

Clear Form

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

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.

2025 FEB 10 PM 1:23

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	Dennis & Maxine Grundo		741 Community Rd, Sheffield Lake, OH 44054	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
440-935-4080 kathykath1948@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		
03-00-041-113-052		741 Community Rd, Sheffield Lake, OH 44054		
7. Principal use of property <u>Residential</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	
03-00-041-113-052	\$77,350.00	\$109,200.00	\$31,850.00	
9. The requested change in value is justified for the following reasons:				
Current value does not reflect condition as compared to neighboring homes recently sold.				

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.

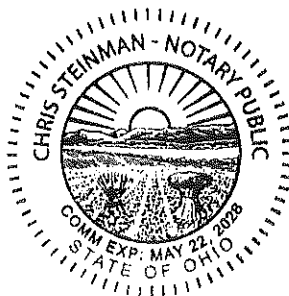
Dennis P. Grunda

Date 2/7/2025 Complainant or agent (printed) Maxine Grunda Title (if agent) _____

Complainant or agent (signature) *Dennis P. Grunda Maxine Grunda*

Sworn to and signed in my presence, this Feb. 7, 2025 (7) day of February 2025
(Date) (Month) (Year)

Notary *Chris Steinman*



LORAIN COUNTY
BOARD OF REVISION

Tax year 2024 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.

2025 FEB 10 PM 1:24

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. Kelly	13546 Janell Dr. Columbia Sta. OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Home-440-236-3398 Cell-440-666-8849 oldnavychica55@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		
12-00-005-102-046	Rear Land attached to 13546 Janell Dr. Columbia Sta., Ohio		
7. Principal use of property	additional property to 13546 Janell Dr. Col. Sta. OH 44028		
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
12-00-005-102-046	4000.00	24,010.00	20,000.00

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

The property value for this piece has always been between 2500.00 and 3500.00 since original purchase. There has been no changes to this piece of property and there is no access to it other than thru my property. Value went up in 2024 from 3500.00 to 24000.00

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 2/5/2025 Complainant or agent (printed) Kathleen M Kelly Title (if agent) _____

Complainant or agent (signature) Kathleen M. Kelly

Sworn to and signed in my presence, this 5th day of February 2025
(Date) (Month) (Year)

Notary Cynthia L Prioletti



CYNTHIA L. PRIOLETTI
Notary Public
State of Ohio
My Comm. Expires
October 24, 2029

Clear Form

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

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.

2025 FEB 10 PM 2:17

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	David J Vonderau	3868 West Rim Dr. Columbia Station, OH 44021	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-213-6066 Dave.vonderau@fedex.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	
12-00-043-000-062		23868 West Rim Dr. Columbia Station, OH 44028	
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
12-00-043-000-062	580,000	714,290	\$134,290
9. The requested change in value is justified for the following reasons: This home has been my residence from the day it was built in 1996. To date there has been a new roof installed and there have been no other improvements to the residence. The plumbing, lights, windows and HVAC are all original (28 years old). Comparable homes are hundreds of thousands of dollars cheaper. I do not see the justification to increase the previous value of \$423,910 to \$714,290 (68% increase). Half this lot is in a flood plane and unbuildable.			

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.

- ☐ 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 2/10/25 Complainant or agent (printed) DAVE VONDERAU Title (if agent) OWNER

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 10th day of Feb 2025
(Date) (Month) (Year)

Notary [Signature]



DYLAN CANTERBURY
Notary Public, State of Ohio
My Commission Expires
May 24, 2028

23868 West Rim Dr. total square footage is as follows.

First floor; 1,770 sq. ft. (Usable) Second floor; 1,496 sq. ft. (Usable) Total square feet usable; 3,266* sq. ft. * The two story Great room and foyer were counted one time.

Based on the last 16 sale transactions per the residential Market Analysis Summary in Columbia Station, the breakdown per Square foot are as follows; Average cost per sq. ft. \$192.42 x 3,266 sq. ft. = \$628,444
Median Cost per sq. ft. \$180.25 x 3,266 sq. ft. = \$588,696

It appears that perhaps an inaccurate total sq. ft. was used to calculate the 2024 Tax Year Value.

I am willing to provide the original plans that were used for construction for your review. There have been no additions to the home from the original construction in 1996 and the total sq. ft. remains the same.

David J Vonderau

Signature [Signature] Date 2 / 10 / 25

Notary Signature [Signature]

Complainant [Signature] DAVE VONDERAU



DYLAN CANTERBURY
Notary Public, State of Ohio
My Commission Expires
May 24, 2028

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint**. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 8. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

LORAIN COUNTY
BOARD OF REVISION
2025 FEB 10 PM 3:15

Tax year 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	Jasmine Baxter	640 Elyria Ave Amherst 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5600 Jbax-2010@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		
0626066000033	125 Chestnut St Elyria 44035		
7. Principal use of property Vacant			
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
0626066000033	500.00	12,040.00	
9. The requested change in value is justified for the following reasons: What was paid for it at auction.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/29/23
and sale price \$ 500 ; 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 NO and total cost \$ 500.00.
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.

