

Clear Form

Tax year 2024 BOR no. _____
 County LURAIN 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	MAX HUSAK, DECD	154 WASHINGTON AVE LURAIN, OH 44052	
2. Complainant if not owner	NORMAN HUSAK		
3. Complainant's agent			
4. Telephone number and email address of contact person 513-801-9460			
5. Complainant's relationship to property, if not owner SON			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
02-01-006-103-018	154 WASHINGTON AVE, LURAIN, OH 44052		
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
02-01-006-103-018	8,000	54,111	-46,111
---	3,000		-5,000
---	0		-10,000
9. The requested change in value is justified for the following reasons: 2017 EST. ATTACHED \$49,050.34 CLAIM DENIED NOTE WATER DAMAGE / ROOF DAMAGE & INTERIOR DAMAGE FL 2 DO NOT BUY ALLSTATE INS.			

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.

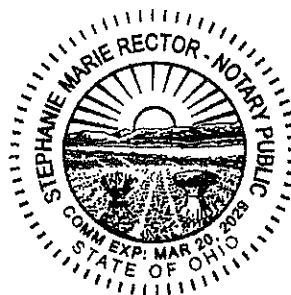
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.31.25 Complainant or agent (printed) NORMAN HUSAK Title (if agent) _____

Complainant or agent (signature) Norm Husak

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

Notary Stephanie Marie ReCTOR



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Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

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1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		MAX & ANN HUSAK		148 WASHINGTON, LURAIN, OH 44055	
3. Complainant's agent					
4. Telephone number and email address of contact person					
513-801-9460					
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		
02-01-006-103-017			148 WASHINGTON AVE		
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		
02-01-006-103-017	35,000	45,000	-10,000		
9. The requested change in value is justified for the following reasons:					
PLUMBING DOES NOT WORK - DRAIN & H/C ESTIMATES RANGE TO 15K+					

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.

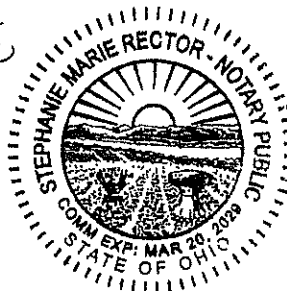
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.31.25 Complainant or agent (printed) ANN HUSAR Title (if agent) _____

Complainant or agent (signature) *Ann Husar*

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

Notary *Stephanie Marie Hector*



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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	PAULETTE SUTTON	521 E. ERIE AVE LORAIN OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-822-7312			
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		
0201002103023	521 E. ERIE AVE LORAIN OH 44052		
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
	\$125,000	\$125,000	
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 3-31-25 ~~3-28-25~~ Complainant or agent (printed) PAULETTE SUTTON Title (if agent) _____

Complainant or agent (signature) Paulette Sutton

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

Notary Leslie Popiel



LESLIE POPIEL
Notary Public, State of Ohio
My Comm. Expires 05/25/2027

Tax year 2024

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	Name	Street address, City State, ZIP code	
1. Owner of property	Blue Falls Real Estate Company, Inc.	Attn: Eric Turk; 15887 Snow Road, Suite 304, Brook Park, OH 44142	
2. Complainant if not owner			
3. Complainant's agent	Nicholas M.J. Ray & Lindsay Doss Spillman	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		
07-00-016-101-053	34564 Center Ridge Road, North Ridgeville, OH 44039		
7. Principal use of property:	Car Wash		
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
07-00-016-101-053	\$2,400,000	\$2,900,000	-\$500,000
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 3-31-2025 Complainant or agent (printed) Steven Smisek Title (If agent) Attorney for Complainant

Complainant or agent (signature)

Steven Smisek

State of Ohio

County of

Franklin

Sworn to and signed in my presence by the above Attorney for Complainant, the

31

(Date)

day of

March

(Month)

2025

(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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Low Country Investments	2034 Lewis Drive Lakewood Ohio 44107	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Farah Issa - 216-401-9001 fissapersonal@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		
0202027105007	1348 West Erie Avenue Lorain Ohio 44052		
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
0202027105007	\$69,120	\$118,620	\$49,500
9. The requested change in value is justified for the following reasons: In the process of filing for a tax abatement, the increase in value was due to remodel work completed at the property, which would be tax abated.			

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.

- | | |
|--|---|
| <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.

