

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2024-006
Feb. 10, 2025

DTE 1
Rev. 12/22

Tax year 2024 BOR no. _____

County MADISON 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.

Clear Form

Name		Street address, City, State, ZIP code	
1. Owner of property		Scott and Jennifer Shafer	
		233 W Main St. West Jefferson, Ohio 43162	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		760-217-3669 shaferscott23@gmail.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	
10-00514.000		233 W Main St. West Jefferson, Ohio 43162	
7. Principal use of property Single Family Dwelling			
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
10-00514.000	\$241,730	\$333,890	\$92,160
9. The requested change in value is justified for the following reasons: The home is an older home and has not had any upgrades made over previous years. Home was poorly "upgraded" before purchase in July 2021 and has been deteriorating in value since purchase. If this home was to be appraised it would not be appraised at the referenced market value of \$333,890.			

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

2025-02-10
5054-000-4505

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 02/10/2025 Complainant or agent (printed) Scott Shafer Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

*filed through email
Received by Rodgers
2/10/25
Madison County
Auditors Office*

OHIO MADISON COUNTY AUDITOR
2025 FEB 10 PM 3:43
LONDON, OHIO