

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

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.

2025 FEB 13 PM 12:04

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	Miraldi Nancy A Trustee	3116 Fairmount Blvd., Cleveland Hts. OH 44118	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 679-1370			
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		
03-00-045-101-003	3545 Lake Rd., Sheffield Lake, OH 44054		
03-00-045-101-026	Lake Rd, Sheffield Lake, Ohio 44054 (contiguous land west of 3545)		
	Lake Rd listed above)		
7. Principal use of property Single Family Home (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
03-00-045-101-003	Both Parcels Listed \$944,800	\$1,129,000	(234,490)
03-00-045-101-026		\$50,290	0
9. The requested change in value is justified for the following reasons: See attached appraisal. Parcel 03-00-045-101-026 is 11 feet wide and cannot be built on because it was purchased post construction of the home on parcel ending in 003 so the house clears the property boundry on the west. Thus, it should be included as part of the primary parcel number ending in 003. The primary home has not been updated since it was built and the addition has not been updated since building 20years ago. Repairs/updates needed per appraisal.			

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

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

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

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

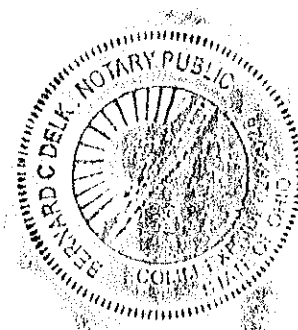
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02/11/2025 Complainant or agent (printed) Nancy A Miraldi, Trustee Title (if agent) _____

Complainant or agent (signature) Nancy A. Miraldi, trustee

Sworn to and signed in my presence, this 11th day of February 2025
(Date) (Month) (Year)

Notary [Signature]



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22LORAIN COUNTY
BOARD OF REALTORS

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.

2025 FEB 13 PM 3:21

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	KEYBLUE LLC	777 WILLOW CREEK DR AMHERST OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 785 9344 KEYBLU@GMAIL.COM ALAN SZUCS MANAGER			
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	
02-02-005-105-010		4940 OBERLIN AVE LORAIN, OH 44053	
7. Principal use of property BUSINESS USE CURRENTLY VACANT & FOR SALE			
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
02-02-005-105-010	260,000.00	358,150.00	98,150.00
9. The requested change in value is justified for the following reasons: BUILDING & PROPERTY WAS APPRAISED AT 205,000.00 MARKET VALUE BY INTEGRA REALTY RESOURCES IN MAY 2023. THIS WAS A BANK ORDERED APPRAISAL BY PNC BANK. THE BUILDING HAS BEEN VACANT SINCE 6/24 AND IS LISTED FOR SALE.			

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

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

Tax year _____ BOR no. _____

LORAIN COUNTY
BOARD OF REVISIONCounty 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 13 PM 2:10

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	Barbara Lane	617 High ST Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 453 4931			
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	
06-24-023-103-007		617 High ST Elyria OH 44035	
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
06-24-023-103-007	130110. ⁰⁰	175110. ⁰⁰	-45000. ⁰⁰
9. The requested change in value is justified for the following reasons: see enclosed pages			

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 ☐ Unknowncan't afford
one

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.

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	Robin A. Meadows	229 W. River Rd N, Elyria OH 44035
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

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
06-24-109-000-010	$\$41,002^{**} = \$14,351$ (taxable value)	\$65,590	

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

In 2018 my Appraised Tax Value state mandated Reappraisal was lowered by \$2910 from \$29860 to \$26950. (See attached). Then last years Appraised Tax Value was \$31,540, but now my Appraised Tax Value MORE than doubled to \$65,590, which is a 100% plus increase. It was stated that the average tax values were raised by 30%, thirty percent

I put above is: 30% increase \$ on \$31,540 is \$9,462 = \$41,002.

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 \$ -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 Feb. 13, 2025 Complainant or agent (printed) Robin A Meadows Title (if agent) _____

Complainant or agent (signature) Robin A Meadows

Sworn to and signed in my presence, this 13th day of Feb. 2025
(Date) (Month) (Year)

Notary Margaret A Hendershot



Margaret A. Hendershot
For the State of Ohio,
Lorain County
My Commission has no expiration
Section 147.03 R.C.

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Peter P Sklenar	38159 Butternut Ridge Rd N Ridgeville Oh 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 281 4486 PSKLe22383@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		
11-00-093-102-027	38159 Butternut Ridge Rd N Ridgeville Oh 44039		
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
11-00-093-102-027	87,340.00	242,300	154,960
9. The requested change in value is justified for the following reasons: Age of home, construction and property is land locked for any possible development.			

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 09/20/2022 and total cost \$ 16,719.

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 2-12-25 Complainant or agent (printed) Peter P Sklenar Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 12 day of February, 2025
(Date) (Month) (Year)

Notary 



BRANDY ADLER
Notary Public, State of Ohio
My Commission Expires:
07/04/2028

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF EQUALIZATION**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	Mr Lees Hands on Homes LLC	227 Cleveland St. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent	Christian McAfee	1859 Broadway, Lorain, OH 44052	
4. Telephone number and email address of contact person 440 810 1535 christianmcafee24@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		
06-25-016-101-010	Northrup St		
06-25-016-101-009	227 Cleveland St		
06-25-016-101-008	Rear Land		
7. Principal use of property 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
06-25-016-101-010	\$3,000	\$6,880	\$3,880
06-25-016-101-009	\$60,000	\$120,960	\$60,960
06-25-016-101-008	\$3,000	\$18,680	\$15,680
9. The requested change in value is justified for the following reasons: Parcels 010 and 008 are just land. The building on parcel 009 is vacant, and not up to code.			

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 2-11-25 Complainant or agent (printed) Christian M. H. Mc Title (if agent) owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this Feb 11, 2025 day of Feb 2025
(Date) (Month) (Year)

Notary [Signature]



MARY BETH ZELEK
Notary Public
State of Ohio
My Comm. Expires
March 14, 2028

Tax year 2024

BOR no. _____

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	KCJ Properties, LLC	14878 Diagonal Road, LaGrange OH 44050	
2. Complainant if not owner			
3. Complainant's agent	Christina & Joergen Jensen	14878 Diagonal Road, LaGrange OH 44050	
4. Telephone number and email address of contact person	christinajens24@gmail.com 440-420-1825		
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		
06-26-082-000-011	333 Broad Street, Elyria OH 44035		
7. Principal use of property Commercial			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-082-000-011	16,340 (land value only)	94,580	-78,240
9. The requested change in value is justified for the following reasons: Building was extensively damaged during the Shane Demolition 10-3-22 through 11-3/22. Damages to the building have rendered it unsuable. In addition, the removal of the Shane Building has left the East wall of 333 Broad St. without any structural support and exposed to the elements. Estimates to repair building total \$981,433.48. Copies of repair estimates and structural engineer reports through 2/7/24 are enclosed.			

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