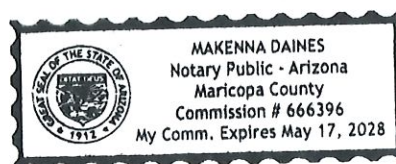
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

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

Complainant or agent (signature) [Signature]

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

Notary [Signature]



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☐ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	BHART FAMILY 2 LLC/Tina Barnhart	4350 Springvale Cir	
2. Complainant if not owner	Michael Barnhart	Avon, OH 44011	
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		
09-00-096101-012	176 S. Pleasant St Oberlin, OH 44074		
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
09-00096101012	75,000	149,100	74,100
9. The requested change in value is justified for the following reasons: Property is currently (and still) under renovation and has yet to be livable and/or lived in during time we have owned it.			

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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	BHART FAMILY 3/Tina Barnhart	4350 Springvale Circle	
2. Complainant if not owner	Michael Barnhart	Avon, OH 44011	
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		
09-00-086-106-001	75 E. College St Oberlin, OH 44011		
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
09-00-086-106-001	175,000	246,900.00	71,900
9. The requested change in value is justified for the following reasons:			
Purchased in 2016 - \$100,000 2019 173,100 2021 205,460 2024 246,900 County valuation in: According to E Property Watch which uses total MLS-values of 118,500. Minimal improvements have been made since purchase			

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 \$ _____

11/22 2 windows \$2850
 8/23 insulation 1188.73
 8/23
 4038.73

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

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	Name		Street address, City, State, ZIP code	
1. Owner of property	BHART FAMILY LLC/Tina Barnhart		4350 Springvale Cir. Avon, OH	
2. Complainant if not owner	Michael Barnhart		44011	
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		
18-00-022-109-016		317 Courtland St. Wellington, OH 44011		
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	
18-00-022-109-016	130,000	167,920	37,920	
9. The requested change in value is justified for the following reasons:				
Purchased in 2017 for \$65,000 Increased in 2021 for 129,210 2024 for 167,920 Minimal improvements have been made since purchased. Sold comps in area 6/22/24 show range of needs/improvements 72,500 minimal improvements 149,000 total reno 164,900				

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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	LISA TANGER	225 PEMBERTON DR. ELYRIA, OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440 506 9213	lisa.tanger@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		
1000005107439	225 PEMBERTON DR ELYRIA OH 44116		
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
1000005107439	EXCESS		
9. The requested change in value is justified for the following reasons:			
HOUSE BOUGHT 2010 IN GOOD CONDITION. SINCE MOVING IN 15 YRS. AGO, MOST NEIGHBORS REPLACED ROOFS, WE STILL HAVE ORIGINAL ROOF, WINDOWS, FURNACE, AIR CONDITION. CONCRETE DRIVE NEEDS HELP GARAGE DOOR OPENER			

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 0 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 3/31/25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

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☒ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	347 MIDWAY BLVD LLC	c/o Sandip Thakkar 1274 Arborcrest Dr, Hinckle	
2. Complainant if not owner	Same as owner		
3. Complainant's agent	The Law Office of Allan Immonen, LLC	2305 E Aurora Rd, STE 1, Twinsburg, OH 4408	
4. Telephone number and email address of contact person	(440)227-7930 ari@immonenlaw.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		
0624031106038	347 MIDWAY BLVD, ELYRIA, OH 44035		
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
0624031106038	\$404,455	\$1,060,860.00	\$656,405.00
9. The requested change in value is justified for the following reasons:	Purchased via an arm's length transaction on 8/7/2024		

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/27/24
and sale price \$ \$404,455.00 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

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

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

LORAIN COUNTY
BOARD OF REVISION
2025 APR -3 PM 12:55

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) Sandip Thakkar Title (if agent) Manager

Complainant or agent (signature) _____

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

Notary [Signature]



ALLAN IMMONEN
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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	Lindsey Hagerman	11700 Durkee Rd. Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	2166959403 or 2162157341 jhudak.newagehomeinno@yahoo.com or linz_hagerman@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		
1100086000061	11700 Durkee Rd Grafton, OH 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
1100086000061	175,000	376,380	201,380
9. The requested change in value is justified for the following reasons: Home needs extensive repairs that would be expected of a 70 year old home. Basement walls are leaking. Windows are original to home and need replaced. Roof is more than 25 years old and needs replaced. Brick home and chimney need extensive amounts of tuck pointing. Crawl space has dirt floor and constantly causes moisture issues in home. Septic is original and will eventually need replaced if sewers aren't allocated. Electrical wiring is knob and tube and needs			

