

Tax year 2023 BOR no. 0019 **FILED ON** DTE 1 Rev. 12/22
 County AshTabula Date received JAN 12 2024

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>Snowy Oak Tree Farm, LLC</u> | <u>P.O. Box 5 6620 Turner Rd Pierpont, OH</u> | <u>44082</u> |
| 2. Complainant if not owner | <u>---</u> | <u>---</u> | |
| 3. Complainant's agent | <u>Paul P. Meckling, DVM</u> | <u>P.O. Box 5 6620 Turner Rd. Pierpont, OH</u> | <u>44082</u> |
| 4. Telephone number and email address of contact person <u>440-577-1512</u> <u>snowy oak@windstream.net</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 <u>40 006 00 003 00</u> | | Address of property <u>6751 State Route 167 Pierpont, OH 44082</u> | |
| 7. Principal use of property <u>TREE FARM - The 50.69 acres will be managed as a certified tree farm.</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>400060000300</u> | <u>\$ 115,100</u> | <u>\$ 156,500</u> | <u>\$ 41,130</u> |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>The house, septic tank, hand dug wells, and 5 buildings (Flat barn, lean to, frame utility shed, granary, and milk house have been demolished, scrapped and buried as of July 20, 2023. The only building remaining is the 10x14 metal building. There is no longer a home site as it has been graded and prepared for tree planting this spring. Auditor has copy of Forest Management plan.</u> | | | |

* See attached demolition bill dated 7-25-2023 and Auditor's valuation.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 145,000; and attach information explained in "Instructions for Line 10" on back.
 * Attached Settlement Statement from Title Professionals, Ltd. dated 3-7-2023

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 \$ _____
Property has been prepared for Tree Planting in Spring 2024 by landowner.

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. No

- 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. No

- 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 1-12-2024 Complainant or agent (printed) Snowy Oak Tree Farm LLC Title (if agent) owner
Paul P. Meekins, DVM

Complainant or agent (signature) Paul P. Meekins, DVM
Snowy Oak Tree Farm, LLC

Sworn to and signed in my presence, this 12th day of January 2024
(Date) (Month) (Year)

Notary Suzanne Westlake

Suzanne Westlake, Notary Public
In and For the State of Ohio
My commission expires 2/6/24