

FILED

Tax year 2023

BOR no. 2024-K48-R-012

DTE 1
MAR 28 2024
Rev. 12/22

County Champaign

Date received 3/28/2024

KAREN T. BAILEY, AUDITOR
CHAMPAIGN COUNTY, 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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Bryce Carafa	104 Lafayette Ave Urbana	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-926-0047 bryce.carafa@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	
K48-25-00-04-27-024-00		328 W Church St	
7. Principal use of property Duplex Investment Property			
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
K-48-25-00-04-27-024-00	\$ 151,000	\$ 233,460	\$ 82,460
9. The requested change in value is justified for the following reasons: Overpriced "improvements", Comps with lower taxes, Bigger comps w/ lower values Higher rents and lower values for multiple comps			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/1/2022
and sale price \$ 52,750 ; 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 3/1/2023 and total cost \$ 112,000.

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

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 3-28-24 Complainant or agent (printed) Bryce Carata Title (if agent) _____

Complainant or agent (signature) *Bryce Carata*

Sworn to and signed in my presence, this 28 (Date) day of March (Month) 2024 (Year)

Notary *Molly J. Halrston*



Molly J. Halrston
Notary Public, State of Ohio
My commission expires July 15, 2024