

Clear Form

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	Phillip & Maureen Zollos	3921 E. Lake Road -Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-823-9649 - aristoninv@yahoo.com			
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	
0300043101011		3921 E. Lake Road-Sheffield Lake, OH 44054	
7. Principal use of property			
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
0300043101011	\$650,000	\$859,780	\$208,780
9. The requested change in value is justified for the following reasons: Market and professional appraisal completed that justifies the adjustment			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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.

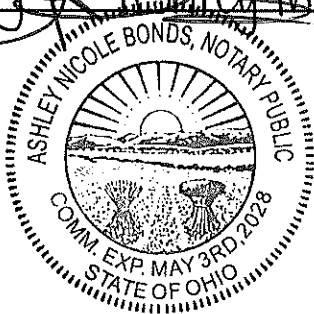
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/30/25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Maureen Zellos*

Sworn to and signed in my presence, this 30th day of March 2025
(Date) (Month) (Year)

Notary *Ashley Nicole Bonds*



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☒ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	CONCORD VILLAGE PHASE ONE LLC	3401 Enterprise Pkwy.#205 Beachwood OH	
2. Complainant if not owner		44122	
3. Complainant's agent	KENNETH J. FISHER, ATTY. AT LAW	50 Public Sq.#3301 Cleveland OH 44113	
4. Telephone number and email address of contact person	(216) 696-7661 kfisher@fisher-lpa.com		
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		
SEE ATTACHED EXHIBIT "A"			
7. Principal use of property	Residential Rentals		
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
SEE ATTACHED			
EXHIBIT "B"			
TOTAL:	\$4,244,660	\$6,243,070	-\$1,998,410
9. The requested change in value is justified for the following reasons: The 2024 County FMV does not accurately reflect the true FMV of the subject Property.			

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.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

EXHIBIT "A"

PARCEL

ADDRESS

04-00-016-703-001	36661 Bordeaux
04-00-016-703-002	36651 Bordeaux
04-00-016-703-003	36671 Bordeaux
04-00-016-703-004	36641 Bordeaux
04-00-016-703-005	36611 Bordeaux
04-00-016-703-006	36621 Bordeaux
04-00-016-703-007	36601 Bordeaux
04-00-016-703-008	36631 Bordeaux
04-00-016-703-010	1497 Chenin Run
04-00-016-703-011	1495 Chenin Run
04-00-016-703-012	1493 Chenin Run
04-00-016-703-014	36640 Bordeaux
04-00-016-703-015	36650 Bordeaux
04-00-016-703-016	36660 Bordeaux
04-00-016-703-017	36670 Bordeaux
04-00-016-703-018	36620 Bordeaux
04-00-016-703-019	36610 Bordeaux
04-00-016-703-020	36630 Bordeaux
04-00-016-703-021	36600 Bordeaux
04-00-016-703-022	1489 Chenin Run
04-00-016-703-023	1487 Chenin Run
04-00-016-703-026	1479 Chenin Run
04-00-016-703-027	1477 Chenin Run

EXHIBIT "B"

PARCEL NUMBER	COLUMN A COMPLAINANT'S OPINION OF VALUE	COLUMN B CURRENT VALUE FULL MARKET VALUE	COLUMN C CHANGE IN VALUE
04-00-016-703-001	\$157,770	\$235,370	(\$77,600)
04-00-016-703-002	\$160,070	\$238,350	-78,280
04-00-016-703-003	\$167,570	\$245,600	-78,030
04-00-016-703-004	\$164,730	\$244,520	-79,790
04-00-016-703-005	\$159,930	\$238,160	-78,230
04-00-016-703-006	\$157,770	\$235,370	-77,600
04-00-016-703-007	\$166,770	\$244,520	-77,750
04-00-016-703-008	\$165,530	\$245,600	-80,070
04-00-016-703-010	\$236,310	\$354,450	-118,140
04-00-016-703-011	217,530	\$313,120	-95,590
04-00-016-703-012	\$237,170	\$355,560	-118,390
04-00-016-703-014	\$174,450	\$240,600	-66,150
04-00-016-703-015	\$174,250	\$240,370	-66,120
04-00-016-703-016	\$170,050	\$235,370	-65,320
04-00-016-703-017	\$170,320	\$235,700	-65,380
04-00-016-703-018	\$164,730	\$244,520	-79,790
04-00-016-703-019	\$165,530	\$245,600	-80,070
04-00-016-703-020	\$160,070	\$238,350	-78,280
04-00-016-703-021	\$157,770	\$235,370	-77,600
04-00-016-703-022	\$246,190	\$353,950	-107,760
04-00-016-703-023	\$235,310	\$336,130	-100,820
04-00-016-703-026	\$196,160	\$335,950	-139,790
04-00-016-703-027	\$238,680	\$350,540	-111,860
TOTAL:	\$4,244,660	\$6,243,070	(\$1,998,410)

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 03/31/2025 Complainant or agent (printed) Kenneth J. Fisher Title (if agent) Atty. at Law

Complainant or agent (signature) *Kenneth J. Fisher*

Sworn to and signed in my presence, this

31st
(Date)

day of

March
(Month)

2025
(Year)

Notary

Kimberly A. Lynch



KIMBERLY A LYNCH
Notary Public
State of Ohio
My Comm. Expires
March 10, 2026

Clear Form

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☒ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	1473 CHENIN RUN LLC	3401 Enterprise Pkwy. Beachwood OH	
2. Complainant if not owner		44122	
3. Complainant's agent	KENNETH J. FISHER, ATTY. AT LAW	50 Public Sq.#3301 Cleveland OH 44113	
4. Telephone number and email address of contact person	(216) 696-7661 kfisher@fisher-lpa.com		
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		
04-00-016-703-029	1473 Chenin Run		
	Avon, OH		
7. Principal use of property	Residential Rental		
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
04-00-016-703-029	\$238,680	\$350,540	-\$111,860
9. The requested change in value is justified for the following reasons: The 2024 County FMV does not accurately reflect the true FMV of the subject Property.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 03/31/2025 Complainant or agent (printed) Kenneth J. Fisher Title (if agent) Atty. at Law

