Tax Rate: 34.871115

My Tax Dollars

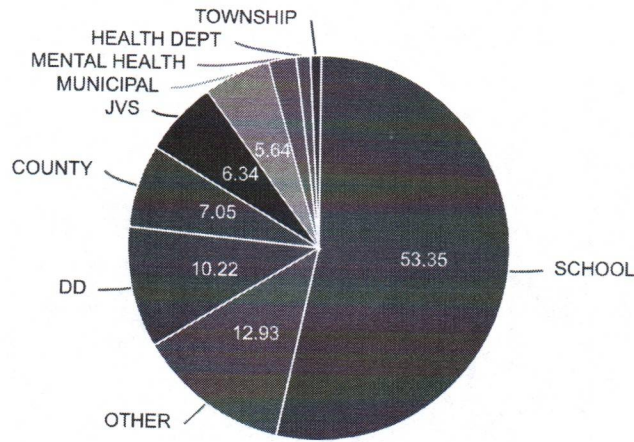
- previous \$ 65.000
 - new is \$ 179.900

ALL 4 units value should be \$30,000
 each for a total of \$120,000
 Scott Reekus
 Lakeside Reek Estate
 740-701-5774

Owner: Poole Travis L & Katherine F / Surv
 Property Address: 646 Washington St
 Total Appraised Value: \$132,900
 Total Assessed Value: \$46,520
 Estimated Yearly Taxes: \$1,164.70

Service	% Total	Per Year	Per Half Year	Per Day
COUNTY:	7.05%	\$82.12	\$41.06	\$0.22
TOWNSHIP:	0.94%	\$10.94	\$5.47	\$0.03
MUNICIPAL:	5.64%	\$65.70	\$32.85	\$0.18
SCHOOL:	53.35%	\$621.36	\$310.68	\$1.70
JVS:	6.35%	\$73.90	\$36.95	\$0.20
OTHER:	12.93%	\$150.54	\$75.27	\$0.41
DD:	10.22%	\$119.08	\$59.54	\$0.33
HEALTH DEPT:	1.18%	\$13.68	\$6.84	\$0.04
MENTAL HEALTH:	2.35%	\$27.38	\$13.69	\$0.08
Total	100%	\$1,164.70	\$582.35	\$3.19

Total Yearly Property Tax: \$1,164.70



Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$5,500	\$4,600	\$4,600	\$4,600	\$4,000
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$127,400	\$51,300	\$51,300	\$51,300	\$44,600
Market Value	\$132,900	\$55,900	\$55,900	\$55,900	\$48,600
Land Value	\$1,930	\$1,610	\$1,610	\$1,610	\$1,400
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$44,590	\$17,960	\$17,960	\$17,960	\$15,610
Taxable Value	\$46,520	\$19,570	\$19,570	\$19,570	\$17,010

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	0.0993	46.3	46	94	88%	210	210	184.8	\$5,530
Total	0.0993								\$5,530

Dwellings

Card		Exterior Wall	WD/ALM
Number of Stories	2	Heating	Heat
Style	Conventional	Cooling	None
Year Built	1901	Basement	Pt Bsmt/Pt Crawl
Year Remodeled	0	Attic	None
Rooms	8	Finished Living Area	2224
Bedrooms	4	Unfinished Living Area	0
Full Baths	3	First Floor Area	1484
Half Baths	0	Upper Floor Area	740
Family Rooms	0	Half Floor Area	0
Dining Rooms	0	Finished Basement Area	0
Basement Garages	0	Total Basement Area	740
		Attic Area	0
		Fireplace Openings	0
		FireplaceStackCount	0

Feature Description	Area
ALC	1

Additions

Card 1

Addition Code	Description	Base Area	Year Built	Appraised Value (100%)
WD1	Wood Deck	40	0	\$1,000
PR1	Porch Frame - Open	120	0	\$3,350
PR1	Porch Frame - Open	160	0	\$3,680
PR1	Porch Frame - Open	116	0	\$3,350
PR1	Porch Frame - Open	55	0	\$2,010

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
1/2/2003	\$0	**PARCEL SPLIT	POOLE TRAVIS L & KATHERINE F / SURV	2
1/2/2003	\$0	POOLE TRAVIS L &	**PARCEL SPLIT	2
1/1/1990	\$0	Unknown	POOLE TRAVIS L &	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
2024 Pay 2025	\$0.00	\$582.35	\$582.35	\$582.35
2023 Pay 2024	\$0.00	\$230.06	\$230.06	\$0.00
2022 Pay 2023	\$0.00	\$230.72	\$230.72	\$0.00
2021 Pay 2022	\$0.00	\$220.23	\$220.23	\$0.00
2020 Pay 2021	\$0.00	\$196.68	\$196.68	\$0.00
2019 Pay 2020	\$0.00	\$199.67	\$199.67	\$0.00
2018 Pay 2019	\$0.00	\$200.82	\$200.82	\$0.00

