

Clear Form

REC'D BY CC AUDITOR
JAN 13 '25 AM 9:42Tax year 2024 BOR no. 2024-04
County Clinton Date received 1-13-25DTE 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Mark + Holly Fox	286 S. South St. Wilmington OH 45150	
2. Complainant if not owner		762 McClelland Rd. Milford OH 45150	
3. Complainant's agent		(mail)	
4. Telephone number and email address of contact person 513-405-6413 mcaseyfox@hotmail.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		
290-21-14-41-0000-00	286 S. South St. Wilmington OH 45177		
7. Principal use of property home residence			
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
290-21-14-41-0000-00	\$79,500	276,600	197,100
9. The requested change in value is justified for the following reasons: House previously sold 2/14/04 for \$129,200. Fire occurred Aug '24 and property was sold to us for \$79,500, Dec 4, 2024. Extensive fire + smoke damage, busted windows, rotted gutters, neglect.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12-4-24
and sale price \$ 79,500 ; 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 ☒ No ☐ Unknown

SETTLEMENT STATEMENT

1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.
 6. FILE NUMBER: 24-TT-7130 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98 (FOX24-TT7130SOUTH.PFD/24-TT7130E)

D. NAME AND ADDRESS OF BUYER: Mark Casey Fox and Holly F. Fox, husband and wife 762 McClelland Rd. Milford, OH 45150	E. NAME AND ADDRESS OF SELLER: Rice Home Builders, LLC	F. NAME AND ADDRESS OF LENDER: Cash Purchase
G. PROPERTY LOCATION: 286 S. South St Wilmington, OH 45177 Clinton County, Ohio	H. SETTLEMENT AGENT: Trico Title Inc. PLACE OF SETTLEMENT 61 E. Main Street Ste 2 Wilmington, Ohio 45177	I. SETTLEMENT DATE: December 4, 2024

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	79,500.00	401. Contract Sales Price	79,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	971.00	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	80,471.00	420. GROSS AMOUNT DUE TO SELLER	79,500.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	3,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	654.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	3,000.00
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/24 to 12/04/24	3,385.63	511. County Taxes 01/01/24 to 12/04/24	3,385.63
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	6,385.63	520. TOTAL REDUCTION AMOUNT DUE SELLER	7,039.63
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	80,471.00	601. Gross Amount Due To Seller (Line 420)	79,500.00
302. Less Amount Paid By/For Buyer (Line 220)	(6,385.63)	602. Less Reductions Due Seller (Line 520)	(7,039.63)
303. CASH (X FROM) (TO) BUYER	74,085.37	603. CASH (X TO) (FROM) SELLER	72,460.37

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer

Mark Casey Fox

Holly F. Fox

Seller

Rice Home Builders, LLC

By: Derek Rice, Member

By: Dorman Rice, Member

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$	@	%	Paid From BUYERS FUNDS AT SETTLEMENT	Paid From SELLERS FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:						
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	% to					
802. Loan Discount	% to					
803. Appraisal Fee	to					
804. Credit Report	to					
805. Lender's Inspection Fee	to					
806. Mortgage Ins.App. Fee	to					
807. Assumption Fee	to					
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	to @ \$	/day	(days	%)		
902. MIP Totl ns. for Life Of Loan	for months to					
903. Hazard Insurance Premium for	1.0 years to					
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance	months @ \$	per month				
1002. Mortgage Insurance	months @ \$	per month				
1003. City/Town Taxes	months @ \$	per month				
1004. County Taxes	months @ \$	per month				
1005. Assessments	months @ \$	per month				
1006.	months @ \$	per month				
1007.	months @ \$	per month				
1008.	months @ \$	per month				
1100. TITLE CHARGES						
1101. Settlement/Closing Fee	to Trico Title, Inc.				150.00	150.00
1102. Legal Fees	to					
1103. Title Exam/Commitment Fee	to Gordon L. Rose, Attorney at Law				250.00	
1104. Title Insurance Binder	to Trico Title, Inc.				100.00	
1105. Deed Preparation	to Gordon L. Rose, Attorney at Law					100.00
1106. Processing Fee	to Trico Title, Inc.				50.00	50.00
1107. Payoff Courier Handle Fee	to Trico Title, Inc.					
(includes above item numbers:)						
1108. Title Insurance	to Stewart Title Guaranty Company			Reg. Price \$460	322.00	
(includes above item numbers:)						
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$ 79,500.00			322.00		
1111. Pkg Record/Final Title Update	to Trico Title Inc.				35.00	
1112. LLC Member Resolution	to Gordon L. Rose, Attorney at Law					75.00
1113.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	34.00 ; Mortgage \$			Releases \$	34.00	
1202. City/County Tax/Stamps: Conveyance	278.50 ; Lot Transfer			0.50		279.00
1203. State Tax/Stamps: Revenue Stamps						
1204.						
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey	to					
1302. Pest Inspection	to					
1303. Bank Wire-In Review Fee	to Trico Title, Inc.				30.00	
1304.						
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					971.00	654.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.



Travis L. Rose, Settlement Agent

Certified to be a true copy.