

REC'D BY CC AUDITOR
MAR 17 '26 PM 3:04

Tax year 2025 BOR no. 2025-20
County Clinton Date received 3/17/26

DTE 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	R.L.R. Investments, L.L.C.	600 Gilliam Road Wilmington, OH 45177	
2. Complainant if not owner	Wilmington City School District Bd. of Edn.	341 South Nelson Avenue, Wilmington, OH 45177	
3. Complainant's agent	Robert M. Morrow	612 Park Street, Ste 300, Columbus, OH 43215	
4. Telephone number of contact person	614-573-3015		
5. Email address of complainant	bmorrow@parkstreetlg.com		
6. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
190051606000000	420 Curry Road		
8. Principal use of property	industrial / vacant land		
9. 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
190051606000000	800,000	217,500	582,500
10. The requested change in value is justified for the following reasons: Recent sale of parcel is best evidence of value.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 05/23/2024 and sale price \$ 800,000.00 ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

Continued on next page

16. 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 3-17-26 Complainant or agent Robert M. Morrow Title (if agency) Attorney

[Signature]
Signature

Sworn to and signed in my presence, this 17th day of March, year 2026

Notary Leanna Carpenter
Signature



LEANNA CARPENTER
Notary Public, State of Ohio
My Commission Expires:
06-04-2029



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.

OWNER OCCUPANCY HOMESTEAD

Type instrument: WD	Tax Est year: 2023	County number: 14	Tax dist. number: 1060	Date: 5/23/2024
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Property located in **LIBERTY TWP-WILM.CSD** taxing district
 Name on tax duplicate _____ Tax duplicate year _____
 Acct. or permanent parcel no. **190-05-16-06-0000-00** Map book **45** Page **139**
 Description: **MS:1733-2248-420 CURRY RD 11-157AC** Platted Unplatted
 Auditor's comments: Split New plat New improvements Partial value
CA.U.V. Building removed Other RES TO BE 11-154AC 25DUP

Number	297
No. of Parcels	1
DTE Code No.	300
Height Code	
No. of Acres	
Land Value	76160
Bldg. Value	0
Total Value	76160
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	800000
DTE Use Only Valid sale	1 Yes / 2 No
eReceipt #	24048033
Receipt Number	

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

1. Grantor's name Diverse Building Solutions, Inc. Phone _____
 2. Grantee's name R.L.R. Investments, LLC Phone 239-275-2304
 Grantee's address 600 Gilman Rd., Wilmington, OH 45177
 3. Address of property 420 Curry Rd., Wilmington, OH 45177
 4. Tax billing address 600 Gilman Rd., Wilmington, OH 45177
 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? undecided
 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 arms-length
 7. a) New mortgage amount (if any) \$ _____
 b) Balance assumed (if any) \$ _____
 c) Cash (if any) \$ 800,000.00
 d) Total consideration (add lines 7a, 7b and 7c) \$ 800,000.00
 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) \$ 800,000.00
 g) Name of mortgagee _____
 h) Type of mortgage Conv. FHA VA 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.) Was this property the grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? 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 [Signature] Date 5-20-24

Transfer Fee 0.50 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 \$ 2800.00 has been paid by REP GRANTEE and received by the CLINTON county auditor.
 Terence G. Habermehl County Auditor Date 5/23/2024 RLS

VERIFIED VIA OHIO SECRETARY OF STATE WEBSITE. Grantor Signature IS AGENT OF GRANTOR, INC.

Instructions to Grantee or Representative for Completing Real Property Conveyance Fee Statement of Value

DTE 100
Rev. 5/20
Page 2

Complete lines 1 through 10 in box.

WARNING: All questions must be completed to the best of your knowledge to comply with Ohio Revised Code (R.C.) section 319.202. Persons willfully failing to comply or falsifying information are guilty of a misdemeanor of the first degree (R.C. section 319.99(B)). It is important that the information on this form be accurate as it will be used to determine whether all real property, including this property, is uniformly assessed for real property tax purposes.

Note: The county auditor has discretionary power under R.C. section 319.202(A) to request additional information in any form of documentation deemed necessary to verify the accuracy of the information provided by the grantee on this front of the form.

Line 1 List grantor's name as shown in the deed or other instrument conveying this real property.

Line 2 List grantee's name as shown in the deed or other instrument conveying this real property and the grantee's mailing address.

Line 3 List address of property conveyed by street number and name.

Line 4 List complete name and address to which tax bills are to be sent. **CAUTION:** Each property owner is responsible for paying the property taxes on time even if no tax bill is received.

Line 5 If there are no buildings on the land conveyed, check "no." If there are buildings, check "yes" and the appropriate box that describes the type of buildings. If other, describe briefly the type of buildings, such as "office building."

Line 6 Show any special condition of sale that would affect the consideration. If any of the special conditions noted are involved, check the appropriate box. Briefly describe other conditions in the space provided.

Line 7 a) Enter amount of new mortgage on this property (if any).

b) Enter amount of the balance assumed on an existing mortgage (if any).

c) Enter cash paid for this property (if any).

d) Add lines 7a, 7b and 7c.

e) If any portion of the consideration reported on line 7d was paid for items other than real property, enter the portion of the consideration paid for those items.

f) Deduct line 7e from line 7d and enter the difference on this line.

g) List mortgagee or mortgagees (the party who advances the funds for a mortgage loan).

h) Check type of mortgage.

