

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2025 JAN 30 PM 3:00

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	Timothy & Renee Bresnahan	4511 Oakhill Blvd. Lorain, Ohio 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Cell: 440-668-0049 or e-mail: timbresnahan77@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	
02-03-004-708-004		4511 Oakhill Blvd. Lorain, Ohio 44053	
7. Principal use of property Primary Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-03-004-708-004	\$245,000.00	\$280,910.00	-\$35,910.00
9. The requested change in value is justified for the following reasons: We purchased the home approximately December, 1st., 2021, so just over three years ago. Purchase price was \$210,000.00. This proposed valuation is a 40% increase from the previous value of \$201,360 six years ago. A neighbor's home diagonally across from our home in the same condo association, sold late last year for \$259,900.00. The home had numerous improvements (including new exterior siding, counter tops, flooring) that our home has not			

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.

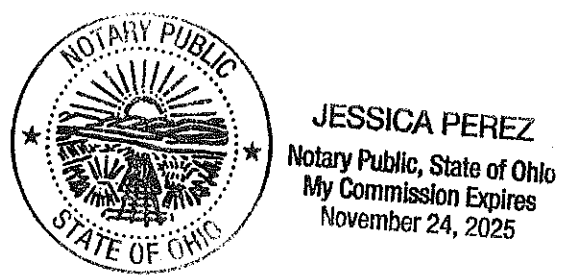
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 01/28/2025 Complainant or agent (printed) Timothy & Renee Bresnahan Title (if agent) _____

Complainant or agent (signature) *Timothy & Renee Bresnahan*

Sworn to and signed in my presence, this 28 (Date) day of January (Month) 2025 (Year)

Notary *Jessica Perez*



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

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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Original complaint Counter complaint

Notices will be sent only to those named below.

4/10/23
oh

1. Owner of property		Name <u>VICTORIA J. FINKE</u>		Street address, City, State, ZIP code <u>7464 Root Rd N. Ridgoumas Oh 44888</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>216-789-4446</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>07-00-022-101-007</u>			<u>7464 Root Rd N Ridgoumas Oh 44888</u>		
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>07-00-022-101-007</u>	<u>241,000</u>	<u>265,000</u>	<u>24,000</u>		
9. The requested change in value is justified for the following reasons: <u>ANNUAL DOW (1/27/23)</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 _____ and total cost \$ _____
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

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.

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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	SALLY VAN NUYS	255 N. RIDGE RD. E. LORAIN OH 44055
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		

5. Complainant's relationship to property, if not owner

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

6. Parcel numbers from tax bill	Address of property
03-00-113-103-015	255 N. RIDGE RD. E. LORAIN, OH 44055

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
03-00-113-103-015	\$65,530.00	\$114,520.00	\$48,990

9. The requested change in value is justified for the following reasons: *There have been NO changes or improvements to this property or neighborhood that would warrant this drastic value increase. No reason was given to me, the owner, for the tax increase, which as a senior, I can't pay.*

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 1-25-2025 Complainant or agent (printed) SALLY VAN NUYS Title (if agent) _____

Complainant or agent (signature) *Sally Van Nuy*

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

Notary _____

Was informed by BOR by phone (Connor) that Notary is not required.

Clear Form

DTE 1
Rev. 12/22

Tax year 2024 BOR no. _____
County Lorain Date received 1-27-2025

Complaint Against the Valuation of Real Property

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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	<u>Chris Daley</u>	<u>119 Penrose Ct. Elyria, OH. 44035</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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>06-23-017-101-008</u>		<u>119 Penrose Ct. Elyria, OH. 44035</u>	
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>06-23-017-101-008</u>	<u>\$ 90,000</u>		
9. The requested change in value is justified for the following reasons: <u>Property was purchased in July 2022 for \$90,000</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale July 2022
and sale price \$ 90,000 ; 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

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Complaint Against the Valuation of Real Property

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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	Mark Smrcina &Dolly	45291 Webster Rd. Wellington OH. 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Ph.440-668-3016. Mottsaball@aol.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	
18-00-018-000-022		45291 Webster Rd. Wellington OH. 44090	
7. Principal use of property Residents			
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
18-00-018-000-022	376,704.00	417.060	
9. The requested change in value is justified for the following reasons: The flooding of the west side of the property has not been addressed . I have to work with T.C. energy and agree on catch basin and drain pipe depth and location.			

