

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 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 M. & KATARINA LEVIT	1260 N. MAIN ST. AMHERST, OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 823-4040 rob@levitjewelers.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	
02-03-006-111-002		1260 N. MAIN ST. AMHERST, OH 44001	
02-02-001-101-005		1260 N. MAIN ST AMHERST, OH 44001	
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
{ 02-03-006-111-002 }	\$ 730,000. ⁰⁰	\$ 1,267,580. ⁰⁰	\$ 537,580. ⁰⁰
{ 02-02-001-101-005 }			
9. The requested change in value is justified for the following reasons: See CERTIFIED Real Estate 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 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 2-28-25 Complainant or agent (printed) ROBIN MARK LEVIT Title (if agent) OWNER
KATARINA

Complainant or agent (signature) Robin M Levit Katarina Levit

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

Notary _____

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

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 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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	POZDA JAMES M & LEA A	12532 Robson Rd, Grafton, OH, 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-724-0988 Lap2000home@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	
1000016000111		12532 Robson Rd, Grafton, OH, 44044	
7. Principal use of property Sole 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
1000016000111	204,500	294,700	-90,200
9. The requested change in value is justified for the following reasons: The property has not undergone significant improvements or renovations that does justify such a huge increase in value. The home sales used to support the county's tax revisions are not true comparables to our property. The few that could even be considered similar were entirely updated/renovated, our property is not. See appraiser's full report.			

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 April 2021 and total cost \$ 5,500.

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

How can you argue with an actual Appraisal

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.

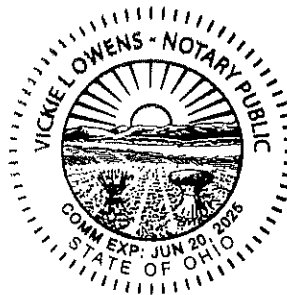
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/26/25 Complainant or agent (printed) Lea A. Pozda James M. Pozda Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 26 day of February 2025
(Date) (Month) (Year)

Notary Vickie L. Owens



LORAIN COUNTY
BOARD OF REVISION

Tax year _____
County _____

BOR no. _____

Date received _____

DTE 2
Rev. 12/22



Complaint Against the Assessment of Real Property

Value
Complaints
Instructions

Use this form to file board of revision complaints regarding assessment issues other than the value against market value should be filed on the DTE Form 1. Answer all questions and type or print on the back before completing form. Attach additional pages as needed.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	Gerald + Linda Jackson	23834 St. Rt. 301	
2) Complainant if not owner		Wellington, OH 44090	
3) Complainant's agent			
4) Telephone number of contact person	330-421-6155		
5) Email address of complainant	linda.jackson3@icloud.com		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
19-01-025-000-001	2.00		
19-01-024-000-020	16.57		
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input checked="" type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
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) The requested change is justified for the following reasons: The land is farmed - agricultural use.

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

Date 01-21-25 Complainant or agent Linda Jackson Title (if agent) _____

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

Notary _____
Signature

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County _____

Date received _____

Complaint Against the Valuation of Real Property

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

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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Jane M. Ramsay	1142 Meadowbrook Drive Amherst, Ohio 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-668-3866 Ramsayjmr@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		
05-00-023-103-039	330 Lincoln Street Amherst, Ohio 44001		
7. Principal use of property single home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
05-00-023-103-039	\$125,000.00	\$161,550.00	\$36,550.00
9. The requested change in value is justified for the following reasons: See attached sheet.			

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

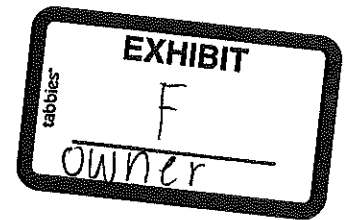
and sale price \$ _____ : and attach information explained in "Instructions for Line 10" on back.

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 8/2023 and total cost \$ 4200.

