



Tax year 2025 BOR no. 2025-17
County Clinton Date received 3/11/26

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 Leksan & Hsiao Yun Ho	112 Thompson Ct Wilmington OH 45177	
2. Complainant if not owner	n/a		
3. Complainant's agent	n/a		
4. Telephone number and email address of contact person			
(513) 519-7298 mleksan@aol.com			
5. Complainant's relationship to property, if not owner n/a			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
010-02-01-04-0046-00		112 Thompson Court Wilmington OH 45177	
7. Principal use of property 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
010-02-01-04-0046-00	\$ 794,714	\$ 876,200	\$(81,486)
9. The requested change in value is justified for the following reasons: The square footage listed on county website is incorrect. Refer to the attached documentation for correct measurements and calculations.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A 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. N/A

- 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. N/A

- 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 2/20/26 Complainant or agent (printed) Mark Leksan Hsiao Yun Ho Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 20 day of FEBRUARY 2026

Notary [Signature]



STEPHANIE A. OAKLEY
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Auglaize County
My Comm. Exp. 3/3/29

Correct Square Footage for 112 Thompson Court
Parcel # 010-02-01-04-0046-00

SF per Sketch on Clinton County Auditor site

	<u>Floor Area</u>	<u>Living Area</u>
1st Floor	2,539	2,539
2nd Floor	1,375	1,375
Basement	2,539	0
	<u>6,453</u>	<u>3,914</u>

Actual SF per builder drawing

	<u>Floor Area</u>	<u>Living Area</u>
1st Floor	2,554	2,554
2nd Floor	996	996
Basement	2,539	0
	<u>6,089</u>	<u>3,550</u>

Lower SF per builder drawing (364)
Actual SF as % of County Sketch SF 90.70%

<u>Improvement</u>	<u>Appraised</u>	<u>Assessed</u>
Appraised Value per County Site	\$876,200	\$306,670
Appraised Value at Lower SF	\$794,714	\$278,150

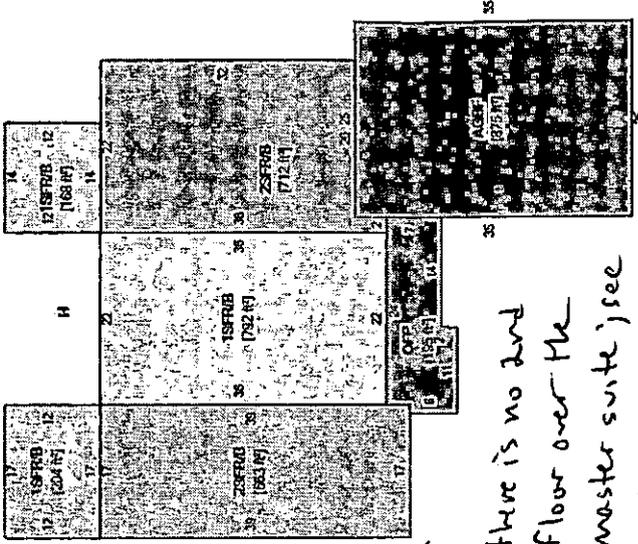
<u>Overall</u>	<u>Original Assessed</u>	<u>Revised Assessed</u>
Land	\$38,360	\$38,360
Improvement	\$306,670	\$278,150
Total	<u>\$345,030</u>	<u>\$316,510</u>

91.73%

Tax Assessed by County \$11,441

Revised Tax based on corrected SF \$10,496

ID	Description	Size
A	25FR/B (2 STORY FRAME / BASEMENT)	665
B	15FR/B (1 STORY FRAME / BASEMENT)	792
C	25FR/B (2 STORY FRAME / BASEMENT)	712
D	AGBF (ATACHD GAR BRK (NSHD))	875
E	OPF (OPEN FRAME PORCH)	195
F	15FR/B (1 STORY FRAME / BASEMENT)	204
G	15FR/B (1 STORY FRAME / BASEMENT)	165
H	CPAT (CONCRETE PATIO)	865
I	WDDK (WOOD DECK)	16



There is no 2nd floor over the master suite; see enclosed drawings

Floor	Floor Area (ft ²)	Living Area (ft ²)
First Floor	2,539	2,539
Full Upper Floor	1,375	1,375
Basement	2,539	0
Total	6,453	3,914