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 1-27-2025 Complainant or agent (printed) MARK SARCINA Title (if agent) _____

Complainant or agent (signature) *Mark Sarcina*

Sworn to and signed in my presence, this Twenty-seventh day of January 2025
(Date) (Month) (Year)

Notary *John Moore*



John Moore
Notary Public, State of Ohio
My Commission Expires
February 08, 2026

Clear Form

DTE 1
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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	SANDRA J. HAMM	847 CLEVELAND, AMHERST, OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440.856.9445 LOLASHAMM@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	
05.00.038.101.025		847 CLEVELAND, AMHERST, OHIO 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
05.00.038.101.025	137,730.00	204,410.00	66,680.00
9. The requested change in value is justified for the following reasons: Unjustified increase.			

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

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. N/A The property lost value due to a casualty.
- N/A A substantial improvement was added to the property. N/A 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 1-27-2025 Complainant or agent (printed) SANDRA J. HAMM Title (if agent) _____

Complainant or agent (signature) *Sandra J. Hamm*

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

Notary *Alexis Roper*



ALEXIS ROPER
Notary Public, State of Ohio
My Commission Expires
January 31, 2027
COMMISSION: 2022-RE-843809

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 completing form.

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	Cincinnati Capital Partners 617 LLC	4127 Overbrook Dr. Brecksville, OH 44141	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>419-306-4470</u> <u>gregoryeverettkuntz@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>0201001105006</u>		<u>150 Lakeside Ave. Lorain, OH 44052</u>	
7. Principal use of property <u>Rental and personal use during the summer months (hybrid).</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>0201001105006</u>	<u>\$167,000</u>	<u>\$198,380</u>	<u>-\$31,380</u>
9. The requested change in value is justified for the following reasons: <u>My wife and I purchased the house in 2024 for \$167,000. The house was listed on the market for more than four months and the house only appraised for \$150,000 (by the bank). Yes, we put new siding up and fixed some shingles, but that was only because the house was literally falling apart.</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3/6/2024
and sale price \$ 167,000 ; 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 8/29/2024 and total cost \$ 17,000

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

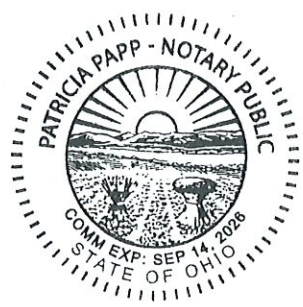
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/28/2025 Complainant or agent (printed) Greg Kuntz Title (if agent) _____

Complainant or agent (signature) *Greg Kuntz*

Sworn to and signed in my presence, this 01-28-2025 day of January 2025
(Date) (Month) (Year)

Notary *Patricia Papp*



Clear Form

Tax year 2024 BOR no. _____
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Rev. 12/22

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Robert and Amy Richards	35689 State Route 303, Grafton OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>amymarie629@yahoo.com</u> <u>440-315-7365</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	
1600055000019		35689 State Route 303 Grafton, OH 44044	
7. Principal use of property <u>Primary 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
1600055000019	\$368,856	\$473,490	(\$104,634)
9. The requested change in value is justified for the following reasons: Doing a comparison of the land value of our neighbors with similar acres, our land valuation was almost double. Our land was valued at \$19,847.91 per acre while our neighbors with similar land were valued anywhere from \$3,258.14 to \$10,333.33. I am not disputing the value of the building just the land. I don't understand how ours went from \$90,280 in 2023 to \$208,800 in 2024 when no one else on our road is valued that high.			