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

Lorain County valuation of real property- 330 Lincoln Street Amherst.Ohio



I purchased this property in 2012 for \$26,240. It was unfit for anyone to live in with water in the basement and obvious signs of rodents and animals that had taken over. This house sat unoccupied for many years and was unable to be sold. It is a 904 sq. Ft house and was put together in 1946. It has 2 bedrooms and 1 bath. It was purchase from the Sears Roebuck catalog and transported in on the train. The back of the property is a swamp with no drainage and serves no use or purpose.

In 2023 the appraised value was \$86,980.00. Recently, the new 2024 value was listed at \$161,550.00. That is an increase of 60% or \$74,570 from the previous year. This is not a \$161,550 priced property. Based on the sq footage, year built, total rooms, bedrooms and baths -330 Lincoln is most comparable to 341 Lincoln and 354 Lincoln.

In 2023 I paid \$1494.36 in yearly taxes on this property. The increase taxes are \$2338.92, which is an increase of \$844.56.

This should be valued at no more than \$125,000.

Jane Ramsay.

Ramsayjmr@gmail.com. 440-668-3866

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.

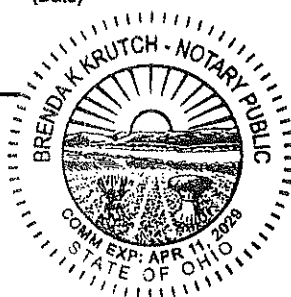
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/11/25 Complainant or agent (printed) Jane M. Ramsay Title (if agent) _____

Complainant or agent (signature) Jane M. Ramsay

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

Notary Brenda Krutch



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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☐ Original complaint ☐ Counter complaint

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EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jane M. Ramsay	1142 Meadowbrook Drive Amherst, Ohio 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-668-3866 Ramsayjmr@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	
09-00-086-112-002		243 East College Oberlin, Ohio 44074	
7. Principal use of property single family home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
09-00-086-112-002	\$125,000.	\$221,880.	\$96,880
9. The requested change in value is justified for the following reasons: An increase appraisal of + \$87,880 is extreme. Based on the square footage and lot size this property should be aligned with those most like which is the neighbors to the South of this property.			

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.

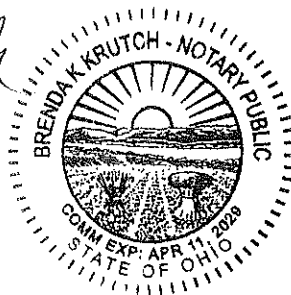
Date 2/11/25 Complainant or agent (printed) Jane M. Ramsay Title (if agent) _____

Complainant or agent (signature) Jane M. Ramsay

Sworn to and signed in my presence, this 11 day of February 2025

(Date) (Month) (Year)

Notary Brenda Krutch



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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☐ Original complaint ☐ Counter complaint

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EXHIBIT

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JUDICIAL COUNCIL
BOARD OF REVISION
FEB 28 PM 12:45

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jacob Reynolds	33142 Redwood Blvd.	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 785-5710 Reynolds.75@Hotmail.Com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0400007119017		Laurel AVE Avon Lake, OH, 44012	
7. Principal use of property wooded lot.			
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
0400007119017	7610.00	8,130.00	5,090
9. The requested change in value is justified for the following reasons: Market Price more than doubled from previous years. Surrounding Parcels Assessed for 1600\$. (Including neighboring Parcels)			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A13. 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 02/07/2025 Complainant or agent (printed) Jacob Reynolds Title (if agent) _____

Complainant or agent (signature) *Jacob Reynolds*

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

Notary Tami Lynn Reynolds

Tami Lynn Reynolds
Notary Public, State of Ohio
My Commission Expires:
10/22/2028

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

EXHIBIT**Complaint Against the Valuation of Real Property**

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

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	Kenneth B. Garlitz	33310 Colony Dr. Avon Lake, 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 4408228497			
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		
04-00-007-102-001	33310 Colony Drive Avon Lake, OH 44012		
7. Principal use of property Personal 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
04-00-007-102-001	450,000	522,330	72,330
9. The requested change in value is justified for the following reasons:			
land value is acceptable but the dwelling is a 125 year old cottage with various add ons that are of various poor production value resulting in an overall dwelling that is unsaleable in this day and age. Any sale would result in a tear down and new house built.			

