

Clear Form

REC'D BY CC AUDITOR
JAN 13 '25 AM 9:42

Tax year

2024

BOR no.

2024-04

DTE 1
Rev. 12/22

County

Clinton

Date received

1-13-25

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	
2. Complainant if not owner		762 McClelland Rd. Milford OH	
3. Complainant's agent		(mail) 45150	
4. Telephone number and email address of contact person	513-405-6413 mcasey Fox@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 2/14/24 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

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 12-10-24 Complainant or agent (printed) Mark Fox Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 11th day of December, 2024
(Date) (Month) (Year)

Notary 



MADISON KEELEY
Notary Public, State of Ohio
Commission Number
2023-RE-863818
My Commission Expires
May 15, 2028

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 3/25 (FOX24-TT7130SOUTH.PFD)24-TT-7130(6)

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:

80-0326346

Trico Title Inc.

I. SETTLEMENT DATE:

December 4, 2024

PLACE OF SETTLEMENT

61 E. Main Street Ste 2
Wilmington, Ohio 45177

J. SUMMARY OF BUYER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BUYER:

101. Contract Sales Price	79,500.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	971.00
104.	
105.	

Adjustments For Items Paid By Seller in advance

106. City/Town Taxes	to	
107. County Taxes	to	
108. Assessments	to	
109.		
110.		
111.		
112.		

120. GROSS AMOUNT DUE FROM BUYER 80,471.00

200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:

201. Deposit or earnest money	3,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

Adjustments For Items Unpaid By Seller

210. City/Town Taxes	to	
211. County Taxes	01/01/24 to 12/04/24	3,385.63
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		

220. TOTAL PAID BY/FOR BUYER 6,385.63

300. CASH AT SETTLEMENT FROM/TO BUYER:

301. Gross Amount Due From Buyer (Line 120)	80,471.00
302. Less Amount Paid By/For Buyer (Line 220)	(6,385.63)
303. CASH (X FROM) (TO) BUYER	74,085.37

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:

401. Contract Sales Price	79,500.00
402. Personal Property	
403.	
404.	
405.	

Adjustments For Items Paid By Seller in advance

406. City/Town Taxes	to	
407. County Taxes	to	
408. Assessments	to	
409.		
410.		
411.		
412.		

420. GROSS AMOUNT DUE TO SELLER 79,500.00

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	654.00
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506. Deposit retained by seller	3,000.00
507.	
508.	
509.	

Adjustments For Items Unpaid By Seller

510. City/Town Taxes	to	
511. County Taxes	01/01/24 to 12/04/24	3,385.63
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		

520. TOTAL REDUCTION AMOUNT DUE SELLER 7,039.63

600. CASH AT SETTLEMENT TO/FROM SELLER:

601. Gross Amount Due To Seller (Line 420)	79,500.00
602. Less Reductions Due Seller (Line 520)	(7,039.63)
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

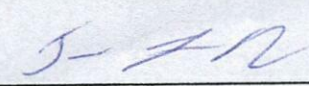
By: Derek Rice, Member

By: Dorman Rice, Member

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price			\$	@	%	PAD FROM BUYERS FUNDS AT SETTLEMENT	PAD 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 Totlns. 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/Stamp:	Conveyance	278.50	; Lot Transfer	0.50			279.00
1203. State Tax/Stamp:	Revenue Stamps		; Mortgage				
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.



Real Property Conveyance Fee Statement of Value and Receipt



If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type instrument	WD	Tax list year	2023	County number	14	Tax. dist. number	3010	Date	12/10/2024
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Property located in CITY OF WILMINGTON taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 290-21-14-41-0000-00 Map book 27 Page 291

Description MS 1057 LT 73 286 S SOUTH ST Platted _____ Unplatted _____

Auditor's comments: Split _____ New plat _____ New improvements _____ Partial value _____

C.A.U.V _____ Building removed _____ Other _____

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name Rice Home Builders, LLC Phone _____

2. Grantee's name Mark Casey Fox and Holly F. Fox, husband and wife Phone _____

Grantee's address 762 McClland Rd., Milford, OH 45150

3. Address of property 286 S. South St., Wilmington, OH 45177

4. Tax billing address 762 McClland Rd., Milford, OH 45150

5. Are there buildings on the land? ☒ Yes No If yes, check type:
☒ 1, 2 or 3 family dwelling Condominium Apartment: No. of units _____
☐ Manufactured (mobile) home ☐ Farm buildings ☐ Other _____
If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract
Trade Life estate Leased fee Leasehold Mineral rights reserved Gift
Grantor is mortgagee ☒ Other Fee Simple

7. a) New mortgage amount (if any)\$ _____
b) Balance assumed (if any)\$ _____
c) Cash (if any)\$ _____ 79,500.00
d) Total consideration (add lines 7a, 7b and 7c)\$ 79,500.00
e) Portion, if any, of total consideration paid for items other than real property\$ _____
f) Consideration for real property on which fee is to be paid (7d minus 7e)\$ 79,500.00
g) Name of mortgagee _____
h) Type of mortgage ☐ Conv. ☐ F.H.A. ☐ V.A. ☐ Other _____
i) If gift, in whole or part, estimated market value of real property\$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes ☒ No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes ☒ No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? I Yes ☒ No If yes, is the property a multi-unit dwelling? I Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Signature of grantee or representative _____ Date December 4, 2024

Number	774
No. of Parcels	1
DTE Code No.	510
Neigh. Code	
No. of Acres	
Land Value	10500
Bldg. Value	86310
Total Value	96810
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	79500
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	27794

Transfer Fee 150

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ 278.25 has been paid by REP./GRANTEE and received by the CLINTON county auditor.

Terence G. Habermehl

County Auditor

Date 12/10/2024

RLS