

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

Tax year 2024 BOR no. 2024-008
 County MADISON Date received 2/19/2025

DTE 1
Rev. 12/22

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	PJG Properties EP LLC	1150 US 42 SE, London, OH 43140	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person PJG@bluebirdretirement.com 757.589.9000			
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		
17-00257.004	Junk Road		
17-00257.005	Junk Road		
7. Principal use of property Agriculture - CREP program			
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
17-00257.004	406,300	493,660	87,360
17-00257.005	200,000	848,660	648,660
9. The requested change in value is justified for the following reasons: Property was recently purchased through a bonafide arm's length transaction.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 1/9/2023
 and sale price \$ 606,300 ; 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

800-4508

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.

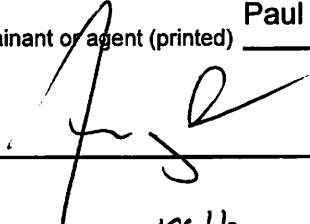
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

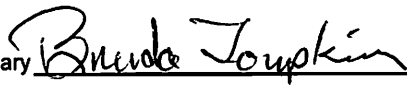
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/18/2025 Complainant or agent (printed) Paul J. Gross Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 18th day of FEBRUARY 2025
(Date) (Month) (Year)

Notary 



BRENDA TOMPKINS
Notary Public, State of Ohio
My Commission Expires:
May 19, 2029