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 \$ 0.00.

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 01/23/2025 Complainant or agent (printed) Amy Richards Title (if agent) _____

Complainant or agent (signature) *Amy Richards*

Sworn to and signed in my presence, this 23rd day of January 2025

Notary *Donna M Stasiowski*



DONNA M STASIOWSKI
Notary Public
State of Ohio
My Comm. Expires
November 18, 2028

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 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Robert A. & Connie S. Schubert	196 N. Min St. Oberlin, OH 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Robert (440)935-3799 bcsmiles@oberlin.net		
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		
0900075110062	196 N. Main St. Oberlin, OH 44074		
7. Principal use of property	Private 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
0900075110062	\$185,000.00	\$223,050.00	\$38,050.00
9. The requested change in value is justified for the following reasons: See attached letter, notes, attached appraisal, and pictures.			

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 1-29-25 Complainant or agent (printed) CONNIE S. SCHUBERT
Robert A. Schubert Title (if agent) _____

Complainant or agent (signature) Robert A. Schubert Connie S. Schubert

Sworn to and signed in my presence, this 29th day of JAN 2025
 (Date) (Month) (Year)

Notary Damien A Tyree



DAMIEN A TYREE
 Notary Public
 State of Ohio
 My Comm. Expires
 March 24, 2025

Clear Form

Tax year 2025 BOR no. _____

DTE 1
Rev. 12/22

County Lorain Date received _____

LORAIN COUNTY
BOARD OF REVISION
2025 JAN 30 PM 12:33

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	Kenneth Wayne Smith	320 Louisiana Avenue
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 440-322-6567 Goldfinch6@duck.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

06-24-028-116-009

320 Louisiana Avenue

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
06-24-028-116-009	\$90,000.00	109,490.00	\$19,490.00

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

The neighboring house, 324 Louisiana Avenue, is abandoned, with numerous Elyria Building Department citations (for at least 5 years!). It has been partially demolished, with debris strewn everywhere, rodent infestation evidence, etc. We will provide evidence that our house has not been updated inside, has a 1-car garage, and is parallel to Route 57, with its *extreme noise and air pollution. No one will pay \$109,000 to live here.*

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 1-30-25 Complainant or agent (printed) KENNETH WAYNE SMITH Title (if agent) -

Complainant or agent (signature) Kenneth Wayne Smith

Sworn to and signed in my presence, this 30 day of January 2025

(Date) (Month) (Year)

Notary Jacki Giovannazzo



JACKI GIOVANNAZZO
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
08/24/2026

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 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	Mary Roskovics	36585 Capri Ln, North Ridgeville, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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	
0700030000290		36585 Capri Ln, North Ridgeville, OH 44039	
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
0700030000290	690,154	798,510	-108,356
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 3/24/2022
and sale price \$ 635,878 ; 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 11/7/2022 and total cost \$ 30,452

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.

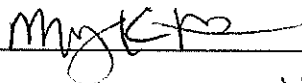
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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.

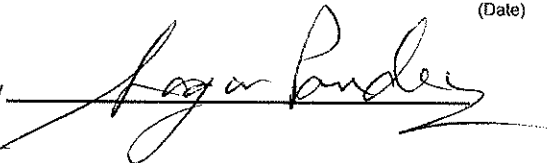
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

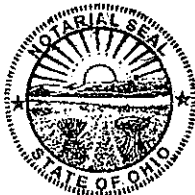
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/30/2025 Complainant or agent (printed) Mary ROKOVICS Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of JANUARY 2025
(Date) (Month) (Year)

Notary 



Sagar Pandey
Notary Public, State of Ohio
My Commission Expires:
August 21, 2028

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 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	ELIZABETH A. SMITH	4146 FORESTLAWN AV. 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-522-9452 69-2727@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	
03-00-029-101-009		FORESTLAWN AV. SHEFFIELD LAKE	
03-00-029-101-010		FORESTLAWN AV. SHEFFIELD LAKE	
03-00-029-101-012		FORESTLAWN AV. SHEFFIELD LAKE	
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
03-00-029-101-009	9,700	9,700	-
03-00-029-101-010	9,700	12,220	2,520
03-00-029-101-012	9,700	19,600	9,900
9. The requested change in value is justified for the following reasons: ALL 3 LOTS ARE THE SAME SIZE, THEY ARE ALL EMPTY LOTS, AND UP UNTIL NOW ALL 3 LOTS WERE SIMILAR IN PRICE.			

