

MADISON COUNTY AUDITOR

Original Form

2025-008

Tax year 2025 BOR no. County MADISON Date received

2026 MAR 31 PM 2:02 LONDON, OHIO

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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

1. Owner of property		Name HUSSEN KADER ORTIZ		Street address, City, State, ZIP code 2908 TAYLOR BLAIR RD W JEFFERSON, OH	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		937-270-1529 KADER@DELPHOSWIRELESS.NET			
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			
08-00719.005		2908 TAYLOR BLAIR RD W. JEFFERSON, OH 43162			
7. Principal use of property		Residential single-family dwelling/Partial Agriculture Use (Hay Production/Livestock)			
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		
08-00719.005	\$1,100,000	\$1,585,580	-\$485,580		
9. The requested change in value is justified for the following reasons: Appraised value of \$1,585,580 exceeds market value. Adjacent property at 2898 Taylor Blair Rd is valued at \$1,211,490 and has superior features (pool, court). Other comparable sales range from \$954,000 - \$1,132,360. Subject lacks these amenities and is partially used for agriculture. Requested value: \$1,100,000. See attached.					

10. Was property sold within the last three years? [] Yes [X] 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 [X] No [] Unknown

Abe Kader (son) 937-245-9878

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 _____ Complainant or agent (printed) HUSSEN KADER ORTIZ Title (if agent) _____

Complainant or agent (signature) *Hussen Kader Ortiz*

Sworn to and signed in my presence, this 03/30/26 day of March 2026
(Date) (Month) (Year)

Notary *Harlie A. Dodd*