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.

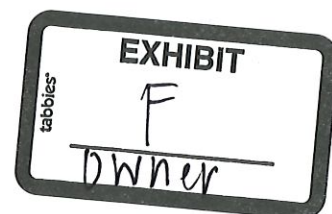
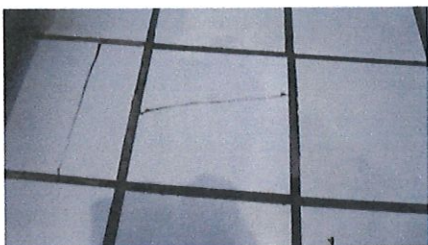
12. If any improvements were completed in the last three years, show date none and total cost \$ _____.13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

Property Tax Details--- 33310 Colony Drive, Avon Lake Ohio 44012

1. Professionally appraised at \$300,000 in 2018
2. Attempted sale roughly 15 years ago resulted in no offers
3. Significant age issue as is common with an older structure makes the structure unsalable at the tax value of \$522,330
4. Home built and revised before modern building codes
5. Multiple roof lines are not proper
6. Multiple floor levels do not align
7. Settling of main structure, uneven floors
8. Galvanized plumbing and electrical require updating
9. Kitchen and baths require updating
10. Yard requires updating to meet similar home prices

More than fair tax value would be \$450,000

This would reflect a 50% increase from the registered appraisal in 2018



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.

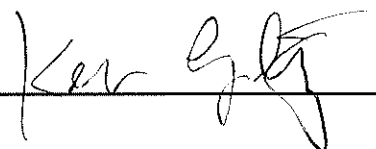
- | | |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> 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 Feb 26 2022 Complainant or agent (printed) KENNETH CARLITZ Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**Complaint Against the Valuation of Real Property**

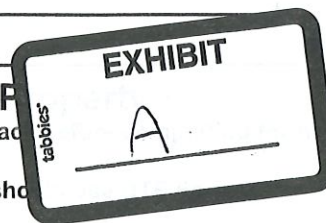
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form RC-600.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	Joseph F. Sr. & Denise Moore	7000 Lake Ave., Elyria, OH 44035
2. Complainant if not owner	N/A	
3. Complainant's agent	N/A	
4. Telephone number and email address of contact person		
5. Complainant's relationship to property, if not owner <u>N/A</u>		
If more than one parcel is included, see "Multiple Parcels" Instruction.		

6. Parcel numbers from tax bill	Address of property
06-24-038-101-025	7000 Lake Ave., Elyria, OH 44035 (Township)

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
06-24-038-101-025	Appraisal amt. \$250,000. * Done on 2-6-2024 *	\$250,000	your appraisal \$94,840. higher

9. The requested change in value is justified for the following reasons: There have not been any major construction changes or updates in 6 years when this audit was completed. This audit raised our value another 112,180 on top of the appraised value of 232,460; now appraised at 344,840. Our taxes this year are now raised an additional 11,373.84; now totaling \$6,520.04 for the year 2024. Our taxes have continually increased a lot every year but this is ridiculous. Elyria has gotten run down on top of it.

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

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

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

12. If any improvements were completed in the last three years, show date _____ 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. NIA - Never Filed prior complaint

☐ 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. NIA

☐ 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 2-3-25 Complainant or agent (printed) Joseph Moore Title (if agent) NIA

Complainant or agent (signature) Joseph Moore

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

Notary Lisa M Coleman



LISA M COLEMAN
Notary Public
State of Ohio
My Comm. Expires
July 10, 2028

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 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.



