

LORAIN COUNTY
BOARD OF REVISION
2025 JAN 27 11:10:29

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

1. Owner of property		Name: <u>Jance & Cynthia Georgieski</u>		Street address, City, State, ZIP code: <u>37692 Buffert Rd Off 44039</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>440-281-7315</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>11-00-089-000</u>		<u>37692 Buffert Rd. N. Ridgeville</u>			
<u>082</u>		<u>Ohio 44039</u>			
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		
<u>11-00-089-000-082</u>	<u>\$ 360,000</u>	<u>465,240</u>	<u>105,240</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 N/D and total cost \$ _____

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

Instructions for Completing DTE 1

DTE 1
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 against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such 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 final 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 (1) are in the same taxing district, (2) have identical ownership and (3) form 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.

Notice: 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.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 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 the failure to present such evidence or information to the board.

Instructions for Line 8. 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.

Instructions for Line 10. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Clear Form

Tax year 2025 BOR no. _____
County Lorain Date received _____

DTE 1
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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 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.

1. Owner of property		Name Carole Haines		Street address, City, State, ZIP code 3119 East Erie Ave. Lorain OH 44052	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		Carole.bet.haines@hp.com / 440-336-2626			
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		
0300047101018			3119 East Erie Ave.		
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		
030047101018	675,000 - 695,000	806,020	131020		
9. The requested change in value is justified for the following reasons: Neighboring homes equal in size are under my homes appraised value. Home has 5 bd. vs. 6bd listed. 4700 sqft vs. 5294. (10 Rooms vs. 14)					

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

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

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

12. If any improvements were completed in the last three years, show date NA and total cost \$ _____

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.

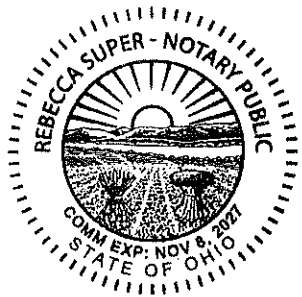
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 01/21/2025 Complainant or agent (printed) Carole Haines Title (if agent) _____

Complainant or agent (signature) *Carole Haines*

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

Notary *Rebecca Spar*



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

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 of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions 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	Vincent T. Norwillo	872 Crystal Brooke Dr., Hinckley, OH 44233
2) Complainant if not owner		
3) Complainant's agent		
4) Telephone number of contact person	440-346-5300	
5) Email address of complainant	vincent.norwillo@norwillolaw.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
1708028000031	40.64	20072 Quarry Rd., Wellington, OH 44090
1708028000032	41.92	20072 Quarry Rd., Wellington, OH 44090

8) Indicate the reason for this complaint:

The classification of property under RC 5713.041.
 The classification of property under RC 319.302.
 The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
 The valuation of property on the agricultural land tax list.
 Determination whether good cause exists for land on the CAUV program to remain Idle under RC 5713.30(A)(4).
 Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
 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: Parcels meet requirements of Current Agricultural Use Valuation (CAUV), including O.R.C. § 5713.30(A)(1)(c).

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 January 24, 2025 Complainant or agent [Signature] Title (if agent) _____
Signature

Sworn to and signed in my presence, this 24th day of January year 2025

Notary [Signature]
Signature



SUSAN A. HUML
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires Aug. 31, 2028

Clear Form

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Attach additional pages if necessary.

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Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Casa Verde Growers, LLC	25018 Broadway Ave., Oakwood Village, OH 44146	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-439-8636 x 57 bc@petitti.com			
5. Complainant's relationship to property, if not owner CFO			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
12-00-021-103-020		10400 East River Road, Columbia Station, OH 44028	
7. Principal use of property Vacant - future agricultural use			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-21-103-020	165,000	520,750	-355,750
9. The requested change in value is justified for the following reasons: Property purchased through sheriff sale 12/12/24 for \$165,000 which included parcels 12-00-021-103-020, 12-00-021-103-21, 12-00-103-019, 12-00-103-017, & 12-00-040-103-008			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/12/24
 and sale price \$ 165,000 ; 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 1/23/25 Complainant or agent (printed) Brexit Cherkala Title (if agent) CFO

Complainant or agent (signature) 

Sworn to and signed in my presence, this 1/23/25 day of January 2025
(Date) (Month) (Year)

Notary 



Jamie L. Calder
Notary Public, State of Ohio
My Commission Expires:
08/05/28

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	J&S Tyree Rentals LLC	43906 St Rt 18 Wellington OH 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-635-7572 jaketyree12@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	
1800027103001		515 1/2 W. Herrick Ave Wellington OH 44090	
7. Principal use of property <u>Rental</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
1800027103001	\$95,000	118,920	\$23,920
9. The requested change in value is justified for the following reasons: <u>Property purchased May 2024 for 72,500. It will be a rental, needs a lot of repair, we feel to split the difference for the condition of the property</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5/31/24
 and sale price \$ 72,500⁰⁰ ; 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 - 0 - and total cost \$ - 0 -

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

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 Attach additional pages if necessary.

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Brian and Nicole Bonham	32811 St. James Trail, Avon, Ohio 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-477-8180</u> <u>bbonham@wickenslaw.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>04-00-025-000-460</u>		<u>32811 St. James Trail, Avon, Ohio 44011</u>	
7. Principal use of property <u>Residential</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>04-00-025-000-460</u>	<u>\$755,000.00</u>	<u>\$914,470.00</u>	<u>-159,470.00</u>
9. The requested change in value is justified for the following reasons: <u>Three (3) comparable sales within St. James Woods, (Red Tail and Vineyard Estates Subdivisions (all less than .5 miles from subject property) within one (1) year of the tax lien date. See attached copies of relevant conveyance statements and Comparable Sales Chart summary.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____
 and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date April 2024 and total cost \$ 25,000.00
New roof
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 1-27-2025 Complainant or agent (printed) Brian W. Bonham Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of January 2025
(Date) (Month) (Year)

Notary Cheryl A. Tellier

CHERYL A. TELLIER
Notary Public - State of Ohio
My Commission Expires 1/13/2029