

REC'D BY CC AUDITOR
JAN 7 '26 AM9:56Tax year 2025 BOR no. 2025-37
County CLINTON Date received 1/7/26**Complaint Against the Assessment of Real Property Other than Market Value**

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

| | Name | Street address, City, State, ZIP code |
|--|-------------------------|---------------------------------------|
| 1) Owner of property | HUNTERS PROPERTIES LLC | PO BOX 837, HILLSBORO, OH, 45133 |
| 2) Complainant if not owner | | |
| 3) Complainant's agent | | |
| 4) Telephone number of contact person | (937) 725-5124 | |
| 5) Email address of complainant | MICHAELSODINI@GMAIL.COM | |
| 6) Complainant's relationship to property, if not owner | | |
| If more than one parcel number is included, see "Multiple Parcels" on back | | |
| 7) Parcel number from tax bill | # Acres, if applicable | Address of property |
| 270020204000000 | 16.1928 | 1870 US 68 WILMINGTON OHIO 45177 |
| 270020206000000 | 9.3538 | 1870 US 68 WILMINGTON OHIO 45177 |
| 270020203000000 | 15.1320 | 1870 US 68 WILMINGTON OHIO 45177 |
| | | |

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
|---------------|---|--|-----------------------------|
| | | | |
| | | | |
| | | | |

10) The requested change is justified for the following reasons:

Purchased land that previous landowner did not sign up for CAUV. He thought we could sign up once the land was purchased, but it was past the deadline before we were aware he hadn't reapplied for CAUV.

11) 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.

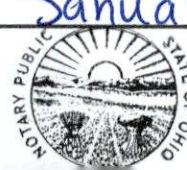
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalty 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 1-6-2026 Complainant or agent Natalie Sodini Title (if agent) _____

Sworn to and signed in my presence, this 6th day of January year 2026

Notary Natalie Adkins Signature



NATALIE MARIE ADKINS
Notary Public
State of Ohio
My Comm. Expires
July 24, 2028

Initial Application for the Valuation of Land at Its Current Agricultural Use**File with the county auditor prior to the first Monday in March. Include a \$25 filing fee.**

1. Owner's name Hunters Properties LLC Phone 937-725-5124 E-mail michaelsodini@gmail.com
 2. Owner's mailing address PO BOX 837 HILLSBORO OH 45133 REF

| Parcel number | Acres | Parcel number | Acres |
|-----------------|-------|-----------------|-------|
| 270020204000000 | 16.19 | 270020207000000 | .65 |
| 270020206000000 | 9.35 | | |
| 270020203000000 | 15.13 | | |
| 270020202000000 | 30 | | |

4. If the **TOTAL acreage being used exclusively for commercial agriculture purposes is less than ten acres**, show the total gross income from agricultural products. If the **TOTAL acreage is ten or more acres**, specify the number of acres and land use for the last three years.

| Year | Farmed Acres | Use of Land (Crop) | Units/Acre | Price/Unit | Gross Income |
|-------------|--------------|--------------------|------------|------------|--------------|
| Last year | 66 | Corn | | | |
| 2 years ago | 66 | Soybeans | | | |
| 3 years ago | 66 | Corn | | | |

5. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

| | |
|--|--------------------|
| Anticipated land use for the current year: Farming | Acres |
| Commodity crops – corn/soybeans/wheat/oats | <u>Soybeans</u> 66 |
| Hay – baled at least twice a year | |
| Permanent pasture – used for commercial animal husbandry | |
| Noncommercial woodland – contiguous to 10 (ten) acres of farmed land | 3 |
| Commercial timber | |
| Other crops – nursery stock/vegetables/flowers | |
| Homesite(s) – minimum 1 (one) acre per house | 2 |
| Roads/waste/pond | .32 |
| Conservation program – CRP/CREP/etc. (provide the contract and map) | |
| Conservation practices limited to 25% or less of total acreage (provide map) | |
| Other use, e.g. agritourism, biofuel production | |
| Total acres – must match acres above | 71.32 |

6. Is this land farmed by someone other than the owner? No (yes/no) If yes, provide contact information (name and phone number) _____

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

Signature of owner: M. Sodini Date: 1-6-2026

County Auditor's Use Only

Receipt for Payment of Fee: I hereby certify that the owner paid the filing fee of \$25 on the date this application was filed.

James G Habenall Jr
County auditor

1-06-2026
Date filed with county auditor

| Name on tax list | Taxing district | Parcel number | Number of acres |
|------------------|-----------------|---------------|-----------------|
|------------------|-----------------|---------------|-----------------|

PD \$25.00 CK # 1385