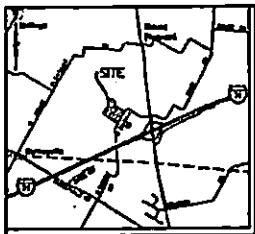
i) In the case of a gift, in whole or part, enter the estimated price that the real estate would bring in the open market.

Line 8 If the grantor has indicated that the property to be conveyed will receive the senior citizen, disabled person or surviving spouse homestead exemption for a preceding or current tax year under R.C. section 323.152(A), grantor must complete DTE 101 or submit a statement that complies with the provisions of R.C. section 319.202(A)(2), and the grantee must submit such form to the county auditor along with this statement.

Line 9 If the grantor has indicated that the property to be conveyed qualified for current agricultural use valuation for the preceding or current tax year under R.C. section 5713.30, the grantor must complete DTE 102 or a statement that complies with R.C. section 319.202(B)(2), and the grantee must submit such form to the county auditor along with this statement.

Line 10 Complete line 10 (application for owner-occupancy reduction on qualified levies) only if the parcel is used for residential purposes. To receive the owner-occupancy homestead tax reduction on qualified levies for next year, you must own and occupy your home as your principal place of residence (domicile) on Jan. 1 of that year. A homeowner and spouse may receive this reduction on only one home in Ohio. Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.

The real property conveyance fee is payable on the amount of money reported on either item 7f or 7i.



LEGEND

Zone 1-1	Zone 1-2	Zone 1-3	Zone 1-4	Zone 1-5	Zone 1-6	Zone 1-7	Zone 1-8	Zone 1-9	Zone 1-10
...

PROPERTY INFORMATION

Parcel ID	Owner	Area (Acres)	Notes
...

DEED RECORDS

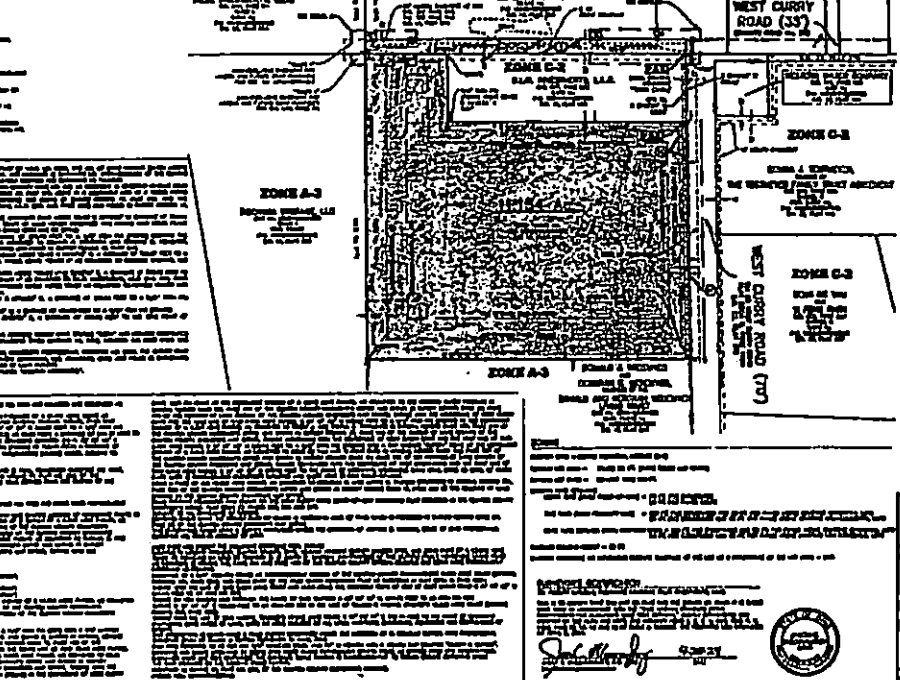
Deed No.	Book	Page	Date	Party
...

NOTICE OF SALE

CLAYTON COUNTY ENGINEER
 RECORD OF LAND SERVICE
 DATE APRIL 18, 2014
 SCALE 1"=100'
 RECORD REFERENCE
 DOCUMENT NO. 2013-00000000
 CONCEPT LIBRARY
 METRIC EASY BLANK (713)

GENERAL NOTES

1. All work shall be in accordance with the plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall maintain access to all adjacent properties.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the protection of all existing utilities.
6. The contractor shall be responsible for the removal and disposal of all debris.
7. The contractor shall be responsible for the cleanup of all work areas.
8. The contractor shall be responsible for the maintenance of all equipment.
9. The contractor shall be responsible for the payment of all taxes and fees.
10. The contractor shall be responsible for the completion of all work within the specified time frame.



LEGEND

Zone 1-1
Zone 1-2
Zone 1-3
Zone 1-4
Zone 1-5
Zone 1-6
Zone 1-7
Zone 1-8
Zone 1-9
Zone 1-10

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RAMAR LAND CORP.

MCCARTY ASSOCIATES, L.L.C.

2014 APR 18 10:00 AM

3-297