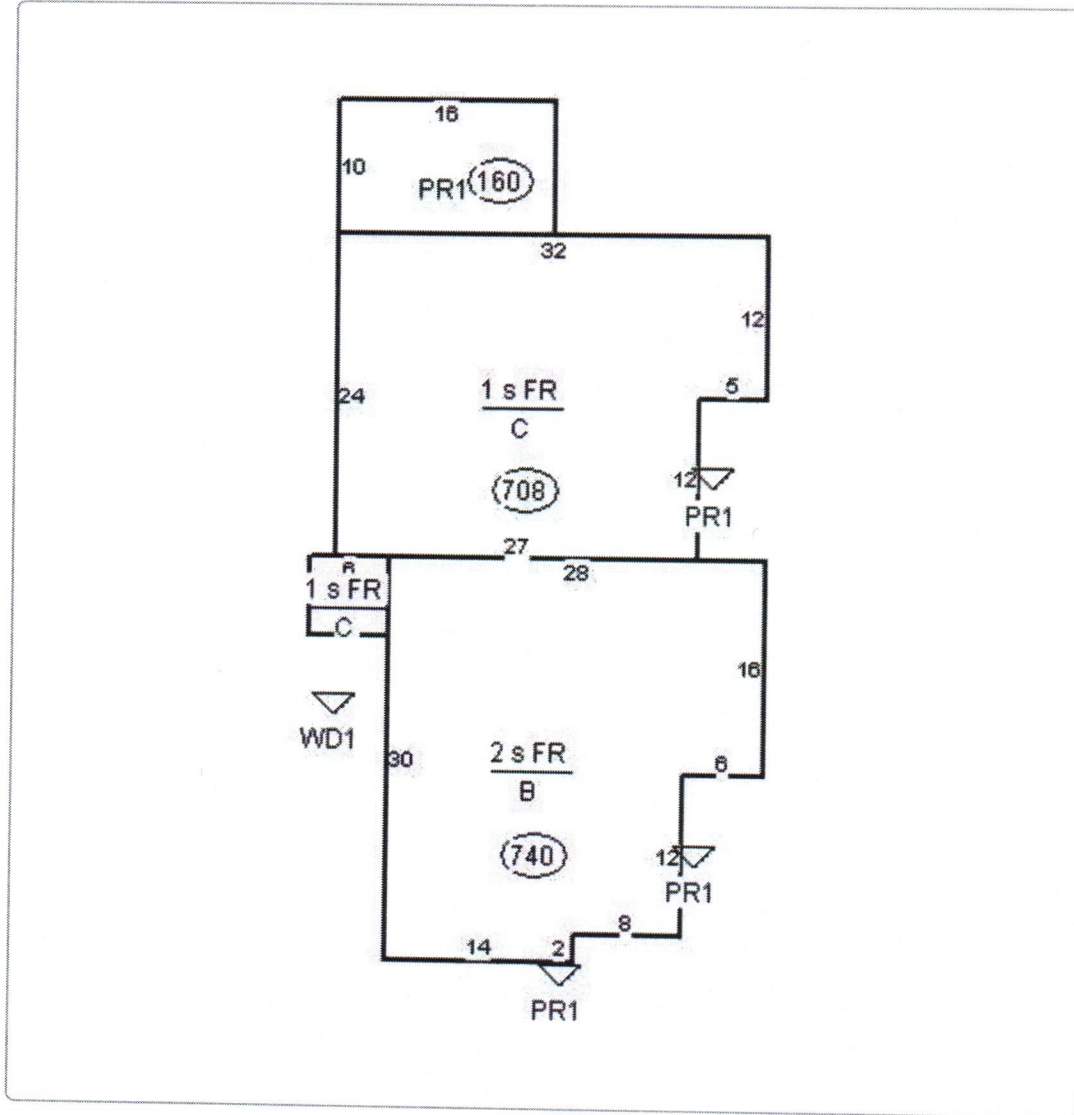
Payments

Detail:

