

Tax year 2025 BOR no. 29-012-2026

DTE 1
Rev. 12/22

County Greene Date received 3/10/26

FILED

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

2026 MAR -10 PM 7:53

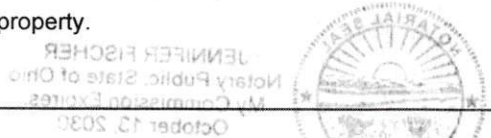
Attach additional pages if necessary.

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.

T13838-25		Name	Street address, City, State, ZIP code
1. Owner of property		Woodcroft MOB LLC	Jason Appel 679 Jefferson Street West Hempstead, NY 11552
2. Complainant if not owner		N/A	
3. Complainant's agent		Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
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	
B42-0003-0010-0-0210-00		38 42 Woodcroft Trl	
		Beavercreek	
7. Principal use of property medical clinics/offices			
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
B42-0003-0010-0-0210-00	750,000	1,210,840	-460,840
9. The requested change in value is justified for the following reasons: Recent arm's length sale of property.			



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01/15/2026

and sale price \$ 750,000 ; and attach information explained in "Instructions for Line 10" on back. *(Deed and coverage see statement attached)*

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 \$ N/A

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 3/6/2026 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Handwritten Signature]

Sworn to and signed in my presence, this 6th day of March 2026
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030