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

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

Home needs extensive repairs that would be expected of a 70-year-old home. Basement walls are leaking. Windows are original to home and need replaced. The roof is more than 25 years old and needs to be replaced. Brick home and chimney need extensive amounts of tuck pointing. Crawl space has dirt floor and constantly causes moisture issues in home. Septic is original and will eventually need to be replaced if sewers aren't allocated. Electrical wiring is knob and tube and needs upgrading. House currently does not have air conditioning because condenser needs replaced. The concrete drive is broken, heaved and in need of replacement. Front concrete walk and front porch need removed and replaced as they have sunk pitching them towards the house and adding to already existing problems with water intrusion in the basement. Yard floods at the slightest bit of rain rendering it unusable and contributing to basement taking on water. Despite building being constructed in 2019 for agricultural purposes, have not been able to finish due to rise in material and construction costs rendering it simply an unusable shell. Almost half of the 1.94 acres is unusable due to the gas line easement belonging to TCG Energy. Repairs needed to house structure and concrete replacement will far exceed \$150,000, and at today's prices, building will cost at least \$75,000 to finish. Based on these figures we ask that property valuation be reduced accordingly.

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.

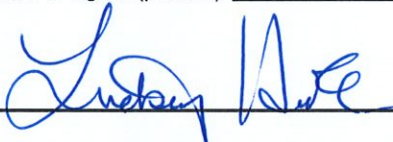
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/30/2022 Complainant or agent (printed) Lindsey Hudak Title (if agent) Warden - Hagerman

Complainant or agent (signature) 

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

Notary 



TERESA A ELLIOTT
Notary Public
State of Ohio
My Comm. Expires
August 9, 2025

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	Kathleen M. Roth	27212 Osborne Rd., Col. Station, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440.470.6132 katmroth@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	
1200082000071		27212 Osborne Rd.; Columbia Station, OH 44028	
1200082000072		Mitchell Rd., Columbia Station, OH 44028	
7. Principal use of property Residential / Farming			
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
1200082000071	\$111,410.00	\$222,820.00	\$111,410.00
1200082000072	\$12,550.00	\$25,100.00	\$12,550.00
9. The requested change in value is justified for the following reasons: See attached justification.			

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) Kathleen M. Roth Title (if agent) _____

Complainant or agent (signature) Kathleen M. Roth

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

Notary Roger C. Serro
ROGER C SERRO

Roth's – Justification for Reduction in Taxes for Properties
1200082000071 and 1200082000072

Background

I purchased property 1200082000071 on September 8, 2006, and property 1200082000071 on February 8, 2018. Both properties are part of my family's original mid-1800's farm homestead which is now approximately 42.19 acres. When I purchased the family home to live in after retirement from active duty in the US. Army after 26.5 years the properties were peaceful, quiet, and safe. My property on Mitchell Rd property is 924 feet from the range border while my Osborne Rd is only 1,116 feet from the range border. The property owner for Parcel # 1200079000046 purchased it's property on August 9, 2021 under the guise of planning to put a home and dog run on the property. Instead of building a home a gun range was erected a range that specializes on firing military grade and caliber weapons, detonation of explosions, and allows local, state, and federal law enforcements agencies to conduct maneuvers and weapons training. This landowner subsequently purchased additional properties to extend the range including properties: 1200079000044 and 1200079000045 both purchased on June 14, 2018, and 1200079000047 purchased on December 10, 2018. (See Appendix A)

This gun range has caused me much anxiety, stress, high blood pressure, and constant worries about my personal safety and the structural integrity of buildings on the property. In addition, the noise which generally exceeds the authorized limits and is incompatible with single family housing according to the FAA. I will expand on each of these points below in my justification and provide supporting documentation through Appendixes.

In addition, the range known as Columbia War Machine has an immense YouTube presence. The Columbia War Machine YouTube channel had 790 subscribers on February 24, 2022. On 28 March 2025, the Columbia War Machine YouTube channel has 1.06 million subscribers. The owner of the Columbia Was Machine YouTube channel promotes products to gain endorsements from sponsors of his channel. The increase of subscribers has only led to increase in weapons firings and trying to outdo previous videos. (See Appendix B)

Justification

The Lorain County Auditor, in a letter sent to select residents on September 20, 2022, previously stated, "Through appeals to the Lorain County Board of Revision it has come to my attention that properties adjacent and within near proximity to a property which conducts the firing of ammunitions and the detonation of explosive devices is having an impact on quality of life and usability of property. Ultimately, the imposition of something adjacent to other properties can have either a positive or negative impact on property values. It is very apparent in this instance the imposition of this property is having a negative impact in many ways. As County Auditor and the Chief Appraiser for the County I deem it important to not only acknowledge the situation, but take steps, within my authority, to alleviate in some capacity the impact. The reduction in property values is the only means at my disposal Therefore, in concert with previous Board of revision decision, I am reducing property values by 50 percent to those which have been deemed to be most directly impacted by this situation. The reduced values will be for tax years 2022 and 2023, payable in 2023 and 2024, respectively.

