

FILED

Tax year 2025 BOR no. _____
County Greene Date received 2/12/26

DTE 1
Rev. 12/22

2026 FEB 12 AM 11:44 **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.

FEE _____ EXEMPT 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.

GREENE COUNTY AUDITOR

	Name	Street address, City, State, ZIP code	
1. Owner of property	Stephen W. Sepeck III	3764 Lujon Dr., Beavercreek OH, 45431	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>937-672-6548; stephen.sepeck.1@us.af.mil</u>			
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	
B42-0001-0011-0-0081-00		3776 Lujon Dr., Beavercreek OH 45431	
7. Principal use of property <u>investment rental after rehab</u>			
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
B42-0001-0011-0-0081-00	\$125,000	\$187,520	\$62,520
9. The requested change in value is justified for the following reasons: I recently purchased my neighbors house (10/10/2025) for \$160,000.00, significantly over understood value due to unseen needed refurbishment caused by years of same family ownership since built in 1957, little to no upkeep, significant termite damage, water damage, plumbing issues, roofing age, electrical age, and significantly in need of updates (windows, doors, bathrooms, etc...), which would be well over \$62,520 to pay for, not to mention the time it will take to get them completed. I had been neighbors to the owner since 2008 when I moved next door, expected better from his family after he passed and all I had done for him and his mom over the years. Lesson learned.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/10/2025
and sale price \$ 160,000.00 ; 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 10/10/25 start, ongoing and total cost \$ <\$10k

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 11 Feb 2026 Complainant or agent (printed) Stephen W. Sepeck III Title (if agent) _____

Complainant or agent (signature) Stephen W. Sepeck III

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____