Complainant or agent (signature)

Kenneth J. Fisher

Sworn to and signed in my presence, this

31st
(Date)

day of

March
(Month)

2025
(Year)

Notary

Kimberly A. Lynch



KIMBERLY A LYNCH
Notary Public
State of Ohio
My Comm. Expires
March 10, 2026

Clear Form

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Cobblestone Square Company Ltd.	27500 Detroit Rd. Westlake OH 44145	
2. Complainant if not owner			
3. Complainant's agent	Kenneth J. Fisher, Atty. at Law	50 Public Sq.#3301 Cleveland OH 44113	
4. Telephone number and email address of contact person (216) 696-7661 kfisher@fisher-lpa.com			
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		
0624031103041	435 Midway Blvd.		
	Elyria, OH 44035		
7. Principal use of property Commercial			
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
0624031103041	\$5,000,000	\$7,150,750	-\$2,150,750
9. The requested change in value is justified for the following reasons: The 2024 County FMV does not accurately reflect the true FMV of the subject Property.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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.

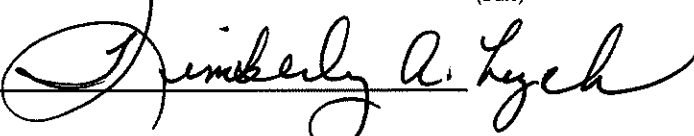
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/31/2025 Complainant or agent (printed) Kenneth J. Fisher Title (if agent) Atty. at Law

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



KIMBERLY A LYNCH
Notary Public
State of Ohio
My Comm. Expires
March 10, 2026

County Lorain Date received _____**Complaint Against the Valuation of Real Property**

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Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Nicholas Abraham and Patricia Abraham	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owners		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0625007000249	1111 E Broad Street, Elyria, Ohio 44035		
7. Principal use of property. <u>Auto Showroom and Garage</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
0625007000249	\$1,700,000	\$2,818,680	-\$1,118,680
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value and other factors to be presented.			

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.

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. N/A

- | | |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> The property was sold in an arm's length transaction | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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 03/28/2025 01:48 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/28/2025 01:53 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

County Lorain Date received _____**Complaint Against the Valuation of Real Property**

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Eastlake Properties Limited, LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0200051138003, et al (see attachment)	Kansas Avenue, Lorain, Ohio 44052, et al (see attachment)		
7. Principal use of property. <u>Commercial - Vacant</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
0200051138003, et al. (see attachment)	\$75,000 (totals – see attachment)	\$321,590 (totals – see attachment)	-\$246,590
9. The requested change in value is justified for the following reasons: <u>One or more of the three traditional approaches to value. Condition issues. History of vacancy.</u>			

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.

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

Eastlake Properties Limited, LLC

PPNs	Address	Complainant's Opinion of Value	Current Value	Change in Value
200051138003	Kansas Avenue	\$5,000	\$16,780	-\$11,780
200051138004	1619 Kansas Avenue	\$50,000	\$243,580	-\$193,580
200051138005	Kansas Avenue	\$5,000	\$20,500	-\$15,500
200051138006	Kansas Avenue	\$5,000	\$16,430	-\$11,430
200051138007	Kansas Avenue	\$5,000	\$16,430	-\$11,430
200051138008	Kansas Avenue	\$5,000	\$7,870	-\$2,870
		<hr/> \$75,000	<hr/> \$321,590	<hr/> -\$246,590

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- ☐ 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. **NOT APPLICABLE TO PROPERTY OWNERS.**


- ☐ 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 03/28/2025 01:48 PM EDT
Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

Sworn to and signed in my presence, on 03/28/2025 01:52 PM EDT

Notary *Jennifer Hardy* 



Jennifer Hardy
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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Tax year 2024 BOR no. _____
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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Joseph & Catherine Morowitz	24851 River Glen Drive, Columbia Station, Ohio	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-840-2817 catherinemorowitz@yahoo.com			
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		
1200038000091	24851 River Glen Drive, Columbia Station, Ohio, 44028		
7. Principal use of property private 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
1200038000091	607,000	728,050	121,050
9. The requested change in value is justified for the following reasons: - Overall interior is dated and does not meet standards of modern luxury home interiors. ex: oak kitchen cabinets, oak trim/finishes throughout house, fiberglass tub and surround, bathrooms do not have solid surface counter tops. - House is located on a street exclusively containing luxury homes. Sections of aging landscaping do not meet neighborhood standards.			

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.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

COMPLETE TEXT FROM LINE 9:

- Overall interior is dated and does not meet standards of modern luxury home interiors. ex: oak kitchen cabinets, oak trim/finishes throughout house, fiberglass tub and surround, bathrooms do not have solid surface counter tops.
- House is located on a street exclusively containing luxury homes. Sections of aging landscaping do not meet neighborhood standards.
- Original roof needs to be replaced due to age and hail damage.
- Luxury house of this square footage expected to have 3 - 3.5 baths. There are 2.5 baths above grade.
- no tub in master bath
- carpet is over 12 years old

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 03/27/2025 Complainant or agent (printed) Catherine Morowitz Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-27-25 day of MARCH 2025
(Date) (Month) (Year)

Notary 



ROBERT K. MANJURA
Notary Public, State of Ohio
My Commission Expires:
March 30, 2029

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

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	Llewelyn and Lauren Rao	32122 Lake Rd., Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-310-9796 llewrac@gmail.com			
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	
04-00-019-104-014		32122 Lake Rd., Avon Lake, OH 44012	
7. Principal use of property Primary 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
04-00-019-104-014	\$ 2,328,184	\$ 2,828,010	\$ 499,826

9. The requested change in value is justified for the following reasons:

The attached appraisal indicates our fair market value is almost \$500,000 below the county's listed value. As our appraisal is based on comparison homes similar in location, style, condition, and appeal - we could never sell our home for what the county has listed as its value.