I wish you good luck in the future and I express my concern as to the impact of this property is having on your quality of life and personal happiness."

Sincerely,

J. Craig Snodgrass, CPA, CGFM
Lorain County Auditor

(See Appendix C)

As stated by Mr. Snodgrass, negative impacts on my property's values include, but exclusively, the items below:

1. Possible threat to life and property

- a. Most weapons fired at the range property have a maximum effective range (kill range) that extends past my properties. (See Appendix D)
- b. In an article published on March 28, 2023, *The damage to the human body caused by firearms*, by Dr. Sanjay Gupta he highlighted an analogy by Dr. Ernest E. Moore, trauma surgeon and director of trauma research at the Shock Trauma Center, Denver, CO. Dr. Moore stated, "In fact, we in civilian trauma will often manage a 9-millimeter liver injury without an operation, whereas a patient with an assault rifle would be dead within 20 minutes if you didn't operate." If someone was inadvertently shot with an assault rifle bullet or larger within the kill range, they would most likely be dead before emergency services arrived on the scene let alone be transported to a local hospital within 20 minutes to make it to surgery. (See Appendix E)
- c. The YouTube channel for the Columbia War Machine continually demonstrates how firing military grade and caliber weapons can easily injure or kill a local resident if something went wrong on the range either through a medical emergency of someone firing a weapon, a misaiming, or a ricochet bullet. The caliber of ammunition being fired can impact and go through housing foundations and walls.
- d. The range previously engaged in using a helicopter to flying over the range while firing at least one M-134 mini machine gun from the helicopter. Firing the machine gun from the helicopter may be a violation of 49 U.S. Code § 46505 - Carrying a weapon or explosive on an aircraft. The flying of the helicopter with the mini machine guns made FOX 8 investigative news and I took personal photographs of the helicopter while it was on the ground at the range. (See Appendix F)

2. Environmental noise

- a. According to Economic Research, Federal Reserve Bank of St. Louis working paper series, *Changing Noise Levels and Housing Prices near the Atlanta Airport* "Nelson (2004) notes that normal background noise levels in urban areas are approximately 50-60 decibels during daytime hours and 40 decibels during nighttime. A DNL of 65

decibels is the Federal Aviation Administration's lower limit for defining a significant noise impact on people. At 65 decibel and above, individuals experience the disruption of normal activities, such as speaking, listening, learning, and sleeping. A DNL of 75 decibels or more is viewed as incompatible with single family housing." Appendix H shows three decibel readings taken at 93.6 decibels, 94.5 decibels, and 97.9 decibels during weapons firing at the range on March 23, 2023 exceeding the 75 decibels showing my property locations are incompatible with single family housing. (See Appendix G & H)

- b. According to U.S. Environmental Protection Agency's *Noise Effects Handbook*, Notes the Human Effects for Outdoor Day-Night Sound Level of 70 Decibel describes the type of effect on risk of nonauditory sensory disease (stress) with a magnitude of effect as "Research implicates noise as a factor producing stress-related health effects such as heart disease, high blood pressure and stroke, ulcers and other digestive disorders. The relationships between noise and these effects have not yet been quantified, however." The handbook also describes the High Annoyance type of effect as, "Depending on attitude and other non-acoustical factors, approximately 37 percent of the population will be highly annoyed." In addition, the Average Community Reaction type of effect has a magnitude of effect of, "Very severe; 13 dB above level of significant "complaints and threats of legal action" and at least 3 dB above "vigorous action" (attitudes and other non-acoustical factors may modify this effect)." Furthermore, Attitudes Towards the Area has a magnitude of effect of, "Noise is likely to be the most important of all adverse aspects of the community environment." (See Appendix I)

