

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	Michael Kolczun II	3955 E. Lake Rd SHEFFIELD OHIO 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-463-7777 mKolczun@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	
03-00-042-10-001		3955 E Lake Rd Sheffield Lake, Ohio 44054	
03-00-042-10-002		" "	
03-00-042-10-003		" "	
03-00-042-10-004			
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
001, 002, 003, 004			Questioning increase value of 7.2 million dollars in ONE YEAR
9. The requested change in value is justified for the following reasons:			
7.2 is AN UNREASONABLE INCREASE IN PROPERTY VALUE in 1 year MILLION in 2024 you valued properties at \$2,585,910 7.2 million Thank you in 2025, you valued properties at \$3,811,720 INCREASE			

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

Clear Form

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DTE 1
Rev. 12/22

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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	<u>Pulliam Investments, LLC.</u>	<u>5415 Village Dr./Rockledge, FL</u>	
2. Complainant if not owner		<u>32955</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>321-609-9036</u> <u>Chad@perryfiberglass.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>See Attached for 13 Parcels</u>			
7. Principal use of property <u>Manufacturing and Warehouse</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>See Attached for 13 Parcels</u>			
9. The requested change in value is justified for the following reasons: <u>Pulliam Investments, LLC purchased these 13 parcels on 10-28-16 in an arms length transaction for \$1,559,000. The 13 parcels were re-appraised in March 2025 for \$2,300,000. (See attached appraisal)</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 _____ 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) Chad Pulliam Title (if agent) President/Owner

Complainant or agent (signature) 

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

Notary 