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 3-28-25 Complainant or agent (printed) Llewelyn Rao Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28 day of March 2025
(Date) (Month) (Year)

Notary 



KIMBERLY A LUNARDI
Notary Public
State of Ohio
My Comm. Expires
January 24, 2028

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

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	38850 Taylor Parkway LLC	8850 Taylor Parkway North Ridgeville, OH 4403	
2. Complainant if not owner			
3. Complainant's agent	Steven B. Beranek, Esq.	28039 Clemens Rd. Westlake, OH 44145	
4. Telephone number and email address of contact person	Steven B. Beranek, Esq. 440-871-4022 Sberanek@corsarolaw.com		
5. Complainant's relationship to property, if not owner	Attorney		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
07-00-047-000-075	38850 Taylor Parkway North Ridgeville, OH 44039		
7. Principal use of property	Industrial		
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
07-00-047-000-075	\$1,293,580.00	\$2,322,510.00	\$1,028,930.00
9. The requested change in value is justified for the following reasons: Lost tenant and injury to property.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 03/31/2025 Complainant or agent (printed) Steven B. Beranek Title (if agent) Attorney

Complainant or agent (signature) *Steven B. Beranek*

Sworn to and signed in my presence, this 31st day of March, 2025
(Date) (Month) (Year)

Notary *Barbara F. Sikor*



BARBARA F. SIKOR
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 01/19

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	ARBOR GROVE L LLC	1105 E County Line Rd Ste 207 Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" on back.		
7. Parcel numbers from tax bill	Address of property		
0300099114036	4112 GARY AVE LORAIN OH 44055		
8. Principal use of property	(403)		
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
0300099114036	932,530	983,860	51,330
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 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.

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 3/28/25 Complainant or agent _____ Title (if agency) _____

Sworn to and signed in my presence this _____ day of March year 2025

Notary [Signature] ZVI E. COFSKY
Commission # 50145978
My Commission Expires 12/15/2025

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 01/19

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	OVERLOOK 1 LLC	1105 E County Line Rd Ste 207 Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
0300048101025	2715 E ERIE AVE LORAIN OH 44052		
8. Principal use of property	(403)		
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
0300048101025	1,300,000	2,075,500	775,500
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 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.

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 3/28/25 Complainant or agent _____ Signature _____ Title (if agency) _____

Sworn to and signed in my presence this _____ day of March year 2025

Notary [Signature]
NOTARY PUBLIC OF NEW JERSEY
50145978
Expires 12/16/2025

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 01/19

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	1021 TOWER BLVD LLC	1105 E County Line Rd Ste 207 Lakewood, NJ	08701
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
0201006190035	1031 TOWER BLVD LORAIN OH 44052		
0201006190036	1021 TOWER BLVD LORAIN OH 44052		
0201007107009	1025 TOWER BLVD LORAIN OH 44052		
8. Principal use of property	(401)		
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
0201006190035	369,600	459,000	89,400
0201006190036	348,480	391,520	43,040
0201007107009	719,770	737,910	18,140
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 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.

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 3/28/25 Complainant or agent _____ Title (if agency) _____

Sworn to and signed in my presence this 28 day of March year 2025

Notary [Signature] Signature _____
Commission # 50145978 Expires 12/15/2025

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 01/19

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	1021 TOWER BLVD LLC	1105 E County Line Rd Ste 207 Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
0201008105008	1043 TOWER BLVD LORAIN OH 44052		
0201008105010	1049 TOWER BLVD LORAIN OH 44052		
0201008105011	1051 TOWER BLVD LORAIN OH 44052		
8. Principal use of property	(401)		
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
0201008105008	371,500	379,630	8,130
0201008105010	518,680	600,460	81,780
0201008105011	518,180	603,780	85,600
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 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.

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 3/28/25 Complainant or agent _____ Title (if agency) _____
Sworn to and signed in my presence, this _____ day of March, year 2025
Notary [Signature] Signature _____
Notary Public for New Jersey
Commission # 50145978
My Commission Expires 12/16/2025

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 01/19

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	WEST ERIE 2 LLC	1105 E County Line Rd Ste 207 Lakewood, NJ 08701	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(513) 993-4900		
5. Email address of complainant	yossi@5westgroup.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
0202023103001	2809 W ERIE AVE LORAIN OH 44053		
8. Principal use of property	(403)		
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
0202023103001	1,805,000	2,000,370	195,370
10. The requested change in value is justified for the following reasons: The property value is as a business, not personal use. Reduced Revenue & Increased expenses reduce the value of the property & the valuation increase isn't justified.			

11. 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 Question 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.

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 3/28/25 Complainant or agent _____ Signature _____ Title (if agency) _____

Sworn to and signed in my presence this _____ day of March year 2025

Notary [Signature]
NOTARY PUBLIC OF NEW JERSEY
Commission # 50145978
Signature Commission Expires 12/15/2025

Clear Form

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	Mark J. Scarlato & Jennifer L. Scarlato	602 Marbrook Ln., Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-930-2213			
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		
04-00-020-104-073	602 Marbrook Ln., Avon Lake, OH 44012		
7. Principal use of property Primary residence for single family			
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
04-00-020-104-073	\$270,200.00	\$331,930.00	-\$61,730.00
9. The requested change in value is justified for the following reasons: Appraisal of Real Property report, completed by professional appraiser Todd Krall (license/certification number 2020004407) of Black Diamond Appraisals LLC			

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.

12. If any improvements were completed in the last three years, show date Oct. 8, 2021 and total cost \$ 2,893.00

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

→ In Oct. 2021, our garage door broke, and we replaced it. We are unsure if that counts as an "improvement," so we listed it on this form for transparency. Mark Scarlato

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 3-27-25 Complainant or agent (printed) MARK J. SCARLATO Title (if agent) _____

Complainant or agent (signature) *Mark J. Scarlato*

Sworn to and signed in my presence, this 27th day of March, 2025
(Date) (Month) (Year)

Notary *Lisa Torres*



LISA KRISTINA TORRES
Notary Public
State of Ohio
My Comm. Expires
March 3, 2026

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.