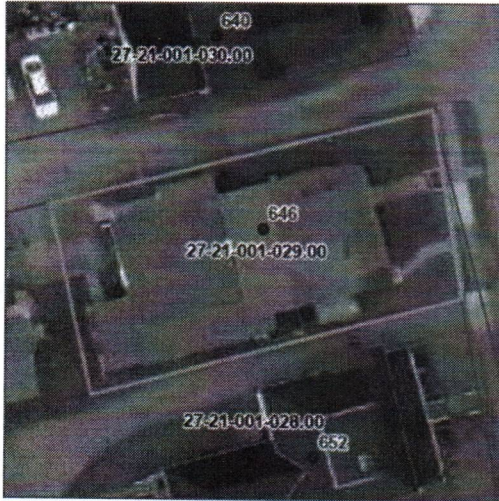
Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2024 Pay 2025	2/10/2025	OCR	\$582.35	OCR021025R-02102025-369-1
2023 Pay 2024	2/20/2024	OCR	\$460.12	OCR022024R-02202024-1880-1
2022 Pay 2023	2/15/2023	OCR	\$461.44	OCR021523R-02152023-822-1
2021 Pay 2022	2/11/2022	OCR	\$440.46	OCR021122-02112022-747-1
2020 Pay 2021	7/12/2021	OCR	\$196.68	OCR071221X-07122021-678-1
2020 Pay 2021	2/23/2021	OCR	\$196.68	OCR022321-02232021-1107-1
2019 Pay 2020	2/18/2020	OCR	\$399.34	OCR021820-02182020-1665-1

Total:	
Tax Year	Amount
2024 Pay 2025	\$582.35
2023 Pay 2024	\$460.12
2022 Pay 2023	\$461.44
2021 Pay 2022	\$440.46
2020 Pay 2021	\$393.36
2019 Pay 2020	\$399.34

Sketches



Map



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

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Contact Us



Summary

Parcel Number **27-21-001-029.01**
 Location Address **646 WASHINGTON ST**
 Acres **0.0584**
 Legal Description **I/L 586 PT & 587 PT REAR 0.058 AC**
 (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: **Yes**
 Owner Occupancy Credit: **Yes**

Notes

Current Deed Volume: 0444
 Current Deed Page: 0528

Owners

Owner Address **POOLE TRAVIS L & KATHERINE F / SURV**
 646 S WASHINGTON ST
 GREENFIELD OH 45123
 Tax Payer Address **POOLE TRAVIS L**
 KATHERINE F POOLE
 P O BOX 115
 GREENFIELD OH 45123

Tax Rates

Full Tax Rate: 42.550000
 Effective Tax Rate: 34.871115

My Tax Dollars

Owner: **Poole Travis L & Katherine F / Surv**
 Property Address: **646 Washington St**
 Total Appraised Value: **\$46,900**
 Total Assessed Value: **\$16,420**
 Estimated Yearly Taxes: **\$0.00**

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$4,300	\$3,600	\$3,600	\$3,600	\$3,100
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$42,600	\$25,500	\$25,500	\$25,500	\$22,200
Market Value	\$46,900	\$29,100	\$29,100	\$29,100	\$25,300
Land Value	\$1,510	\$1,260	\$1,260	\$1,260	\$1,090
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$14,910	\$8,930	\$8,930	\$8,930	\$7,770
Taxable Value	\$16,420	\$10,190	\$10,190	\$10,190	\$8,860

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	0.0584	48	48	53	66%	210	210	138.6	\$4,320
Total	0.0584								\$4,320

Dwellings

Card	
Number of Stories	1
Style	Conventional
Year Built	1994
Year Remodeled	0
Rooms	4
Bedrooms	2
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 Crawl
Attic	None
Finished Living Area	792
Unfinished Living Area	0
First Floor Area	792
Upper Floor Area	0
Half Floor Area	0
Finished Basement Area	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%)
WD1	Wood Deck	50	0	\$1,000
ST1	Stoop Masonry	32	0	\$1,000

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
1/2/2003	\$0	**PARCEL CREATED	POOLE TRAVIS L & KATHERINE F / SURV	2
1/2/2003	\$0	Unknown	**PARCEL CREATED	1

Recent Sales In Area

Sale date range:

From: To:

Distance:

Tax History

Tax Year <small>(click for detail)</small>	Delinquent	1st Half	2nd Half	Total Due
<input type="checkbox"/> 2024 Pay 2025	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2023 Pay 2024	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2022 Pay 2023	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2021 Pay 2022	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2020 Pay 2021	\$0.00	\$76.37	\$76.37	\$0.00
<input type="checkbox"/> 2019 Pay 2020	\$0.00	\$155.06	\$155.06	\$0.00
<input type="checkbox"/> 2018 Pay 2019	\$0.00	\$155.93	\$155.93	\$0.00

