

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

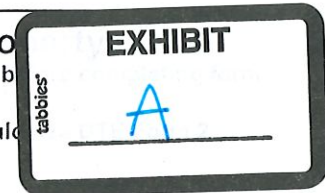
2025 FEB 25 PM 3:32

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|--|---|--|-----------------------------|
| 1. Owner of property | Tam, Shiu Yeung & Tam, Shirley | 110 E Main St, Lagrange OH 44050 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>330-998-2300</u> <u>SHIUYTAM@GMAIL.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>15-00-055-101-003</u> | <u>108/110 E Main St, Lagrange OH 44050</u> | | |
| | | | |
| | | | |
| 7. Principal use of property <u>Restaurant/Apartment</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>15-00-055-101-003</u> | <u>\$100,000</u> | <u>\$204,880</u> | |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>Age of building, much needed repairs throughout, no parking</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.

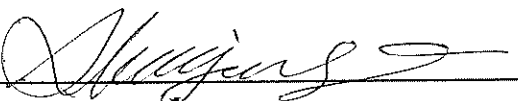
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 02/25/25 Complainant or agent (printed) Shiu Yeung Tam Title (if agent) _____

Complainant or agent (signature) 

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

Notary Rebecca Johnson



REBECCA L. JOHNSON
Notary Public
State of Ohio
My Comm. Expires
November 13, 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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 100.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, Zip |
|--|--|--|
| 1. Owner of property | Kaher Asad | 33108 Northwood Cir, Avon Lake, OH 44012 |
| 2. Complainant if not owner | | |
| 3. Complainant's agent | | |
| 4. Telephone number and email address of contact person 440-221-4211 kutay1@aol.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 | |
| 04-00-007-150-203 | 33108 Northwood Cir, Avon Lake, OH 44012 | |
| | | |
| | | |

2025 FEB 25 AM 11:08
 LORAIN COUNTY
 BOARD OF REVISION

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 |
|-------------------|---|--|-----------------------------|
| 04-00-007-150-203 | \$662,000 | \$730,940.00 | |
| | | | |
| | | | |

9. The requested change in value is justified for the following reasons:
 Home was just purchased for \$698,000. Home has a few significant issues. First is lack of proper insulation. The home is freezing and I have attached a professional quote for repair with an estimate of approximately \$17,000. Significant concrete issues in the garage (no quote, but estimate \$7-10,000 to repair). Significant subfloor/structural issue in front upstairs (no quote but estimate \$5-10,000 to repair). Roof is 21 years old. Lastly, all of our neighbors homes had overall less appreciation than our home, even though they are all roughly same size and style.

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/1/24
 and sale price \$ \$698,000 ; 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 \$ 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 2/25/25 Complainant or agent (printed) Kaher Asad Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

* Opinion value based on sale price, insulation repair, garage repair, subfloor issue on 2nd floor, original roof, and comparable price/value increases for all neighboring homes. I did not deduct any value for the roof but it will require attention in the coming years. Thank you.

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22LORAIN 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 filing.

Attach additional pages if necessary.

2025 FEB 25 AM 9:34

This form is for full market value complaints only. All other complaints should use Form 100.

☒ Original complaint ☐ Counter complaint
Notices will be sent only to those named below.**EXHIBIT**

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| | | | |
|--|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | DANIEL & CAROLYN ZACK | 41485 RUSSIA RD. ELYRIA, OH 44035 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person DANIEL ZACK 440-213-6007 danzack@howardhanna.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 | | |
| 10-00-008-101-026 | 41485 RUSSIA RD. 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 |
| 10-00-008-101-026 | 189,800 | 259,800 | 70,000 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: CERTIFIED RESIDENTIAL APPRAISAL GREGGORY SIGSWORTH RECOMMENDED A CERTIFIED 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 2/24/2025 Complainant or agent (printed) Daniel Zack Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



AMANDA M. COOKE
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024 BOR no. _____

DTE 1
Rev. 12/22

County LORAIN Date received _____

2025 FEB 25 AM 9:11

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use D

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | POWERS, MATTHEW + JULIE | 23033 SNELL RD COLUMBIA STATION OH 44028 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | 330-957-0223; jrembly@gmail.com 214-990-0399; mat.j.powers@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 | | |
| 12-00-018-000-093 | 23033 SNELL ROAD COLUMBIA STATION, OH 44028 | | |
| | | | |
| 7. Principal use of property | 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 |
| 12-00-018-000-093 | \$150,000.00 | \$823,000.00 | (\$173,000.00) |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: INCORRECT SQUARE FOOTAGE; OVER VALUATION. PLANS + COMPS 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

New Construction

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 2-25-2025 Complainant or agent (printed) MATTHEW + JULIE POWERS Title (if agent) _____