- | | |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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.

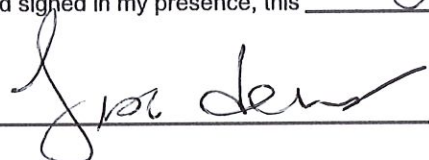
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-27-25 Complainant or agent (printed) JENNIFER L. SCARLATO Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of March, 2025
(Date) (Month) (Year)

Notary 



LISA KRISTINA TORRES
Notary Public
State of Ohio
My Comm. Expires
March 3, 2026

Clear Form

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	Atlantic Beachgoer LLC	3333 East Erie Avenue	
2. Complainant if not owner	N/A	N/A	
3. Complainant's agent	Roland F. Chalifoux Jr.	as above	
4. Telephone number and email address of contact person neuroswbs@yahoo.com 724-678-2648			
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		
03-00-046-101-008	3333 East Erie Lorain Ohio 44052		
7. Principal use of property Home			
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
03-00-046-101-008	400,000	695,600	295,600
9. The requested change in value is justified for the following reasons: PLEASE SEE ATTACHED "Addendum Sheet" with attachments			

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.

12. If any improvements were completed in the last three years, show date 08012022 and total cost \$ \$150,000

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 3/24/25 Complainant or agent (printed) Roland F. Chalifoux Jr. Title (if agent) Owner

Complainant or agent (signature) *Roland Chalifoux Jr.*

Sworn to and signed in my presence, this 3-24-25 day of March 2025
(Date) (Month) (Year)

Notary *Cullen Dalton*



Cullen Dalton
Notary Public, State of Ohio
My Commission Expires:
July 28, 2027

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____
County _____ Date received _____

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	Kyle & Rochelle Elmenhurst	1340 W. 40th St., Lorain, OH 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	541-729-7945 buzzkill457@yahoo.com		
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		
02-01-003-152-002	1815 Oakdale Ave, Lorain, OH 44053		
7. Principal use of property	Residential Rental		
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
02-01-003-152-002	65,000	81,560	16,560
9. The requested change in value is justified for the following reasons: I purchased the listed property in May of 2022 for \$65,000. I have not made any notable upgrades or improvements to the property to justify the county's inflated assessed value.			

2025 APR - 1 PM 1:01
LORAIN COUNTY
BOARD OF REVISION

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 05/15/2022
and sale price \$ 65,000 ; 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 N/A and total cost \$ 0.
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 03/21/2025 Complainant or agent (printed) Kyle B. Elmenhurst Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 21st day of March 2025
(Date) (Month) (Year)

Notary Leah Montague



LEAH MONTAGUE
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Aug. 31, 2028

Clear Form

Tax year 2024 BOR no. _____
 County Iorain Date received _____

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	Todd Starr	3591 elizabeth dr. Vermilion, ohio 44089	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person 440-986-0875			
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		
0100003135016	684 MORRIS AVE VERMILION OH 44089		
0100003135019	696 MORRIS AVE VERMILION OH 44089		
0100003127013	624 GUILFORD RD VERMILION OH 44089		
7. Principal use of property my residence since August 1983			
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
0100003138004	150,510.00	190,510.00	40,000
9. The requested change in value is justified for the following reasons: There are many homes in my neighborhood that are valued less than my house. This a starter neighborhood. I am retired and live on a limited income. My income may increase 2-3% a year. But you raised my home value by 31%. I cannot afford an appraiser. I take care of my brother.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 02/25/2025 Complainant or agent (printed) Todd Starr Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of MARCH 2025

(Date)

(Month)

(Year)

Notary: 



Tax year 2024 BOR no. _____
County LORAIN Date received _____

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	MATHEWS MARIE C TRUSTEE	SAME	
2. Complainant if not owner	CHRISTINE MATHEWS LONG, TRUSTEE	429 FOURTH AVE, Suite	
3. Complainant's agent	CHRISTINE MATHEWS LONG, ATTY	0039534 / PITTSBURGH 1501	
4. Telephone number and email address of contact person	412-874-5469	clong@vallawfirm.com	
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		
16-00-032-000-004	16264 Cowley Rd. GRAFTON OH 44044		
16-00-032-000-005	Cowley Rd. GRAFTON OH 44044		
7. Principal use of property	FARM, FOREST (wooded) RECREATION		
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
16-00-032-000-004	528,740 *	827,980	299,240
16-00-032-000-005	85,620 *	178,400	92,780
9. The requested change in value is justified for the following reasons: SEE ATTACHED * To Be Adjusted by ACTUAL APPRAISAL			

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.

12. If any improvements were completed in the last three years, show date NONE 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.

- ☐ 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.

If applicable, Notice has been sent to all Trustees

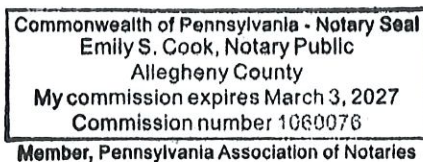
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/25 Complainant or agent (printed) CHRISTINE MATHEWS LONG Title (if agent) ATTY FOR TRUSTEES

Complainant or agent (signature) Christine Mathews Long

Sworn to and signed in my presence, this 28 day of March 2025
(Date) (Month) (Year)

Notary Emily S. Cook



Clear Form

Tax year _____ BOR no. _____
County _____ Date received _____

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	Terry Saunders	533 Whitman Blvd Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-420-8445 Terrycw5@gmail.com			
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		
0625031114023	533 Whitman Blvd Elyria OH 44035		
7. Principal use of property Primary residence single family home.			
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
0625031114023	\$176,000	\$241,000	\$65,000
9. The requested change in value is justified for the following reasons: The home was built in 1965 and doesn't appear to have been renovated since. I would have to put at the very least \$100,000 into it to be worth what you say it's worth.			

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.

12. If any improvements were completed in the last three years, show date 08-2023 and total cost \$ \$6,000.

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.