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 1-30-25 Complainant or agent (printed) ELIZABETH SMITH Title (if agent) _____

Complainant or agent (signature) Elizabeth Smith

Sworn to and signed in my presence, this 1-30-2025 day of January 2025
(Date) (Month) (Year)

Notary Catherine A Gross



CATHERINE A GROSS
Notary Public
State of Ohio
My Comm. Expires
April 22, 2026

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2023 JAN 30 11:11:51

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		11811 State Route #113 <i>Berlin Hk. OH 44204</i>
2. Complainant if not owner	<i>Nereida Fleming (Trustee)</i>	<i>3410 Pearl Ave, Lorain, OH 44055</i>
3. Complainant's agent		

4. Telephone number and email address of contact person

5. Complainant's relationship to property, if not owner *daughter*

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

6. Parcel numbers from tax bill	Address of property
<i>03.00.096.114.024</i>	<i>3410 Pearl Ave Lorain, OH 44055</i>

7. Principal use of property *trying to sell*

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
<i>03.00.096.114.024</i>	<i>trying to sell for ever yr. have lowered & need to lower again</i>	<i>\$117,960</i>	<i>?</i>

9. The requested change in value is justified for the following reasons:
The homes around are vacant and across street is a vacant church that is a real eye-sore. A home burnt caddy corner from this one and another eye sore. Taxes are ridiculous.

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.

*12. If any improvements were completed in the last three years, show date *new furnace because of flooding also disinfected* and total cost \$ *8000.00*.

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

Flooding due to water main/sewer mains are small - not enough capacity for everyone around in city.

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 Jan 30/2025 Complainant or agent (printed) Nereida Fleming Title (if agent) Trustee

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. 12/22

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 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	Jeffrey M Huber Brianna C Huber	39245 McIntosh Place Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 446-823-5160 huberjeff357@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 0000 210 8016		39245 McIntosh Place Avon, OH 44011	
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
0400002108016	see appraisal (700,000)	820,000	120,000
9. The requested change in value is justified for the following reasons: <u>had no comps w/ assessor subsiding on findings of appraisal</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 N/A and total cost \$ _____

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

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 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	Karen A Huber Trustee Stephan Huber Trustee	32525 Breezeway Blvd	
2. Complainant if not owner		ADDON LAKE, OH 44012	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-773-4766 STEVE HUBER @ 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	
04-00-017-711-027		32525 Breezeway Blvd Avon Lake, OH 44012	
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
0400017711027	\$740,000 *	\$59,250.00	- \$119,250.00
9. The requested change in value is justified for the following reasons:			
* - See attached appraisal - Neighborhood 57606 comparables - ave sales \$745500 / ave \$3652 sq. ft. / ave sales sq. ft. - 204.00			

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 2/2020 and total cost \$ \$40,000.00

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

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 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 HERBSTER	38108 STONEY LAKE DR	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person WHWONKA@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	
07-00-042-006-007		38108 STONEY LAKE DR	
7. Principal use of property 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
07-00-042-106-002	250,000	296,120	46,120.
9. The requested change in value is justified for the following reasons: THE % IS ALMOST 32% INCREASE AVERAGE IN AREA IS 25%			

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 NO 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 1-30-25 Complainant or agent (printed) WILLIAM J HERSTIEP (Agent) _____

Complainant or agent (signature) William J Herstiep _____

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

Notary _____