Complainant or agent (signature) Matthew + Julie Powers

Sworn to and signed in my presence, this 2-25-2025 day of February 2025
(Date) (Month) (Year)

Notary [Signature]



RHONDA ROBINSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lake County
My Comm. Exp. 2-28-27

Clear Form

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.
 Attach additional pages if necessary.
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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Mark & Denise Monschein | 109 Glenview Dr Avon Lake, OH 44012 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person Denise C: (440)242-7546 1963dizzy@gmail.com & dmonschein@wickenslaw.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 | | |
| 400018115057 | 109 Glenview Dr Avon Lake, OH 44012 | | |
| | | | |
| | | | |
| 7. Principal use of property Single Family Residential Dwelling | | | |
| 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 |
| 400018115057 | \$440,000 | \$502,330 | -\$62,330 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: I strongly believe that the 2024 market value of \$502,330, reflecting a 62.45% increase, over-assesses my home. This conclusion is based on the following data points from similar properties: the level of increase on my street (Figure 1), uniformity in market value (Figure 2), and comparable properties sold within the past three years (Figure 3). Therefore, I assert that the correct assessment should be \$440,000. The sketch vs data indicates a potential error of 164 SQFT. | | | |

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 \$ 0.00.13. 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 2/25/2025 Complainant or agent (printed) Denise C. Monschein Title (if agent) _____

Complainant or agent (signature) 

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

Notary 

LAURA L. POST
Notary Public - State of Ohio
My Commission Expires 1/31/2028

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 12/22

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 filing.

2025 FEB 25 PM 1:37

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

| | | | | | |
|--|---|--|-----------------------------|----------------------|--|
| 1. Owner of property | | Terrance P. Barth | | 3768 Martins Run Dr. | |
| 2. Complainant if not owner | | | | Lorain, OH 44053 | |
| 3. Complainant's agent | | | | | |
| 4. Telephone number and email address of contact person | | | | | |
| 440-320-5870 t-bar@roadrunner.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 | | |
| 02-02-012-114-008 | | | 3768 Martins Run Dr. | | |
| | | | Lorain, OH 44053 | | |
| 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 | | |
| 0202012 114008 | 299,000 | 354,840 | | | |
| 9. The requested change in value is justified for the following reasons: Even without the professional appraisal, I feel I have been overpaying on taxes for years & the evaluation is much too high at 354,840. Roof orig. needs replaced. Unkept retention pond behind house after moving into Lorain City School system | | | | | |

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 2-19-25 Complainant or agent (printed) TERRANCE BARTH Title (if agent) _____

Complainant or agent (signature) Terrance Barth

Sworn to and signed in my presence, this 19 day of February 2025
(Date) (Month) (Year)

Notary Carol A. Hayward



Clear Form

Tax year _____

BOR no. _____

DTE 1
Rev. 12/22

County _____

Date received _____

EXHIBIT

A

Complaint Against the Valuation of Real Property

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

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 | Darlene L. Bennett | 143 St Charles Pl. |
| 2. Complainant if not owner | | Elyria, Ohio 44035 |
| 3. Complainant's agent | | |

4. Telephone number and email address of contact person

304-642-8363

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 |
|---------------------------------|-------------------------------------|
| 10-00-005-782-002 | 143 St. Charles Pl Elyria, Oh 44035 |
| | |
| | |

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 |
|-------------------|---|--|-----------------------------|
| 10-00-005-782-002 | \$150,000. | \$203,760. | |
| | | | |
| | | | |

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

Windows did not work & have had to replace most of them.
So many things have been repaired like garage door opener
front storm door & things I still haven't found. I definitely over-
paid.

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 6/2024

and sale price \$ 260,000 ; 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 Nov 2024 and total cost \$ \$8,000+

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 02/25/2025 Complainant or agent (printed) Darlene L. Bennett Title (if agent) _____

Complainant or agent (signature) Darlene L. Bennett

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

Notary _____

Clear Form

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 filing.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|---|---|---|-----------------------------|
| 1. Owner of property | Carla & Kevin Kihorany | 11219 Westwood Blvd., Columbia Sta, OH 44028 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>216-233-6162</u> <u>carla.kihorany@outlook.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 | |
| 12-00-003-000-086 | | 11219 Westwood Blvd., Columbia Station, OH. 44028 | |
| | | | |
| | | | |
| 7. Principal use of property <u>Primary residence</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 |
| 12-00-003-000-086 | 460,000.00 | 536,260.00 | - 76,260.00 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Our home value has increased much higher then in our surrounding area for the same type of home/lot. Comparables will show this. Our home is listed much higher in comparison over the years for the same home models in our development. Over the years, we've been consistently paying out more in taxes. Ex: since 2018, when our tax year rose to \$414,480 and the current surrounding homes didn't even come close to that amount until 2024/25 adjustment. | | | |

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 \$ _____.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. N/A

- ☐ 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. N/A

- ☐ 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 2-19-25
8-24-2024 Complainant or agent (printed) Carla Kihorany Title (if agent) —

Complainant or agent (signature) Carla Kihorany

Sworn to and signed in my presence, this 24th day of August, 2024
(Date) (Month) (Year)

Notary [Signature] 19th of February, 2025

THOMAS J. STEFANIK, JR.
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 O.R.C.