Payments

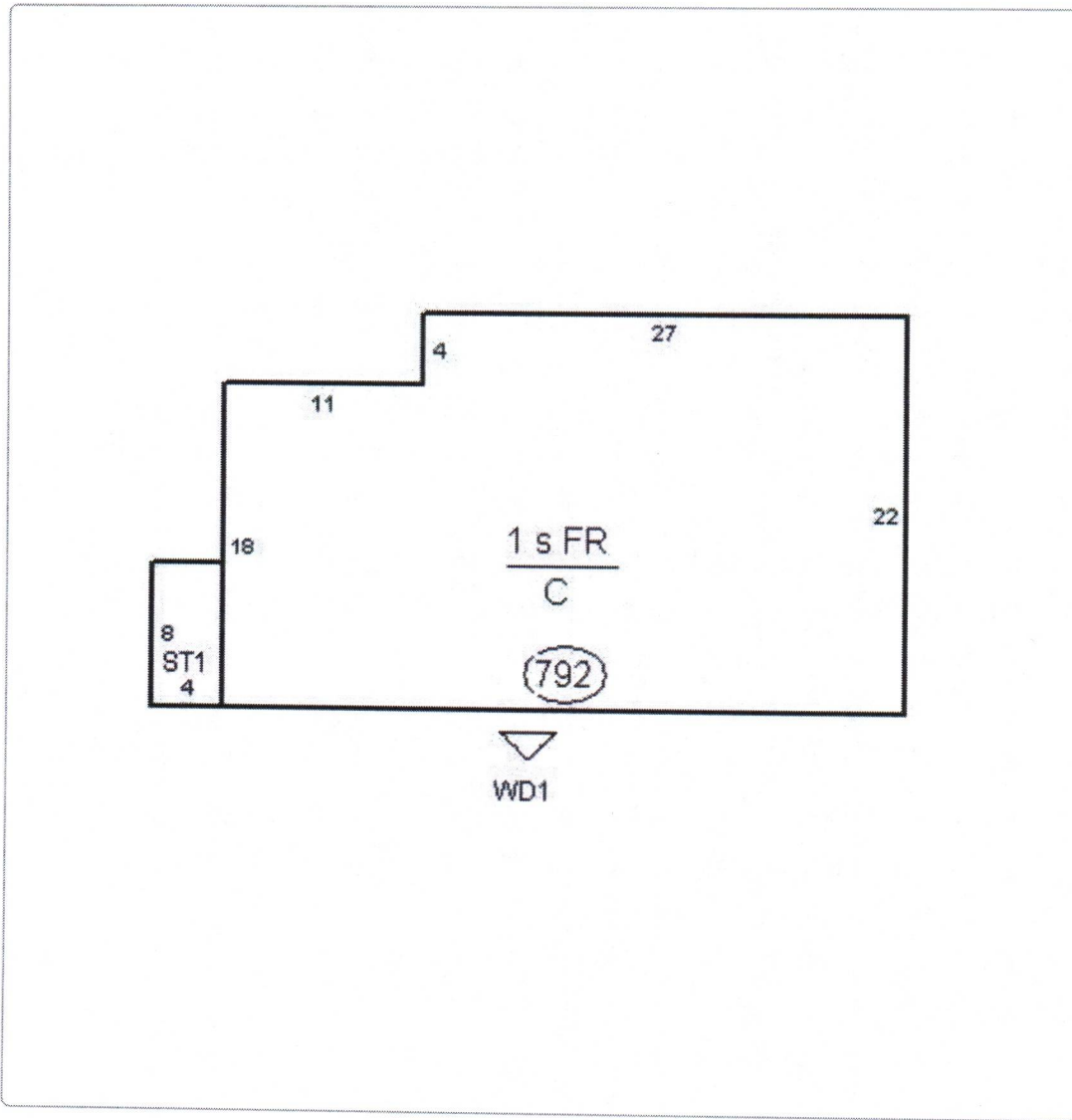
Detail:

Tax Year	Effective Payment Date	Paid By	Amount	Receipt Number
2020 Pay 2021	2/23/2021	OCR	\$152.74	OCR022321-02232021-1108-1
2019 Pay 2020	2/18/2020	OCR	\$310.12	OCR021820-02182020-1666-1

Total:

Tax Year	Amount
2020 Pay 2021	\$152.74
2019 Pay 2020	\$310.12

Sketches



Map



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

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