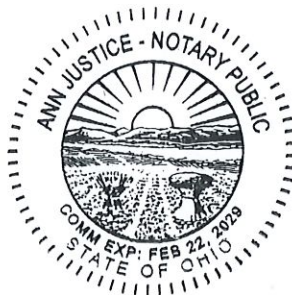
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-31-25 Complainant or agent (printed) Terry Saunders Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



Clear Form

Tax year 2024 - 2025 BOR no. _____
County Lorain Date received _____

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	Jason and Jenelle Hughes	24875 River Glen Dr.	
2. Complainant if not owner		Columbia Station, OH 44028	
3. Complainant's agent			
4. Telephone number and email address of contact person Cell #: 330-958-2083 jasonh@speelmanelectric.com			
5. Complainant's relationship to property, if not owner Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
12-00-038-000-092		24875 River Glen Drive, Columbia Station, OH 44028-9203	
7. Principal use of property Primary Residency			
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
12-00-038-000-092	\$750,000.00	\$979,710.00	\$229,710.00
9. The requested change in value is justified for the following reasons: The new estimated value is higher than my banks value of the property.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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.

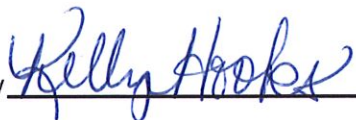
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/25/2025 Complainant or agent (printed) Jason Hughes Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 03/25/2025 day of March 2025
(Date) (Month) (Year)

Notary 



Kelly Hooks
Notary Public, State of Ohio
My Commission Expires:
January 28, 2028

Clear Form

Tax year 2024 BOR no. 093
 County LOGAN Date received _____

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	Gregory & Joyce Poppe	9055 Gatestone Rd, N. Ridgeville OH 44037	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Joyce Poppe 614-578-4786 jipoppe@yahoo.com		
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		
0700001000224	9055 Gatestone Rd, N. Ridgeville OH		
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
0700001000224	\$ 390,000	\$ 419,560	\$ 29,560
9. The requested change in value is justified for the following reasons: Recent purchase lower value than new amount assigned by county			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 4/19/2024

and sale price \$ 390,000 ; 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 _____ 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.

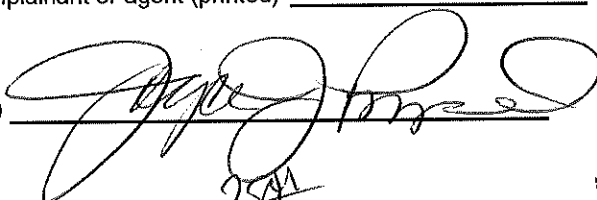
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

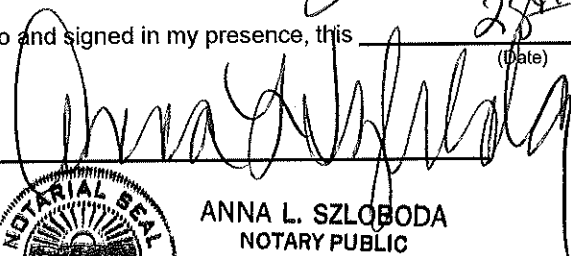
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

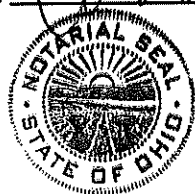
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 28th 2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th day of March 2025
(Date) (Month) (Year)

Notary 



ANNA L. SZLOBODA
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
June 25, 2026

Tax year 2025 BOR no. _____
 County Lorain Date received _____

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.

2025 APR -1 PM 1:06

	Name	Street address, City, State, ZIP code	
1. Owner of property	Brigam + Cathy Kelleher	39079 Stallion Ct. Avon Oh 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 533-7184			
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		
0400001103178	39079 Stallion Ct Avon Oh 44011		
7. Principal use of property Residential			
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
0400001103178	554,600	582,200	27,600
9. The requested change in value is justified for the following reasons: Current value does not reflect condition as compared to comps in neighborhood, including orig. builder windows and mechanicals in need of replacement. Recent neighborhood comps sold for below current value.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

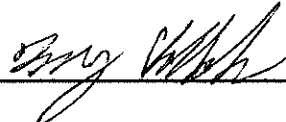
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

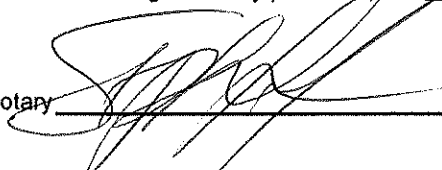
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/25 Complainant or agent (printed) Bryon Kelker Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28 day of March 2025

(Date) (Month) (Year)

Notary 



STEPHANIE NICKOLOFF
Notary Public
State of Ohio
My Comm. Expires
May 10, 2027

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	V & V Lakeshore, Ltd.	Attn: Christopher Strawbridge; 6501 Legacy Drive, M.S. 5213, Plano, TX 75024	
2. Complainant if not owner			
3. Complainant's agent	Nicholas M.J. Ray & Andrew E. DeBord	Vorys, Sater, Seymour and Pease LLP, 52 E. Gay Street, Columbus, OH 43215	
4. Telephone number and email address of contact person	(216) 479-6198	cebuchner@vorys.com	
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" in instruction.		
6. Parcel numbers from tax bill	Address of property		
04-00-016-102-067	1301 Center Road, Avon, OH 44011		
7. Principal use of property:	Department Store		
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
04-00-016-102-067	\$6,200,000	\$11,554,080	-\$5,354,080
9. The requested change in value is justified for the following reasons:	County's value is greater than market value using generally accepted appraisal techniques.		

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 Question 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 _____ 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.

☐ 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.

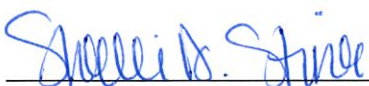
Date 3/11/2025 Complainant or agent (printed) Andrew DeBard Title (If agent) Attorney for Complainant

Complainant or agent (signature) 

State of Ohio County of Hamilton

Sworn to and signed in my presence by the above Attorney for Complainant, the 11th day of March 2025
(Date) (Month) (Year)

This is a jurat certificate. An oath or affirmation was administered by the signer and signed in my presence.