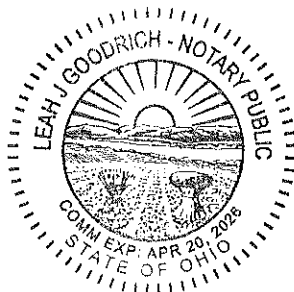
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/7/25 Complainant or agent (printed) Jasmine Baxter Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 7th day of February 2025
(Date) (Month) (Year)

Notary 



Tax year _____ BOR no. _____

LORAIN COUNTY
BOARD OF REVISION

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.

2025 FEB 10 PM 2:57

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	Eva Marie Cox	24293 Hilliard Blvd,	
2. Complainant if not owner	ABOVE	Westlake, Ohio 44145	
3. Complainant's agent	ABOVE		
4. Telephone number and email address of contact person Ph. 440-227-2212 Email - None			
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		
02-01-003-156-003	115 W. 18th. Street		
	Lorain, Ohio 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
0201003156003	\$40,000.	\$99,720.	\$59,720.
	if That!		
9. The requested change in value is justified for the following reasons: PLEASE SEE ATTACHED Page.			

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

- ☐ 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 2/4/2025 Complainant or agent (printed) Eva Marie Cox Title (if agent) N/A

Complainant or agent (signature) Eva Marie Cox

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

Notary _____

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.

2025 FEB 10 PM 3:18

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	Lynn Thi Teel	18180 State Route 57 Grafton, 44044	
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	
16-00-072-000-022		18180 St. Rt. 57, Grafton, OH 44044	
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
16-00-072-000-022	\$187,220	online -358,970	-171,750
9. The requested change in value is justified for the following reasons: Value too high. Nothing has changed with the home or land to my property. I'm on fixed income. I'm too old to go back to work			

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 2/4/2025 Complainant or agent (printed) Lynn Thi Teel Title (if agent) _____

Complainant or agent (signature) Lynn T Teel

Sworn to and signed in my presence, this February 4, 2025 day of Feb. 2025
(Date) (Month) (Year)

Notary [Signature]



Tricia Peacey, Notary Public
Residence - Medina County
State Wide Jurisdiction, Ohio
My Commission Expires 7/31/2029

Tax year _____

BOR no. _____

Date received _____

LORAIN COUNTY
BOARD OF REVISION
2025 FEB 10 PM 3:17**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		4580 Vermillion OH LLC	
2. Complainant if not owner		549 Empire Bl., Bklyn., NY 11225	
3. Complainant's agent		Polter Law Group (EPTA)	
4. Telephone number and email address of contact person		2600 W Big Beaver, Ste L100, Troy, MI 48084	
5. Complainant's relationship to property, if not owner		Counsel	
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0120027101007		4580 Libery Ave., Vermillion, Oh. 44089	
7. Principal use of property Fomer Rite Aid - currently vacant			
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
0120027101007	1,000,000	1,472,710	-472,710
9. The requested change in value is justified for the following reasons: See "letter of explanation" attached.			

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 01/27/2025 Complainant or agent (printed) Stephen Polter Title (if agent) Counsel/Atty

Complainant or agent (signature) 

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

Notary 

ANDREY MAXIMKOV
Notary Public, State of Michigan
County Of Oakland
My Commission Expires 2/2027
Acting in the County of Oakland

Tax year 2025 BOR no. _____DTE 1
Rev. 12/22County Lorain County Date received _____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.

2025 FEB 10 PM 3:18

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	GAHA HOLDINGS, LLC	43099 N. Ridge Road Elyria, Ohio 44035	
2. Complainant if not owner			
3. Complainant's agent	GUS HOYAS		
4. Telephone number and email address of contact person	330-321-5465 GusHoyas20@gmail.com		
5. Complainant's relationship to property, if not owner	Property Agent / Member Owner		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-21-002-000-063	43099 N. Ridge Road, Elyria OHIO 44035		
7. Principal use of property	Commercial / 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
06-21-002-000-063	Land \$35,000	\$37,570	+\$2,570
	Building \$ 80,000 (Market Value)	\$126,630	+\$46,630
			Net Increase of \$49,200
9. The requested change in value is justified for the following reasons: Building Value has not changed much as there has been no upgrades since the purchase, other than a paint job back in 2019. Building needs outside and inside upgrades to consider such a property increase of \$105,200.			