	Name	Street address, city, state, ZIP code	
1. Owner of property	Ruth A Burk	5627 Pleasant St, N. Ridgeville, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-334-3358 burk.ruth.a@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		
07-00-007-129-036	McKinley Ave		
7. Principal use of property	Left undeveloped for privacy only - parcel is behind/adjacent to my home (07-00-007-129-054)		
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
07-00-007-129-036	1,807.00	15,970.00	(14,163.00)
9. The requested change in value is justified for the following reasons: My home value (parcel 07-00-007-129-054) has increased by 39%, while the value of the undeveloped parcel in this complaint has increased by 1,128%. I request that the same 39% increase applied to my home be applied to this undeveloped parcel which is directly behind / adjacent to my home. The parcel is undeveloped, vacant, landlocked with no access to a road, and no access to utilities. It's only purpose is to provide privacy.			

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) Ruth A Burk Title (if agent) _____

Complainant or agent (signature) Ruth A Burk

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

Notary [Signature]



the following information is being furnished to you for your information and use only. It is not to be used for any other purpose without the express written consent of the Bureau of the Census.

The information is being furnished to you for your information and use only. It is not to be used for any other purpose without the express written consent of the Bureau of the Census.

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Wm. A. White, Jr. - 2008 11-20

Wm. A. White, Jr. - 2008 11-20

Wm. A. White, Jr. - 2008 11-20



Clear Form

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

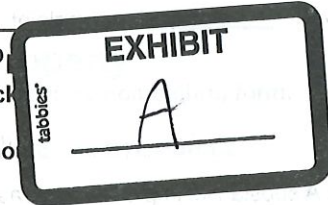
Answer all questions and type or print all information. Read instructions on back.

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.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Sarah and Jordan Combs	2871 N Hayes St, Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (330) 612-6416 sarahjaynecombs@gmail.com			
5. Complainant's relationship to property, if not owner (Owner)			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0400011101086	2871 N Hayes St, Avon OH 44011		
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
0400011101086	\$415,002.46	\$489,990.00	\$74,987.54
9. The requested change in value is justified for the following reasons: The absolute highest SOLD price per square foot in the last year was \$163.58. At 2,537 SF, that puts us just over \$415k. In fact, the last two homes sold in our neighborhood of 25 houses was \$135/sf. If we were to take our home to the open market today, the cost per square foot we could justify asking for in a sale is going to be between \$135-163/sf due to historic sales. The taxable amount should not exceed this value. Please see attached data as evidence.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/28/2022and sale price \$ 415,000 ; 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 \$ 013. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

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

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 2/10/25 Complainant or agent (printed) Sarah Combs Title (if agent) Property Owner, Licensed Real Estate Agent in Ohio

Complainant or agent (signature) *Sarah Combs*

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

Notary *[Signature]*



Andrea M Masica
Notary Public
State of Ohio
Certificate # 2018-RE-701362
My Commission Expires
January 21, 2028

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev 12/22County Lorain

Date received _____

EXHIBITA**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-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	Ronald Loebich	128 Cove Ave, Avon Lake, OH 44012	
2. Complainant if not owner	N/A	N/A	
3. Complainant's agent	N/A	N/A	
4. Telephone number and email address of contact person 440-714-1450 ronnloebich@outlook.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		
04-00-030-137-042	128 Cove Ave		
04-00-030-137-043	128 Cove Ave		
04-00-030-137-045	128 Cove Ave		
7. Principal use of property owner occupancy			
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
04-00-030-137-042	30,160	50,660	20,500
04-00-030-137-043	201,820	320,300	118,480
04-00-030-137-045	18,000	30,240	12,240
9. The requested change in value is justified for the following reasons: No improvements have been made to this property for >5 years. Only depreciation. Concrete failing, roofing failing and siding failing.			

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

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

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

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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation. 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 2/26/2025 Complainant or agent (printed) Ronald Leebich Title (if agent) N/A

Complainant or agent (signature) Ronald Leebich

Sworn to and signed in my presence, this 26th day of February 2025
(Date) (Month) (Year)

Notary [Signature]

Ellen J. Hill
NOTARY PUBLIC
State of Ohio
My Commission Expires 1/29/2027

Clear Form

Tax year _____ BOR no. _____

County _____ Date received _____

EXHIBIT

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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 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	Brian and Irene Zeller	36428 Wendell St. Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Brian Zeller	419-654-0516 mrbzeller@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		
04-00-012-103-314	36428 Wendell St. Avon, OH 44011		
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
04-00-012-103-314	\$565,000.00	\$612,360.00	\$47,360.00
9. The requested change in value is justified for the following reasons: We had a comprehensive appraisal conducted by a certified appraiser who determined the aforementioned value. He supported his valuation w/ evidence + photographs. The appraisal completed by the county was not as thorough and has overstated the value of our home.			