Notary 



SHELLI D. STINE
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Sept. 26, 2027

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

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	WG Pearl Village OH TC LLC	Attn: Troy Green; P.O. Box 60967, Fort Myers, FL 33906	
2. Complainant if not owner			
3. Complainant's agent	Nicholas M.J. Ray & Megan Savage Knox	Vorys, Sater, Seymour and Pease LLP, 52 E. Gay Street, Columbus, OH 43215	
4. Telephone number and email address of contact person	(216) 479-6198	cebuchner@vorys.com	
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" in instruction.		
6. Parcel numbers from tax bill	Address of property		
0300105101001	4221 Pearl Avenue, Lorain, OH 44055		
7. Principal use of property:	Affordable Housing		
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
0300105101001	\$1,593,000	\$4,955,200	-\$3,362,200
9. The requested change in value is justified for the following reasons:	County's value exceeds the value indicated by an income approach under R.C. 5715.01(A)(4). Recent sale price is not representative of the fair market value of the subject property.		

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 09/14/2022
and sale price \$ 4,800,000 ; and attach information explained in "Instructions for Question 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 _____ 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.

☐ 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 3/28/25 Complainant or agent (printed) Lauren Johnson Title (If agent) Attorney for Complainant

Complainant or agent (signature) Lauren Johnson

State of Ohio County of Franklin

Sworn to and signed in my presence by the above Attorney for Complainant, the 28th day of March 2025
(Date) (Month) (Year)

This is a jurat certificate. An oath or affirmation was administered by the signer and signed in my presence.

Notary Veronica Lees



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	WG Westgate Gardens OH TC LLC	Attn: Troy Green; P.O. Box 60967, Fort Myers, FL 33906				
2. Complainant if not owner						
3. Complainant's agent	Nicholas M.J. Ray & Megan Savage Knox	Vorys, Sater, Seymour and Pease LLP, 52 E. Gay Street, Columbus, OH 43215				
4. Telephone number and email address of contact person	(216) 479-6198	cebuchner@vorys.com				
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" in instruction.					
6. Parcel numbers from tax bill	Address of property					
0202017104030	2927 Leavitt Road, Lorain, OH 44052					
7. Principal use of property:	Affordable Housing					
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			
0202017104030	\$829,000	\$3,693,600	-\$2,864,600			
9. The requested change in value is justified for the following reasons:						
County's value exceeds the value indicated by an income approach under R.C. 5715.01(A)(4).						
Recent sale price is not representative of the fair market value of the subject property.						

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 09/14/2022
and sale price \$ 3,180,000 ; and attach information explained in "Instructions for Question 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 _____ and total cost \$ _____
13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

081004/Westgate Gardens

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 3/28/25 Complainant or agent (printed) Lauren Johnson Title (If agent) Attorney for Complainant

Complainant or agent (signature) Lauren Johnson

State of Ohio County of Franklin

Sworn to and signed in my presence by the above Attorney for Complainant, the 28th day of March 2025
(Date) (Month) (Year)

This is a jurat certificate. An oath or affirmation was administered by the signer and signed in my presence.

Notary Veronica Lees



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

Clear Form

Tax year 2024 BOR no. _____
 County Lorain Date received _____

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	paul santiago	6237 west river road south	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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		
e 0004216 06 24 010 105 039	6237 west river road		
7. Principal use of property home			
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
	54k	99k	40%
9. The requested change in value is justified for the following reasons: Property purchased by mother for 17 in 2015 for sons, and transfer to me and my other brother in 2021 after eldest brother death in 2020. He past away in at end of 2024 and is now in my name only .The both properties on both side of house are torn down because they were condemned. The next house on south side of house after empty lot was condemned in 2022 and purchased and sold twice but not refurbished yet. There is no garage or concrete drive. There is			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 2022
 and sale price \$ 15k ; 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 _____ 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.

- ☐ 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 03/31/2025 Complainant or agent (printed) paul santiago Title (if agent) owner

Complainant or agent (signature) _____

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

Notary _____

Clear Form

DTE 2
Rev. 12/22

Tax year 2025 BOR no. _____
 County Lorain Date received _____

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	paul santiago		
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	(440) 308-2540		
5) Email address of complainant	paulsantiago36@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	
e 0004216 06 24 010 105 039		6237 west river road south	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> 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
06 24 010 105 039	55k	?95	80 to 90%

10) The requested change is justified for the following reasons:

Property purchased by mother for 17 in 2015 for sons, and transfer to me and my other brother in 2021 after eldest brother death in 2020. He past away in at end of 2024 and is now in my name only. The both properties on both side of house are torn down because they were condemned. The next house on s

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 03/31/2025 Complainant or agent _____ Title (if agent) paul santiago owner

Signature

Sworn to and signed in my presence, this _____ day of _____ year _____

Notary _____

Signature

Clear Form

Tax year 2025 BOR no. _____
 County Lorain Date received _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

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	Rich Bewley	555 Center Ridge Road North Ridgeville OH 440	
2. Complainant if not owner			
3. Complainant's agent	Jeff Frish	Russell Real Estate Services	
4. Telephone number and email address of contact person			
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		
07-00-021-706-005	35888 Center Ridge Road North Ridgeville OH 44039		
07-00-021-706-006	35888 Center Ridge Road North Ridgeville OH 44039		
7. Principal use of property <u>Business</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
07-00-021-706-005	68,500	150,300	81,800
07-00-021-706-006	68,500	150,960	82,460
9. The requested change in value is justified for the following reasons: This office was active on the MLS for a long time. I purchased at \$125,000 and noticed I'm paying as if the office is valued at over \$300k.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/06/2023
 and sale price \$ \$137,000 ; 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 _____ 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.


