

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	William & Andrea Franks	39305 Camelot Way, Avon, OH 44011
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
Wm Franks 330-495-9270 frankswm75@yahoo.com		
5. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
04-00-001-102-096	39305 Camelot Way Avon, Ohio 44011

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
04-00-001-102-096	\$379,500.00	\$428,690.00	-\$49,190.00

9. The requested change in value is justified for the following reasons:
 Based on a certified real estate appraisal on 12/23/2024 by Todd Krall
 The value of this property is \$379,500.00. NOTE: Lorain County lists the GLA
 as 1949 ft². After measuring the actual square footage is 1,837 ft². Actual
 Garage depth is 25 feet Not 20 feet. This reduces the GLA by 110 ft².

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.

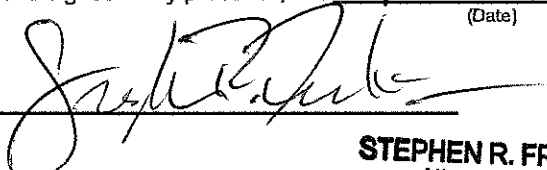
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 12/29/2024 Complainant or agent (printed) William J. Franks Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 12/29/24 day of December 2024
(Date) (Month) (Year)

Notary 

STEPHEN R. FRANKS
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

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Name		Street address, City, State, ZIP code	
1. Owner of property	Linda J. & Lamar A. Fisher	2994 Hayes St. Avon OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-412-2036 ToolmakerK9@gmail.com			
5. Complainant's relationship to property, if not owner 04-00-011-102-115 If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-011-102-115		2994 Hayes St. Avon OH 44011	
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
04-00-011-102-115	\$ 266,325.00	\$ 325,790.00	\$ 59,465.00
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 _____ and total cost \$ _____.

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

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

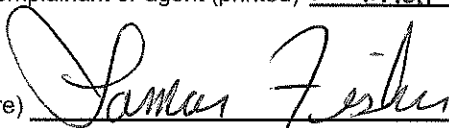
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 01/02/2025 Complainant or agent (printed) Kamar Fisher Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

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

DTE 1
Rev. 12/22

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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	Emily E. Panza	32500 Breakers Blvd., Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-821-4542</u> <u>epanza@roadrunner.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>04-00-017-711-034</u>		same as above	
7. Principal use of property <u>residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>04-00-017-711-034</u>	<u>\$667,882</u>	<u>\$839,300</u>	<u>\$171,418</u>
9. The requested change in value is justified for the following reasons: Auditor SF 3267 is incorrect. Actual SF is 2590 as measured by Michel E. Witte Reg. Architect #837371 based on drawings proposed by Kopf Construction dated 5/13/16. See Exhibit A attachedc			

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.

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- 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 12-31-24 Complainant or agent (printed) Emily E. Panza Title (if agent) Owner

Complainant or agent (signature) Emily E. Panza

Sworn to and signed in my presence, this 31 day of December 2024
(Date) (Month) (Year)

Notary Richard D. Panza

RICHARD D. PANZA
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 O.R.C.