

Tax year 2025 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.

2024 JAN -7 AM 10:51

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	JACKIE ADAMS	374 PASADENA AVE	
2. Complainant if not owner		ELYRIA, OH 44035	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-365-4368</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>03-00-109-114-007</u>		<u>2128 CLEVELAND AVE. LORAIN, OH 44055</u>	
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
<u>03-00-109-114-007</u>	<u>\$40,000</u>		
9. The requested change in value is justified for the following reasons: <u>WET LAND, FLOOD AREA, DEPRESSED AREA, GRAVEL DRIVEWAY, HOME HAS UNLEVEL FLOORS</u> <u>WATER UNDER HOUSE, HAD TO RUN WATER TO FRONT LAWN BECAUSE SEWER LINE IS</u> <u>CLOGGED UP IN THE STREETS. WATER MAINTENANCE BILL \$88.10 EVERY 2-MONTH'S</u> <u>LORAIN COUNTY SEWER</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

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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.

2024 JAN -7 AM 10:31 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	JACKIE ADAMS	374 PRASADENA AVE	
2. Complainant if not owner		ELYRIA, OH 44035	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-365-4368			
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	
03-00-110-106-027		5088 CLINTON AVE. LORAIN, OH 44055	
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
03-00-110-106-027	\$85,000		
9. The requested change in value is justified for the following reasons: <u>BRICK IN FRONT OF HOUSE IN POOR SHAPE FLOOD AREA - DEPRESSED AREA - SIDING IN POOR CONDITION CONCRETE DRIVE WAY - SIDE WALKS OLD AND IN POOR CONDITION FLOORS IN THE HOME ARE UNLEVEL - OLD WINDOWS, WET LAND</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 2024 BOR no. _____

County Lorain Date received _____

LORAIN COUNTY
BOARD OF REVISION

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	<u>LLR Properties LLC</u>	<u>7388 Wooster Pike, Seville, OH 44273</u>
2) Complainant if not owner		
3) Complainant's agent	<u>Lloyd H. Roach, Sr.</u>	<u>7388 Wooster Pike, Seville, OH 44273</u>
4) Telephone number of contact person	<u>440-926-3121</u>	
5) Email address of complainant	<u>hroach@eastonfab.com</u>	
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
<u>11-00-099-000-003</u>	<u>17.0000</u>	

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: Land continues to be used for agricultural use.

11) If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.
 The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalty of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct, and complete.
Date 1/7/2025 Complainant or agent [Signature] Title (if agent) OWNER
Sworn to and signed in my presence, this _____ day of _____ year _____
Notary _____
Signature

Tax year 2024 BOR no. _____

County Lorain Date received _____

LORAIN COUNTY
BOARD OF COUNTY COMMISSIONERS

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.

2024 JAN - 7 AM 9:15

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	James Thomas	11086 West Bend Court, Columbia Station, OH, 44028	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person 440-328-9563 jimtuckeye@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	
1200003000156		11086 West Bend Ct Columbia Station OH 44028	
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
1200003000156	\$565,000	\$677,210	\$112,210
9. The requested change in value is justified for the following reasons: County appraised value of the subject parcel is significantly higher than other properties in the neighborhood with similar characteristics. A third-party appraisal firm toured the property in December 2024 and provided an alternate opinion on full market value. A thorough report was prepared and can be shared with the BOR upon request.			

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 1/6/25 Complainant or agent (printed) James Thomas Title (if agent) _____

Complainant or agent (signature) *James A. Thomas*

Sworn to and signed in my presence, this 6 day of JANUARY 2025
(Date) (Month) (Year)

Notary *Danny Hader*

