

Clear Form

Tax year 25 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	CHERYL BUTLER	117 W. LINCOLN ST OBERLIN, OH 44074
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
09-00-095-108-063	117 W LINCOLN ST. OBERLIN OH 44074

7. Principal use of property PRIMARY 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
09-00-095			
09-00-095108-063	138.940	158-160	

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

I PAY TO GET OVERGROWN TREES CUT EVERY YEAR THAT FALL ON MY PROPERTY FROM VACANT LOT. YARD FULL OF WATER & CANT BE CUT WHEN IT RAINS. CANT SIT IN BACK, MOSQUITOS FROM VACANT MOIST OVERGROWN LOT. YARD FULL OF WEEDS & ONIONS DUE TO LOT NEXT DOOR. NEED OUTSIDE DOORS.

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

2025 APR -4 PM 1:41

LORAIN COUNTY BOARD OF REVISION

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.

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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	Dollar Store Investor, LLC	938 S. Orange Grove Blvd. Unit D *	
2. Complainant if not owner		Pasadena, Ca. 91105 *	
3. Complainant's agent			
4. Telephone number and email address of contact person 213-479-4273/Edmund@Robhana.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	
02-01-006-190-003		3817 Oberlin Ave, Lorain Ohio	
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
02-01-006-190-003	\$980,000	\$1,134,090	\$154,090
9. The requested change in value is justified for the following reasons: The 2024 taxable value of \$396,930 is about twice the taxable value for tax year 2023 when property was purchased. The sale price paid in May 2023 was \$1,152,000. Complainant's estimate of current value is approx. 85% of most recent purchase price paid in May 2023 and a more fair current estimate of Taxable Value at 35% of appraisal.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale May 15, 2023
 and sale price \$ \$1,152,000.00 ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date _____ 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) Edmund S. Tefft Title (if agent) Manager of LLC

Complainant or agent (signature) Edmund S. Tefft

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

Notary See CA Jurat Below

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 31st day
of March, 2025, by Edmund S. Tefft

Muthiah Nachiappan, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Signature Muthiah Nachiappan (Seal)