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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DT

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Weridiana Catunda da Costa | 424 Oak St, #232, Glendale, CA 91204 | |
| 2. Complainant if not owner | n/a | | |
| 3. Complainant's agent | n/a | | |
| 4. Telephone number and email address of contact person (213) 359 3666 wcatunda@gmail.com | | | |
| 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 | |
| 06-26-019-102-010 | | 228 Gates Ave, Elyria, OH 44035 | |
| | | | |
| | | | |
| 7. Principal use of property Rental 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 |
| 06-26-019-102-010 | 45,583 | 86,320 | -40,467 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: 2024 appraised value increased in 200%. As per Zillow, house appreciation for Ohio is 5%YOY in average. Applying this after my purchase of this property in 2022, we would have 45,583 as a more realistic market value instead of the 86,320 value suggested by the treasurer. Thus, I had vacancies during the winter months 2023/2024 and have a realtor in the providing his feedback saying that property is worth the same as what I purchased in 2022. | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 4.19.2022
and sale price \$ 112,000 ; 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 07.2022 and total cost \$ 5,500.

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.

WCC

WERIDIANA CARUNDA DA COSTA

Date x 2.14.25 Complainant or agent (printed) x WERIDIANA C DA COSTA Title (if agent) OWNER

Complainant or agent (signature) x 

Sworn to and signed in my presence, this 14th day of February 2025
(Date) (Month) (Year)

Notary _____

See Attached Notary
Jurat Certificate

Clear Form

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 filing.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form 100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

| | | | |
|--|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | Marinko Milos | 9325 Reed Rd, N. Ridgville OH 44039 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 216-470-5679 mmilos@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 | |
| 07-00-012-103-029 | | 9325 Reed Road, North Ridgville | |
| | | | |
| | | | |
| 7. Principal use of property <u>Personal residence</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 |
| 07-00-012-103-029 | 900 983,000 | 1,292,900 | 309,900 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>The property was purchased in 2017 for \$810,000. The property was increased by 50% in the revaluation which is excessive. I obtained a professional appraisal that includes comparables that appraised the value at \$983,000</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 N/A 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 2/20/25 Complainant or agent (printed) Martina Miles Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20 day of FEBRUARY 2025
(Date) (Month) (Year)

Notary 



PATRICIA BURKE
Notary Public, State of Ohio
My Commission Expires 09-06-26

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 of form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Michael Hogrefe | 6919 Root Rd, North Ridgeville, Ohio, 44039 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person Cell: (440)-799-3119 Email: Michaelmph416@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 | | |
| 0700021119010 | 6919 Root Rd, North Ridgeville, Ohio, 44039 | | |
| | | | |
| | | | |
| 7. Principal use of property Residential (Owner Occupied) | | | |
| 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 |
| 0700021119010 | \$240,000.00 | \$278,460.00 | \$(38,460.00) |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Recent arm's length sale with supporting 3rd party uniform residential appraisal report at time of purchase. There are incorrect property details on the auditor site such as finished square footage should be reduced from 2822 to 2,410 sq.ft., the house does not have central AC, condition of property has not changed since purchased. | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/16/2022

and sale price \$ \$240,000.00 ; 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 02/03/2025 Complainant or agent (printed) Michael Hogrefe Title (if agent) _____

Complainant or agent (signature) Michael Hogrefe

Sworn to and signed in my presence, this 3RD day of FEBRUARY 2025
(Date) (Month) (Year)

Notary J. A. Elmer

MY COMMISSION EXPIRES MAR 2, 2025

Clear Form

DTE 1
Rev. 12/22LORAIN COUNTY
BOARD OF REVISIONTax year First half 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 filing.

2025 FEB 25 PM 12:24

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☒ Original complaint ☐ Counter complaint
Notices will be sent only to those named below.