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

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

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

12. If any improvements were completed in the last three years, show date NONE and total cost \$ _____.

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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

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 2.24.25 Complainant or agent (printed) Brian Irene Zeller Title (if agent) _____

Complainant or agent (signature) Brian M Zeller

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

Notary Debra A. Tracy



Debra A. Tracy
Notary Public, State of Ohio
My Commission Expires:
December 21, 2028

Clear Form

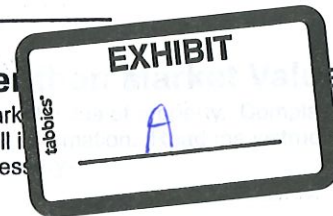
DTE 2
Rev. 12/22

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

Complaint Against the Assessment of Real Property Other

Use this form to file board of revision complaints regarding assessment issues other than the market value. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information on the back before completing form. Attach additional pages as necessary.

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



	Name	Street address, City, State, ZIP code	
1) Owner of property	Michael Shannon	18740 GIFFORD RD.	
2) Complainant if not owner		Wellington, OH 44090	
3) Complainant's agent			
4) Telephone number of contact person			
5) Email address of complainant			
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
13-09-042-000-006	5.5	18740 GIFFORD Wellington 44090	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
13-09-042-000-006	125,000		

10) The requested change is justified for the following reasons: NEARLY 1/2 OF PROPERTY IS NOT USABLE, KILLBUSH HOUSE AND GARAGE ARE NOT NEAR COMPLETION

CURRENT ASSESSMENT IS AT \$16,690.00 PER ACRE.

11) 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 penalty 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 2-13-25 Complainant or agent Michael Shannon Title (if agent) _____
Signature

Sworn to and signed in my presence, this 13 day of February year 2025

Notary Jaden Ritchie
Signature

06/30/2029



JADEN A RITCHIE
Notary Public, State of Ohio
My Commission Expires
06/30/2029

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**

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	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>MICHAEL SHANNON</u>	<u>18740 GIFFORD RD.</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-322-3432</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>13-09-042-000-006</u>	<u>18740 GIFFORD RD.</u>		
7. Principal use of property <u>Resident - Food - wood for heat</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>13-09-042-000-006</u>	<u>125,000</u>		
9. The requested change in value is justified for the following reasons:			

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 House WEATHERPROOFED and total cost \$ 8,9,000.

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

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

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.

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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Alex Welky	14644 Diagonal Rd Lagrange	
2. Complainant if not owner		OH, 44050	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-258-1895			
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		
19-04-007-000-005	43482 SR 18 Penfield - Adjacent		
19-03-007-000-001	43482 SR 18 Penfield		
7. Principal use of property <i>Classification as Commercial</i>			
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
19-04-007-000-005	\$ 0	6,300	6,300
9. The requested change in value is justified for the following reasons: <i>See Attached Memorandum</i>			

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

2-8-25

19-04-007-000-005 Alex Welky St. Rt. 18 Penfield

9. The requested change in value is due to the following reasons....

Permanent Easement Rights- TC Energy (Natural Gas Transmission) pipeline encompasses a portion of the said property making its use void for all surface use applications within the pipeline right-of-way.

Penfield Zoning Building Requirements- State that all structures must have a 15 foot setback from adjacent property lines, thus making the said parcel un-useable for for construction purposes due to its narrow configuration along the adjacent property lines leaving no room for structures.
(see attached plat diagram and penfield zoning rule copy)

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 1/25/25 Complainant or agent (printed) Alex Welky Title (if agent) _____

Complainant or agent (signature) *Alex Welky*

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

Notary *Dana Martin*



DANA MARTIN
Notary Public
State of Ohio
My Comm. Expires
April 21, 2025

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property
 Answer all questions and type or print all information. Read instructions on back before filling out this form.
 Attach additional pages if necessary.