- ☐ 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 03/31/2022 Complainant or agent (printed) Rich Bewley Title (if agent) _____

Complainant or agent (signature)  _____

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

Notary _____

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

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	Patrick McFarland	324 Timberlane Dr Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-536-3633 pmcfarland1124@yahoo.com			
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		
0400018120045	324 Timberlane Dr. Avon Lake, OH 44012		
7. Principal use of property			
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
0400018120045	\$395,000	\$454250	\$59250
9. The requested change in value is justified for the following reasons:			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 03/31/2025 Complainant or agent (printed) Patrick M. Leland Title (if agent) _____

Complainant or agent (signature) *Patrick M. Leland*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Carole Fischler*



CAROLE FISCHLER
NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY
MY COMMISSION EXPIRES
03/07/2028

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**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.

T12034-24	Name		Street address, City, State, ZIP code
1. Owner of property	Sheffield 5319 APL RKC, LLC		Ryan Williams Chief Legal Officer NOMS 2500 W. Strub Rd Sandusky, OH 44870
2. Complainant if not owner	N/A		
3. Complainant's agent	Robert K. Danzinger 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		
03-00-001-000-144	5319 Hoag Dr		
	Sheffield Village		
7. Principal use of property medical building			
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
03-00-001-000-144	7,000,000	16,069,440	- 9,069,440
9. The requested change in value is justified for the following reasons: Sale price is not indicative of fee simple value; Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/5/22

and sale price \$ 16,800,000; 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 \$ 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.

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.

- ☐ 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 3.28.25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 28th day of March 2025
 (Date) (Month) (Year)

Notary _____



JENNIFER FISCHER
 Notary Public, State of Ohio
 My Commission Expires:
 October 13, 2025

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**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.

T12935-24	Name		Street address, City, State, ZIP code	
1. Owner of property	NOMS Property, LLC		Ryan Williams Chief Legal Officer NOMS 2500 W. Strub Rd Sandusky, OH 44870	
2. Complainant if not owner	N/A			
3. Complainant's agent	Robert K. Danzinger 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		
05-00-044-000-082		1230 Park Ave		
05-00-044-000-104		Amherst		
7. Principal use of property office building				
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	
05-00-044-000-082	2,371,200	4,035,190	-1,663,990	
05-00-044-000-104	228,800	389,290	-160,490	
TOTAL	2,600,000	4,424,480	-1,824,480	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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 \$ _____ 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.

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.

- ☐ 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 3.28.25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th day of March 2025
 (Date) (Month) (Year)

Notary 



JENNIFER FISCHER
 Notary Public, State of Ohio
 My Commission Expires:
 October 13, 2025

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**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.

T13677-24	Name		Street address, City, State, ZIP code
1. Owner of property	John S Hadgis, Trustee Under Declaration of Trust dated January 19, 2001		John S. Hadgis, President Areyway Acquisition Inc. 8525 Clinton Rd. Cleveland, OH 44144
2. Complainant if not owner	N/A		
3. Complainant's agent	Robert K. Danzinger 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		
2003003000008	50049 Stewart Rd		
	New London		
7. Principal use of property house & CAUV			
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
2003003000008	700,000	1,055,590	-355,590
9. The requested change in value is justified for the following reasons: Dwelling is over assessed; comparable sales; age and condition of property.			

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 \$ 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.

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.

- ☐ 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 3.28.25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 28th day of March 2025
 (Date) (Month) (Year)

Notary _____



JENNIFER FISCHER
 Notary Public, State of Ohio
 My Commission Expires:
 October 13, 2025

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

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.

T13696-24	Name		Street address, City, State, ZIP code	
1. Owner of property	John S Hadgis, Trustee of the John S. Hadgis Trust dated January 19, 2001		John S. Hadgis, President Areyway Acquisition Inc. 8525 Clinton Rd. Cleveland, OH 44144	
2. Complainant if not owner	N/A			
3. Complainant's agent	Robert K. Danzinger 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		
2003004000004		49527 Stewart Rd		
		New London		
7. Principal use of property residential with cauv				
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	
2003004000004	400,000	480,700	-80,700	
9. The requested change in value is justified for the following reasons: Dwelling is over assessed; comparable sales; condition and age of property.				

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 \$ _____ 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.

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.

- ☐ 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 3.28.25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 28th day of March 2025
 (Date) (Month) (Year)

Notary _____



JENNIFER FISCHER
 Notary Public, State of Ohio
 My Commission Expires:
 October 13, 2025

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

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	Katherine E. Woods	1216 East St. Wellington, OH 44091	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440.225.1013 happykatee@hotmail.com			
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		
N/A			
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
180002114033	145,000.00	194,470.00	-49,470
9. The requested change in value is justified for the following reasons:			
1. No improvements made in past year			
2. Value increased 78%			
3. Neighboring properties increased from 14% to 36%			

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.

12. If any improvements were completed in the last three years, show date None 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.

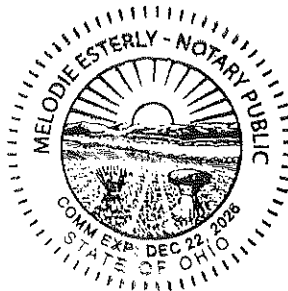
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/27/2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Katherine E. Woods

Sworn to and signed in my presence, this 27th day of March 2025
(Date) (Month) (Year)

Notary Melodie Esterly



Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

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	Stephen C. Jerrome	10600 Durkee Rd. Grafton, Ohio 44044	
2. Complainant if not owner	NA		
3. Complainant's agent	NA		
4. Telephone number and email address of contact person	440-669-1338 jerromescj2@hotmail.com		
5. Complainant's relationship to property, if not owner	NA		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-089-000-014	10600 Durkee Rd. Grafton, Ohio 44044		
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
11-00-089-000-014	192,101	259,590	67,489
9. The requested change in value is justified for the following reasons: 192,101 is 30% increase of the previous parcel value from 2023. 30% is the Lorain County mean increase. Any comparable parcels should not include the east side of Durkee Rd. because Ross Environmental Services Inc. is buying those parcels to expand their company. This is increasing the value of only the properties on the east side of Durkee Rd.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

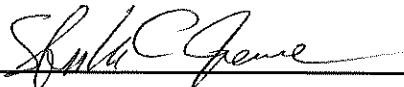
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

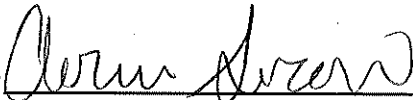
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

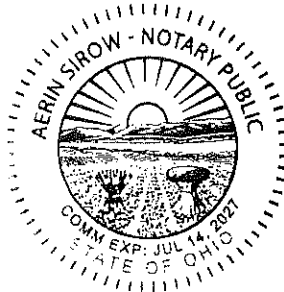
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-31-2025 Complainant or agent (printed) Stephen C. Garone Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**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.