EXHIBIT

A

| | Name | Street address, City, State, ZIP code | |
|--|--|--|-----------------------------|
| 1. Owner of property | APOSTOLOS MAKRIS | 6117 Yorktown Rd, Lorain, OH 44053 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | ritamacdonald@netscape.net 407-506-2777 (daughter's cellphone) My cell phone (440-222-9931) | | |
| 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 | | |
| 02-03-006-104-020 | 6117 YORKTOWN RD, LORAIN, OH 44053 | | |
| | | | |
| 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 |
| 02-03-006-104-020 | 185,000 | 232,750 | 47,750 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: my property tax went up around \$1,111.26 roughly 59% 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 none and total cost \$ 0.00.13. 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.

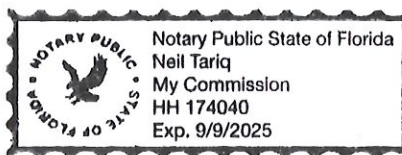
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02-18-2025 Complainant or agent (printed) Apostolos Makris Title (if agent) _____

Complainant or agent (signature) Apostolos Makris

Sworn to and signed in my presence, this 18TH day of FEBRUARY 2025
(Date) (Month) (Year)

Notary Neil Tariq NEIL TARIQ



LORAIN COUNTY
BOARD OF REVISION

Tax year 2024
County Lorain

BOR no. _____
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 filing.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form BOR-100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | William H. + Lisa Chappell | 10839 Hawke Rd. Columbia Station 44028 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 440-865-3000 lisachappell62@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 | | |
| 12-00-099-000-004 | 10839 Hawke Rd. Columbia Station | | |
| 12-00-099-000-044 | 10839 Hawke Rd. Columbia Station | | |
| 7. Principal use of property 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 |
| 12-00-099-000-004 | 147,060.00 | 202,590.00 | 55,530.00 |
| 12-00-099-000-044 | 240.00 28,240.00 | 36,860.00 | 8,620.00 |
| 9. The requested change in value is justified for the following reasons: Because of the over grown ditch adjacent to our property, we flood in our yard and several times into our house. This ditch also divides the land parcel 12-00-099-000-044 and makes it unusable 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 none 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 REVISORS

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 FEB 25 PM 12:17

This form is for full market value complaints only. All other complaints should use Form 100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Wink King | 5440 Broad Blvd N. Ridgeville OH | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | Kathy Winkel | 5440 Broad Blvd. N. Ridgeville OH | |
| 4. Telephone number and email address of contact person 440 309 5871 winklelectric169@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 | | |
| 07-00-008-115-022 | 33005 Center Ridge Rd N. Ridgeville OH | | |
| | | | |
| | | | |
| 7. Principal use of property land | | | |
| 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 |
| 0700008115022 | 125,000.00 | 298,210.00 | 173,210.00 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: The property is a piece of land only with no utility stub in's available anymore. This land has to be developed from the ground up fully. Part of the land is undevelopable due to a creek that runs through the land. This was purchased in Dec of 2023 & nothing has changed in 12 mos of owning it. | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/23

and sale price \$ 125,000.00 ; 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 n/a 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 11/28/25 Complainant or agent (printed) Kathy Winkel Title (if agent) Secretary

Complainant or agent (signature) 

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

Notary 



SARA L. MARKLE
Notary Public, State of Ohio
My Commission Expires
January 10, 2026
COMMISSION: 2016-RE-559967

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

LORAIN COUNTY
BOARD OF REVENUE

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 25 PM 12:17

This form is for full market value complaints only. All other complaints should use DTE 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Wink Bell | 5640 Broad Blvd N Ridgville OH | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | Kathy Winkel | 5640 Broad Blvd N Ridgville OH | |
| 4. Telephone number and email address of contact person | 440 309 5871 winklelectric69@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 | | |
| 07-00-028-103-001 | 36885 Center Ridge Rd N. Ridgville OH | | |
| 07-00-028-103-002 | Center Ridge Rd N. Ridgville OH | | |
| 7. Principal use of property | Commercial-unsuitable till brought up to code | | |
| 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 |
| 0700028103001 | 326,460.00 (purchase) | 711,900.00 | \$391,440.00 |
| 0700033121005 | 6,540.00 (purchase) | 14,880.00 | \$8,340.00 |
| 9. The requested change in value is justified for the following reasons: The building is not to code & has no working HVAC, plumbing, & only temp. electrical. There is no safe way to use/lease the building. It needs a major overhaul which we are in the process of working in getting plans drawn up. No improvements made, ripped up to make improvements | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 06/22and sale price \$ \$327,000.00 ; 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 n/a and total cost \$ 013. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

not while construction process is being evaluated of what needs to be done to make the property usable

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 1/28/25 Complainant or agent (printed) Kathy Winkel Title (if agent) secretary

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SARA L. MARKLE
Notary Public, State of Ohio
My Commission Expires
January 10, 2026
COMMISSION: 2016-RE-559967