2025 FEB 28 AM 8:09

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

☒ 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	Cynthia A. Cobb	635 High St. Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-315-7138 hrcat@hotmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
062 402 3103003		635 High St. Elyria OH 44035	
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
0624023103003	\$150,000	56,690	93,310
9. The requested change in value is justified for the following reasons: (1) Tax increase is 5% - 9% greater than range expected (2) recent comps are not close to assessed value. (3) Property purchased in 2021 @ \$144,000 w/o upgrades or changes in 7-25 years. (4) Attached Jan 2025 appraisal @ \$155,000.			

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 1/29/25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Cynthia A. Cobb

Sworn to and signed in my presence, this 01/29/2025 day of JANUARY 2025
(Date) (Month) (Year)

Notary Sara Thompson



Notary Public, State of Ohio
My Commission Expires:
JUNE 4, 2029

On 11/11/11
11/11/11



Tax year _____ BOR no. _____

County _____ Date received _____

EXHIBIT

Complaint Against the Assessment of Real Property Other Than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print on the back before completing form. Attach additional pages as needed.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	11255 Leavitt property LLC	20568 Kelsey Lane Strasburg, PA 17574	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	216 816 6771		
5) Email address of complainant	Abulhath.1228@gmail.com		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
09-00-036-000-011	1.09	11255 Leavitt Rd	
09-00-036-000-012	34.33	Oberlin, OH 44074	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input checked="" type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.35. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
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) The requested change is justified for the following reasons: We didn't change the use of the property, horse boarding and hay field.

11) 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.

A.A.H. U

I declare under penalty 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 2/28/25 Complainant or agent A.A.H. U Signature _____ Title (if agent) manager/member

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

Notary _____ Signature _____

Instructions for Completing DTE 2

DTE 2
Rev. 12/22

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

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

TENDER PAY: If the owner of a property files a complaint that seeks a reduction in the taxable value of that property, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claimed for the property in the complaint. NOTE: if the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the original amount.

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

GENERAL INSTRUCTIONS: The Board of Revision will notify all parties not less than ten days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the complaint to the Board prior to the hearing. The Board may also require the complainant and/or owner to provide the Board with additional information be filed with the complaint and may request additional information at the hearing.

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

NOTICE REGARDING LINE 5: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

INSTRUCTIONS FOR LINE 8. Following is a brief description of the types of complaints that can be filed by using this form. Complaints against the market value of property should be filed on the DTE Form 1.

The classification of property under RC 5713.041. Check this box if the complaint is contesting the classification of the property based on its primary use or, in the case of vacant land, its highest and best use, or the failure to tax mineral rights separately from land that is used for agricultural purposes.

The classification of property under RC 319.302. Check this box if the complaint is contesting whether the property is eligible for the non-business tax credit for qualifying levies.

The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. Check this box if the complaint is contesting the denial of an initial CAUV application or the removal of property from the CAUV program and the subsequent billing of recoupment.

The valuation of property on the agricultural land tax list. Check this box if the complaint is contesting the auditor's application of the CAUV Table to the property, e.g. listing land as cropland which the complainant believes should be listed as conservation or woodland property, or if the complaint is contesting the accuracy of the value in the CAUV Table as it relates to the property. Note that the complainant will be required to prove that the alternative value is more accurate using valid sales data. See OAC 5703-25-34(L).

Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). Check this box if the complaint is seeking this finding to allow CAUV property to remain idle for a second year.

Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. Check this box if the complaint is seeking this finding to have the property reinstated in the CAUV program following the failure to file or timely file a renewal application.

Denial of the partial exemption of a qualifying child care center under RC 323.16. Check this box if the complaint is seeking reversal of the county auditor's denial of an Application for the Partial Exemption of a Qualifying Child Care Center, DTE 105J.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.