3. Environmental concerns

- a. As seen in multiple Columbia War Machine's You Tube Channel videos when firing at vehicles including cars, motorcycles, SUVs and trucks the amount of fluids leaking into the ground can be immense. (See Appendix J)
- b. This does not include the effects of spent lead ammunition brass which according to an article in Ecohealth entitled, *Health and Environmental Risks form Lead-based Ammunition: Science Versus Socio-Politics*, published online 23 September 2016, stated, "low-level environmental lead exposure remains a major public health problem and has been termed a "silent killer" (Nawrot and Staessen 2006)." (See Appendix K)
- c. The denotated explosives causes plums of smoke to float throughout the neighborhood and can smell sulfurous or burning chemicals which can cause nausea. (See Appendix L)

4. Untrained personnel with access weapons

- a. 76 Armory Machine Gun Rentals is affiliated with the range property. 76 Armory Machine Gun Rentals allows individuals to rent weapons in packages to be fired at the range. These individuals may not be trained on the proper safety and handling of the rented machine gun/weapons. (See Appendix M)

I do not believe anything Mr. Snodgrass stated in his September 20, 2022 letter has changed. The gun range is still an imposition to its surrounding residents and is still having a negative impact in many ways. With that being said, I believe Mr. Snodgrass should continue to take steps within his authority to alleviate in some capacity the gun range's impact.

I am asking through this thorough justification, relay of impacts and supporting documentation that my Complaint Against the Valuation of Real Property be approved at the Complainant's Opinion of Value as shown on the DTE-1.

Thank you for your time and consideration,

A handwritten signature in black ink that reads "Kathleen M. Roth". The signature is written in a cursive, flowing style.

Kathleen Roth

Appendix A: Proximity of my properties to the gun range.

Appendix B: Columbia War Machine's YouTube Channel increase in subscribers over a 3-year period.

Appendix C: The Lorain County Auditor's September 20, 2022 letter sent to select residents.

Appendix D: Maximum effective range (kill range) for weapons fired at the range property.

Appendix E: Article, *The damage to the human body caused by firearms*, by Dr. Sanjay Gupta

Appendix F: Helicopter firing making FOX 8 Investigative News report and personal photos of helicopter on range

Appendix G: Economic Research, Federal Reserve Bank of St. Louis, Changing Noise Levels and Housing Prices near the Atlanta Airport

Appendix H: Decibel Readings of gun firings from my property at 27212 Osborne Rd

Appendix I: Excerpt from U.S. Environmental Protection Agency's *Noise Effects Handbook*

Appendix J: Environmental Concerns

Appendix K: Article in Ecohealth entitled, *Health and Environmental Risks from Lead-based Ammunition: Science Versus Socio-Politics*

Appendix L: Photograph of denotated explosives causing plume of smoke to float throughout the neighborhood

Appendix M: 76 Armory Machine Gun Rentals is affiliated with the range property

Clear Form

Tax year 2025 BOR no. _____
 County Lorain Date received 3/31/25

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	Kevin Cain	2832 Toledo Ave, Lorain, OH 44055	
2. Complainant if not owner	—	—	
3. Complainant's agent	—	—	
4. Telephone number and email address of contact person 440-752-6986 allpro.sewer@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		
0300098107003	606 E 28 th St Lorain OH 44055		
7. Principal use of property <u>vacant land</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
0300098107003	5490. ⁰⁰	10,980. ⁰⁰	-5490. ⁰⁰
9. The requested change in value is justified for the following reasons: Building was demolished. Address is multiple parcels, which are all valued equally, yet this particular one is valued at 2x's the amount. There are no current leases on property, no income.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 07/24/2023
 and sale price \$ 7000.⁰⁰ ; and attach information explained in "Instructions for Line 10" on back. Recorded in website.
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) Kevin Cain Title (if agent) _____

Complainant or agent (signature) _____

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

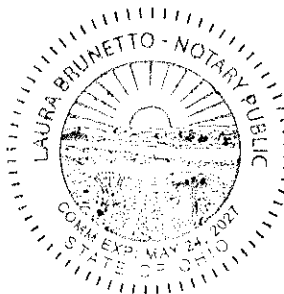
(Date)

day of

(Month)

(Year)

