

Tax year 2023 BOR no. 2023-K48-C-004

County Champaign Date received 2/2/2024

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	Urbana Investment Group LLC	c/o David Darby, Esq. Kooperman Mentel Ferguson Yaross, Ltd. 250 E. Town St., #200 Columbus, OH 43215	
2. Complainant if not owner	Urbana City School District Board of Education	711 Wood St. Urbana, OH 43078	
3. Complainant's agent	Carly Sherman, Esq.	Bricker Graydon LLP 100 S. Third St. Columbus, OH 43215	
4. Telephone number and email address of contact person: 937-535-3907; 937-535-3949 csherman@brickergraydon.com ; aschoulties@brickergraydon.com			
5. Complainant's relationship to property, if not owner: Board of Education of the School District in which the Subject Property is located with authority to file under R.C. 5715.19.			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See attachment	See attachment		
7. Principal use of property: Other Commercial Structures/Commercial Vacant Land/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
See attachment	See attachment	See attachment	See attachment
9. The requested change in value is justified for the following reasons: No change requested. The Auditor's current value for the involved parcels is correct.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale Unknown

and sale price \$Unknown; 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 Unknown and total cost \$ Unknown.

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

FILED

FEB 02 2024

KAREN T BAILEY, AUDITOR
CHAMPAIGN COUNTY, OH

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.

- See attachment

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 2-1-2024 Complainant or agent (printed) Carly Sherman Title (if agent) Attorney

Complainant or agent (signature) *Carly Sherman*

Sworn to and signed in my presence, this 1st day of February 2024
(Date) (Month) (Year)

Notary: *Melinda S. Grady*



MELINDA S. GRADY
Notary Public, State of Ohio
My Commission Expires August 4, 2024

ATTACHMENT FOR DTE FORM 1

(6) Parcel Numbers from Tax Bill

Parcel	Address of Parcel
K48-25-00-01-05-002-00	575 COLLEGE WAY
K48-25-00-01-05-002-01	COLLEGE WAY
K48-25-00-01-29-029-00	HOVEY ST
K48-25-00-01-29-030-00	APPLE DR
K48-25-00-01-29-031-00	APPLE DR
K48-25-00-01-29-032-00	APPLE DR
K48-25-00-01-29-033-00	APPLE DR
K48-25-00-01-29-034-00	APPLE DR
K48-25-00-01-29-035-00	APPLE DR
K48-25-00-01-29-036-00	THOMPSON ST
K48-25-00-01-29-044-00	THOMPSON ST
K48-25-00-01-29-045-00	THOMPSON ST
K48-25-00-01-29-046-00	THOMPSON ST
K48-25-00-01-29-047-00	APPLE DR
K48-25-00-01-29-048-00	APPLE DR
K48-25-00-01-29-049-00	APPLE DR
K48-25-00-01-29-050-00	APPLE DR
K48-25-00-01-29-051-00	APPLE DR
K48-25-00-01-29-052-00	APPLE DR
K48-25-00-01-29-053-00	APPLE DR
K48-25-00-01-29-054-00	APPLE DR
K48-25-00-01-29-055-00	APPLE DR
K48-25-00-01-29-056-00	APPLE DR
K48-25-00-01-29-057-00	HOVEY ST
K48-25-00-01-29-058-00	HOVEY ST
K48-25-00-01-29-059-00	HOVEY ST
K48-25-11-01-31-026-00	575 COLLEGE WAY
K48-25-11-01-31-028-00	S HIGH ST
K48-25-11-01-31-028-01	S HIGH ST

(8) The increase or decrease in market value sought.

Parcel Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
K48-25-00-01-05-002-00	\$2,379,750	\$2,379,750	\$0
K48-25-00-01-05-002-01	\$2,487,760	\$2,487,760	\$0
K48-25-00-01-29-029-00	\$8,000	\$8,000	\$0
K48-25-00-01-29-030-00	\$11,010	\$11,010	\$0
K48-25-00-01-29-031-00	\$10,300	\$10,300	\$0
K48-25-00-01-29-032-00	\$10,300	\$10,300	\$0
K48-25-00-01-29-033-00	\$10,300	\$10,300	\$0
K48-25-00-01-29-034-00	\$10,300	\$10,300	\$0
K48-25-00-01-29-035-00	\$9,600	\$9,600	\$0
K48-25-00-01-29-036-00	\$9,190	\$9,190	\$0
K48-25-00-01-29-044-00	\$8,450	\$8,450	\$0
K48-25-00-01-29-045-00	\$8,860	\$8,860	\$0
K48-25-00-01-29-046-00	\$13,870	\$13,870	\$0
K48-25-00-01-29-047-00	\$12,980	\$12,980	\$0
K48-25-00-01-29-048-00	\$11,020	\$11,020	\$0
K48-25-00-01-29-049-00	\$12,470	\$12,470	\$0
K48-25-00-01-29-050-00	\$15,100	\$15,100	\$0
K48-25-00-01-29-051-00	\$12,470	\$12,470	\$0
K48-25-00-01-29-052-00	\$12,470	\$12,470	\$0
K48-25-00-01-29-053-00	\$12,470	\$12,470	\$0
K48-25-00-01-29-054-00	\$12,110	\$12,110	\$0
K48-25-00-01-29-055-00	\$14,830	\$14,830	\$0
K48-25-00-01-29-056-00	\$12,640	\$12,640	\$0
K48-25-00-01-29-057-00	\$9,760	\$9,760	\$0
K48-25-00-01-29-058-00	\$8,220	\$8,220	\$0
K48-25-00-01-29-059-00	\$8,450	\$8,450	\$0
K48-25-11-01-31-026-00	\$224,850	\$224,850	\$0
K48-25-11-01-31-028-00	\$6,592,280	\$6,592,280	\$0
K48-25-11-01-31-028-01	\$348,580	\$348,580	\$0