

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REVISION
2024 FILE # 12-53

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	Dean A. Squire Trustee	41491 Biggs Rd Lagrange, OH 44050
2) Complainant if not owner		
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
15-00-003-000-004	40	14768 Whitehead Rd Lagrange, OH 44050
15-00-003-000-005	28	14768 Whitehead Rd Lagrange, OH 44050

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: mailing issues, never received letter or notice that an application needed filed. Parents passed away property put into trust.

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 12/12/24 Complainant or agent Dean A. Squire Title (if agent) Trustee
Signature

Sworn to and signed in my presence, this 12 day of December year 2024
Notary Rob A. Bartholomew
Signature

Clear Form

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2024 JAN -5 AM 11:55

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

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Thomas and Helen Falencki	37089 Butternut Ridge Rd., N. Ridgeville, OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-667-1078 hfalencki@gmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>11-00-072-000-074</u>	<u>37089 Butternut Ridge Rd., North Ridgeville, OH 44039</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>11-00-072-000-074</u>	<u>\$570,000</u>	<u>\$725,100</u>	<u>\$155,100</u>
9. The requested change in value is justified for the following reasons: <u>Certified appraisal report shows significant difference in valuation compared to county's market value.</u>			

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

- 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.

THOMAS FALENCI
HELEN FALENCI

Date 1-3-2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Thomas Falenci*
Helen Falenci

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

Notary *Beth Ann Cuson*



BETH ANN CUSON
Notary Public, State of Ohio
My Commission Expires
November 15, 2027
COMMISSION: 2022-RE-856356

Clear Form

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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	Manus McCaffery/Kristen Brinker	18958 SR58, Wellington, OH, 44090
2) Complainant if not owner		
3) Complainant's agent		
4) Telephone number of contact person	(440) 336-7430	
5) Email address of complainant	manusmccaffery@yahoo.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
1400136000004	52	18985 SR58, Wellington, OH 44090
1400145000005		

- 8) Indicate the reason for this complaint:
- The classification of property under RC 5713.041.
 - The classification of property under RC 319.302.
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 - 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:
Due to father's passing, failed to file renewal for agriculture tax status. Was not aware of requirement

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 01/02/2025 Complainant or agent [Signature] Title (if agent) _____

Sworn to and signed in my presence, this 2 day of January year 2025

Notary [Signature]
Signature



CHRISTIN TURK
Notary Public, State of Ohio
My Commission Expires
June 18, 2027