

REC'D BY CC AUDITOR
JAN 7 '26 AM 9:56Tax year 2025 BOR no. 2025-1
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 Signature _____ 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

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*

3.	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	<i>Soybeans</i> 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: Michael 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.

Jerome G Habersall Jr
County auditor

1-06-2026
Date filed with county auditor

Name on tax list

Taxing district

Parcel number

Number of acres

Dr. \$ 25.00 11/1285