Notary _____



Tax year 2025 BOR no. _____
 County Lorain County Date received 3/31/25

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	Kevin Cain	2832 Toledo Ave Lorain OH 44055	
2. Complainant if not owner	—	—	
3. Complainant's agent	—	—	
4. Telephone number and email address of contact person (440) 752-6986 allpro.sewer@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	
0201003162016		310 W 21 st St Lorain OH 44052	
		(Proper description on tax map as W 20 th St - which is also incorrect.)	
7. Principal use of property part of a multiple parcel property with garage C-400 use			
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
0201003162016	6880. ⁰⁰	10,010. ⁰⁰	-3130. ⁰⁰
9. The requested change in value is justified for the following reasons: Parcel 0201003162016 is landlocked and part of a multiple parcel. It cannot be sold separately and has a catch basin installed - so it cannot be improved/built upon without significant restoration.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/30/24
 and sale price \$ 0 ; 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. Recorded

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. *Transfer* ☐ 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.

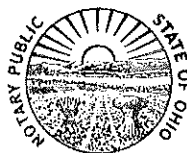
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *[Signature]*

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

Notary *[Signature]*



RAQUEL CARABALLO
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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	Andrew Leopard	886 Chestnut Ln Amherst OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 6145713181			
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		
0500005103058	886 Chestnut Ln Amherst, OH 44001		
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
0500005103058	435,000	561,760.00	126,760
9. The requested change in value is justified for the following reasons: Over estimated value compared to over recent sales.			

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.

- | | |
|--|---|
| <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 03/31/2025 Complainant or agent (printed) Andrew Leopard Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2025

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	Edward Perry	32033 Gramercy Lane, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-903-7337 / erposu@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		
04-00-030-141-263	32033 GRAMERCY LANE		
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
04-00-030-141-263	\$700,000	\$876,660	-\$176,660
9. The requested change in value is justified for the following reasons: The 34% increase in assessed value is excessive and doesn't reflect actual market conditions. Comparable homes in and around my neighborhood are valued significantly lower, with much smaller appreciation rates. The ave. home value appreciation in 2024 was 7%. My home hasn't undergone major renovations that would justify such an increase. I request a reassessment to align my property's valuation with fair market value based on accurate, comparable data.			

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.

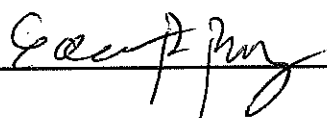
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/29/2025 Complainant or agent (printed) EDWARD PERRY Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 29TH day of MARCH 2025
(Date) (Month) (Year)

Notary 



CHRYSTAL LYNN HENDRICKS
NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY
MY COMMISSION EXPIRES
05/20/2028

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	<u>Juan J. Sanchez</u>	<u>503 EAST AVE ELYRIA OH 44035</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-452-1355</u> <u>hitman291@hotmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>06-26-043-000-018</u>	<u>503 East Ave, Elyria OH 44035</u>		
7. Principal use of property <u>PERSONAL</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
<u>06-26-043-000-018</u>	<u>90,000.00 AFTER UPDATES</u>	<u>112,760.00</u>	<u>22,760.00</u>
	<u>80,000.00 WITHOUT UPDATES</u>	<u>112,760.00</u>	<u>32,760.00</u>

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

I HAVE BEEN LIVING BETWEEN 503 EAST AVE AND NORWALK OHIO SINCE 2020 AND HAD REALTOR GIVE OPINION ON VALUE AND STUFF NEEDING DONE FOR SALE. NO UPDATES TO KITCHENS OR BATHROOMS HAVE BEEN DONE, SWING NEEDS COMPLETED, SOME ROOF (FLAT) AND GARAGE JUST TO GET IT LISTED TO 90,000. PICTURES HAD BEEN SUPPLIED IN CONTACT EARLIER THIS YEAR. CASH BUYER WOULD NOT GIVE/MAKE AN OFFER

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 NA 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 3/28/2025 Complainant or agent (printed) Juan J Sanchez Title (if agent) _____

Complainant or agent (signature) _____

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

Notary Jacki Giovannazzo



JACKI GIOVANNAZZO
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
08/24/2026

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	George J. Cochick	44401 State Route 18 Wellington Oh 44090
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 440-371-7697

gcochick@forestcitytech.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
18-00-010-000-029	44401 State Route 18 Wellington Oh 44090

7. Principal use of property Residence Farm

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
18-00-010-000-029	625,000	845,000	225,000

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

Property is land locked. Can't sell any land. Also looking at the plan of the property on the county site it shows a building that is no longer there and also has the riding arena that was built in 2017 as having a concrete floor.

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) George J. Cochick Title (if agent) Owner

Complainant or agent (signature) 

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

Notary _____