

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2025 FEB 26 PM 2:43

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

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	DOUGLAS MCCLAIN	31900 LAKE RD, AVON LAKE, OH, 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person PH- 440-930-5705 EMAIL DOUGLASMCCLAIN@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	
04-00-030-103-044		31900 LAKE RD, AVON LAKE, OH, 44012	
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
04-00-030-103-044	1,200,000.00	1,661,220.00	461,920.00
9. The requested change in value is justified for the following reasons: REAL VALUE WITH OTHER LAKEFRONT PROPERTIES EROSION + ODOR FROM CITY PIPE. CITY NOT COMING TO REPAIR/REPLACE LARGE DAMAGED PIPE CAUSING EROSION. ADVISED COMING 2 YRS			

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 9/26/2025 Complainant or agent (printed) DOUGLAS MCLAIN Title (if agent) _____

Complainant or agent (signature) Douglas McClain

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

Notary _____



Tax year 2024 BOR no. _____
 County Lorain Date received 02/18/2025

Complaint Against the Valuation of Real Property

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	Matthew Richard Terry	31646 Electric Blvd, Avon Lake, OH, 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 678-602-5935 matt.terrybiz@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		
04-00-030-142-010	31646 Electric Blvd, Avon Lake, OH, 44012		
7. Principal use of property Personal 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
04-00-030-142-010	264,260	314,260	(50,000)

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LORAIN COUNTY
BOARD OF REVISION

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

- 1) Need new front driveway concrete washed away,
 a) Roof is the original from 1967.3) Furnace leaks gas and has a burnt motor fan. It is red-tagged has to be replaced.4) We have cracked shower tub that leaks.5) Fireplace has exteriorization from starter gas line and needs converted.6) Closed vents from prior owner having 4 dogs.7) Cracked garage door and not sealed from 1960's.8) Garage floor cracks and chipped.9) Furnace had no cold air intake mapped.10) Gas piping buried and rusted out.11) Pest problem mice in the walls.12) Cracked ceiling and dry wall.13) Cracked and uneven garage.14) Zero landscaping.15) Mice and mold shed.16) Broken sprinkler system.

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/13/2024

and sale price \$ 302,500 ; 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 _____ and total cost \$ _____

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

17) Mortar chipped away on brick.18) Whole backyard lawn dug up by squirrels. On the low end 35,000 to fix all issues and make repairs. High End 70,000 to make all repairs. I just bought the house. I am single and cannot afford to make the necessary repairs. Reducing tax burden will allow me to make repairs to put nicer home in community.

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.

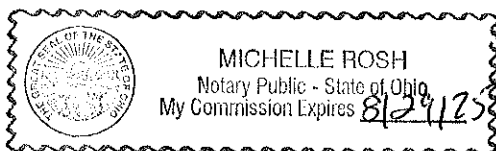
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/18/2025 Complainant or agent (printed) Matthew Terry Title (if agent) _____

Complainant or agent (signature) *Matthew Terry* *Matthew Terry*

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

Notary *Michelle Rosh*



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.

Attach additional pages if necessary.

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

☒ 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	Kelly A. COUGHLIN	5320 APPLE CREEK DR, SHEFFIELD VLG, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-346-4669 COUGHLINKELLY20@GMAIL.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-006-000-192	5320 APPLE CREEK DR. SHEFFIELD VLG, OH 44054		
7. Principal use of property 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
03-00-006-000-192 ↓	300,000	120,670	- 179,330
9. The requested change in value is justified for the following reasons: THE HOME IS SAME AS PURCHASED IN 1994. NO UPDATES, NO FINISHED BASEMENT. THERE ARE NO OUT BUILDINGS AND BACKYARD 50% FLOODS AND IS UNUSABLE MOST OF THE TIME. THIS HOME COULD NOT BE SOLD FOR APPRAISED VALUE - LOOKING FOR AT LEAST 20% REDUCTION.			

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 \$ 013. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

2025 FEB 26 PM 1:26

LUCAS COUNTY
BOARD OF REVISION

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 2-22-25 Complainant or agent (printed) Kelly A. Coughlin Title (if agent) _____

Complainant or agent (signature) Kelly A. Coughlin

Sworn to and signed in my presence, this 2/22/2025 day of February 2025
(Date) (Month) (Year)

Notary Hossein Kashiani



HOSSEIN KASHIANI
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
January 22, 2028

Tax year _____ BOR no. _____

County LORAIN Date received _____



Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	KMETZ JOHN S + DARLENE M	15683 COWLEY RD	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-315-4067 JKMETZ123@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	
16-00-030-000-008		15683 COWLEY RD	
16-00-030-000-028			
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
16-00-030-000-008	350,000	444,740	94,740
16-00-030-000-028	30,000	44,890	14,890
9. The requested change in value is justified for the following reasons:			
SEE 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

2025 FEB 26 PM 1:26

LORAIN COUNTY BOARD OF REVISION

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) JOHN S. KMETZ JR Title (if agent) _____

Complainant or agent (signature) John S. Kmetz Jr

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

Notary Danielle Mahany



Clear Form

Tax year _____ 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.

Attach additional pages if necessary.

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☒ 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	Paul Brandich & Ashley Brandich	1300 N Main St, Amherst, OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	216-407-1296 pbrandich@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		
0202001101029	1300 N Main St, Amherst, OH 44001		
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
0202001101029	\$365,000	\$459,530	\$94,470
9. The requested change in value is justified for the following reasons: See attached			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 1/4/2021
 and sale price \$ 365,000 ; 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 _____ 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 2/21/25 Complainant or agent (printed) Paul Brandich Title (if agent) _____

Complainant or agent (signature) Paul Brandich

Sworn to and signed in my presence, this 21 day of Feb 2025
(Date) (Month) (Year)

Notary [Signature]



STEPHANIE NICKOLOFF
Notary Public
State of Ohio
My Comm. Expires
May 10, 2027

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ 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.**EXHIBIT**

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Schwinger Properties, LLC	652 N. Woodhill Dr. Amherst	
2. Complainant if not owner		OH 44001	
3. Complainant's agent	Darrell Primm	Same as above	
4. Telephone number and email address of contact person (440) 787-5446 DarrellPrimm2@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-047-124-003	1109 Euclid Ave		
03-00-080-105-016	2498 E 37th St		
03-00-079-124-006	4125 Riverview Ln		
7. Principal use of property	Rental income		
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
0300047124003	67,240	83,370	16,130
0300080105016	75410	110,950	35,540
0300079124006	67,800	87,840	20,040
0100004106027	71,000	88,250	17,250
9. The requested change in value is justified for the following reasons: The rate increase proposed ranges from a 64% to 94% increase in property value. That FAR exceeds regional, state, and nationwide increases.			

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.

NOT LISTED

12. If any improvements were completed in the last three years, show date NA and total cost \$ NA.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown6. continued
Parcel #

Address

01-00-004-106-027

3144 Lorain Dr.

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 2/23/25 Complainant or agent (printed) Darrell Primm Title (if agent) President

Complainant or agent (signature) Darrell Primm

Sworn to and signed in my presence, this 23 day of February 2025
(Date) (Month) (Year)

Notary Adam Primm