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 02/05/2025 Complainant or agent (printed) Gus Hoyas Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 02/05/2025 day of February 2025
(Date) (Month) (Year)

Notary Keira Rebner



KEIRA REBNER
Notary Public, State of Ohio
My Commission Expires:
December 18, 2029

MEMBER
House of Representatives
of the State of Ohio
Commission Expires
January 1, 1938



Tax year _____ BOR no. _____

County _____ Date received _____

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	Ellen K Hujo	35960 Wyndemere Way	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-934-1244			
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	
04-00-014-107-059		35060 Wyndemere Way Avon Ohio 44011	
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
04-00-014-107-059	324,939	410,080	85,141
9. The requested change in value is justified for the following reasons: See included statement and documentation			

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 2.5.25 Complainant or agent (printed) Ellen K. Hujo Title (if agent) _____

Complainant or agent (signature) *Ellen K. Hujo*

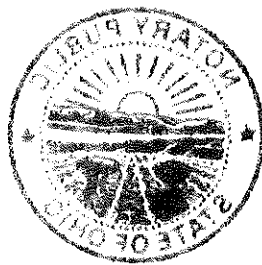
Sworn to and signed in my presence, this 5 day of February, 2025
(Date) (Month) (Year)

Notary *Julie Davis*



JULIE DAVIS
Notary Public, State of Ohio
My Commission Expires
February 06, 2028
COMMISSION: 2023-RE-859512

COMMISSION 2023-11-10-12
February 03, 2024
My Commission Expires
Notary Public, State of Ohio
JULIE DAVIS



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	Davic Enterprises Inc	31957 Grove St, Avon Lake, Ohio 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-591-9504 wesdavic20@live.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	
0700021103012		6680 Ridge Plaza Dr, North Ridgeville, Ohio 44039	
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
0700021103012	27,000	151,010	-124,010
9. The requested change in value is justified for the following reasons: I purchased the property for \$27,000 in an arms length transaction on 11/1/2024. I bought it with 6 feet of water in the basement that had been there for 5+ years and black mold throughout the entire house. Ceilings were caving in and it has multiple broken windows and doors due to vandalism			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/1/2024
and sale price \$ 27,000 ; 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.

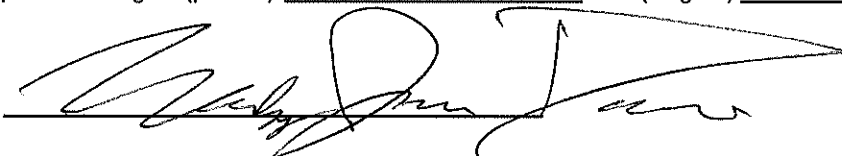
- ☒ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 02/10/2025 Complainant or agent (printed) Wesley James Davic Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 10th day of February 2025
(Date) (Month) (Year)

Notary 



APRIL MICHELLE LAWSON
Notary Public
State of Ohio
My Comm. Expires
October 27, 2027

Clear Form

DTE 1
Rev. 12/22LORAIN COUNTY
BOARD OF REVISIONTax year 2024

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.

Name		Street address, City, State, ZIP code	
1. Owner of property	GARY SCHEIN	34893 Highland Drive North Ridgeville, OH 44039	
2. Complainant if not owner	SAME		
3. Complainant's agent	SAME		
4. Telephone number and email address of contact person 1-440-225-1930			
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	
07-00-018-101-062		34893 Highland Drive North Ridgeville, OH 44039	
07-00-018-101-248		34893 Highland Drive North Ridgeville, OH 44039	
7. Principal use of property <u>Reside</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
07-00-018-101-062			
07-00-018-101-062	\$155,520	\$193,240	\$37,720
9. The requested change in value is justified for the following reasons: Windows, Doors and Deck need replaced. Deck's over 30 years old. The windows are more than 25 years old. Frame trim around garage door is rotting and needs replaced. The original kitchen cabinets need to be repaired/replaced. Too much wear (oxidated). Carpet needs replaced. Over 20 years old. Walls need painted. 20 year old paint on them now. * Please see attached estimates for the work that needs to be done to bring home to current 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 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.

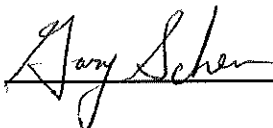
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

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 2-10-25 Complainant or agent (printed) Gary Schein Title (if agent) _____

Complainant or agent (signature) 

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	ROBERT G & LUCY E HEIMEN	280 NOLITA CIRCLE	
2. Complainant if not owner		AVON LAKE OH 44012	
3. Complainant's agent			
4. Telephone number and email address of contact person 440.452.3775 rheinen@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		
0400030141237	280 NOLITA CIRCLE AVON LAKE OH 44012		
7. Principal use of property <u>Home</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
0400030141237	684,293	735,310	<51,017.5>
9. The requested change in value is justified for the following reasons: THE FOLLOWING ARE SIMILAR SIZE/LOT IN AREA WITH NEW APPRAISAL 0400030141259 - 678,830 0400030142315 - 693,940 0400030141255 - 692,500 0400030141234 671,900			

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 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.

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 11/31/2025 Complainant or agent (printed) ROBERT G HEIDEN Title of agent _____

Complainant or agent (signature) Robert G Heiden

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

Notary Stacey McKinley

STACEY McKINLEY, Atty.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration
Section 147.03 O.R.C.