T13683-24	Name	Street address, City, State, ZIP code	
1. Owner of property	X L Industries Inc	Rico A. Pietro, Vice President CRESCO Real Estate 6100 Rockside Woods Blvd Suite 200 Independence, OH 44131	
2. Complainant if not owner	N/A		
3. Complainant's agent	Robert K. Danzinger 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 jfischer@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		
07-00-003-102-076	Bliss Pkwy		
	North Ridgeville		
7. Principal use of property industrial vacant land			
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
07-00-003-102-076	500,000	950,300	- 450,300
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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 \$ 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.

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.

- ☐ 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 3.25.25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 25th day of March 2025
 (Date) (Month) (Year)

Notary _____



JENNIFER FISCHER
 Notary Public, State of Ohio
 My Commission Expires:
 October 13, 2025

Clear Form

Tax year 2024 BOR no. _____
County Lorain Date received _____

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	Mark & Sally Minar	9471 Drury Way, N. Ridgeville, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-406-2631 and markminar@aol.com			
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	
07-00-037-000-204		9471 Drury Way, N. Ridgeville, OH 44039	
7. Principal use of property Personal 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
07-00-037-000-204	\$ 323,250	\$ 350,890	\$ (27,640)
9. The requested change in value is justified for the following reasons: Average per sq ft sales price of properties in neighborhood 82011 and Pioneer Ridge development for 2023 and 2024 times sq ft of property.			

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.

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.


- ☐ 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 03/31/2025 Complainant or agent (printed) Mark O Minar Title (if agent) CoOwner

Complainant or agent (signature) 

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

Notary _____

Clear Form

Tax year 2024 BOR no. _____
 County Lorain Date received _____

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	WRG Properties LLC	P.O. Box 827, Norwich, CT 06360	
2. Complainant if not owner			
3. Complainant's agent	Kevin M. Hinkel (0031821); Mary C. McConville (0065521)	Frantz Ward LLP, 200 Public Square #3000 Cleveland OH 44114	
4. Telephone number and email address of contact person (216) 515-1623; mmcconville@frantzward.com			
5. Complainant's relationship to property, if not owner Property Owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-24-002-000-024	9235 West Ridge Rd., Elyria, OH 44035		
06-24-005-000-003	155 Fox Chase Dr., Elyria, OH 44035		
7. Principal use of property Commercial, Mobile Home Park			
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
06-24-002-000-024	\$4,490,000	\$8,347,050	-\$3,857,050
06-24-005-000-003	\$10,000	\$16,980	-\$6,980
Total	\$4,500,000	\$8,364,030	-\$3,864,030
9. The requested change in value is justified for the following reasons: Based on comparable sales, income data, and intended appraisal evidence.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 3/20/25 Complainant or agent (printed) Kevin M. Hinkel Title (if agent) attorney

Complainant or agent (signature) Kevin M. Hinkel

Sworn to and signed in my presence, this 20th day of March 2025
(Date) (Month) (Year)

Notary Deborah L. O'Neal



Deborah L. O'Neal
Notary Public, State of Ohio
My Commission Expires:
May 8, 2028

Clear Form

Tax year 2024 BOR no. _____
 County Lorain Date received _____

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	280 Logan Street, LLC	1597 E. Hines Hill Road, Hudson, OH 44236	
2. Complainant if not owner			
3. Complainant's agent	Kevin M. Hinkel (0031821) and Mary C. McConville (0065521)	Frantz Ward LLP, 200 Public Square, #3000, Cleveland OH 44114	
4. Telephone number and email address of contact person (216) 515-1623 mmcconville@frantzward.com			
5. Complainant's relationship to property, if not owner Property Owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-25-013-111-024	276 South Logan Street, Elyria, OH 44035		
06-25-013-111-025 et al.	276/280 South Logan Street, Elyria, OH 44035		
(see attached for additional parcels)			
7. Principal use of property Commercial/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
06-25-013-111-024 et al.	\$385,000	\$477,010	-\$92,010
(see attached breakdown)			
9. The requested change in value is justified for the following reasons: Economic data, property condition and appraisal evidence to be introduced at hearing.			

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.

12. If any improvements were completed in the last three years, show date _____ 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.

- ☐ 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 March 24, 2005 Complainant or agent (printed) Kevin M. Hinkel Title (if agent) Attorney

Complainant or agent (signature) *Kevin M. Hinkel*

Sworn to and signed in my presence, this 24th day of March 2005
(Date) (Month) (Year)

Notary *Deborah L. O'Neal*



Deborah L. O'Neal
Notary Public, State of Ohio
My Commission Expires:
May 8, 2028

280 Logan Street, LLC

	Column A	Column B	Column C
Parcel Number	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change in Value
06-25-013-111-022	26,950	\$35,500	-\$8,550
06-25-013-111-023	26,950	\$35,450	-\$8,500
06-25-013-111-024	130,900	\$160,560	-\$29,660
06-25-013-111-025	146,300	\$182,280	-\$35,980
06-25-013-111-026	26,950	\$31,170	-\$4,220
06-25-013-111-034	26,950	\$32,050	-\$5,100
TOTAL	\$385,000	\$477,010	-\$92,010