

MADISON COUNTY
AUDITOR

2026 JAN 28 PM 3:46

LONDON, OHIO

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2025-001

Tax year _____ 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	ERIC M CHIN	3055 Dogwood CT, Plain City, Ohio, 43064	
2. Complainant if not owner	N/A	N/A	
3. Complainant's agent	N/A	N/A	
4. Telephone number and email address of contact person 614-824-7136 EricChin79@gmail.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00205.022		3055 DOGWOOD CT, PLAIN CITY, OH, 43064	
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
04-00205.022	\$243,170	\$326,450	-83,280
9. The requested change in value is justified for the following reasons: The requested change in value is justified because the increase in improvement value is not supported by any physical change or modernization to the property. While market conditions support the current land valuation, the structure has not experienced improvement or modernization sufficient to justify the increased improvement valuation. See attached "Section9_Eric_Chin.pdf"			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A
and sale price \$ N/A ; 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 \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

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100-2100

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.

-NA- E.M.C.

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.

-NA- E.M.C.

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 1/2/26 Complainant or agent (printed) ERIC M CHIN Title (if agent) N/A

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 2nd day of January 2026
(Date) (Month) (Year)

Notary Jacqueline Olivia Wright

X [Signature]



JACQUELINE OLIVIA WRIGHT
Notary Public, State of Ohio
My Commission Expires:
05/08/2028

9. The requested change in value is justified for the following reasons:

The requested change in value is justified because the increase in Improvement value is not supported by any physical change or modernization to the property. While market conditions support the current land valuation, the structure has not experienced improvement or modernization sufficient to justify the increased improvement valuation.

Supporting Facts

- The subject property is a single-family dwelling with no additions, remodels, or capital upgrades completed since 2019.
- Interior finishes, including kitchen cabinetry, flooring, bedrooms, and bathrooms, remain original builder-grade and exhibit wear and deterioration consistent with age.
- Major building components and systems, including plumbing, windows, and furnace, have not been replaced or modernized.
- In 2023, storm damage resulted in insurance-covered repairs to the roof and siding that restored the property to its prior condition using like-for-like materials, without upgrades or enhancement. These restorative repairs occurred after the valuation increase(s) and did not alter the condition, functionality, or quality of the improvements.
- No permits reflecting improvement or modernization were issued during the period associated with the increase in improvement value.
- The increase in appraised value since 2019 was not accompanied by any physical change to the improvements.
- Market conditions support the current land valuation; however, absent modernization or improvement, appreciation should not be attributed to the structure.

Basis for Requested Value

- Requested land value: **\$61,110** (current auditor value)
- Requested improvement value: **\$182,060** (last value reflecting condition without speculative inflation)
- Requested total appraised value: **\$243,170**

Photographs documenting the condition of the improvements are available upon request.