

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	Gregory A. Becker	176 Mallard Creek Run, Lagrange, Oh 44050	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 454-4675, gregbecker65@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	
10-00-019-000-108		176 Mallard Creek Run, Lagrange, Oh 44050	
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
10-00-019-000-108	\$545,000	\$647,280	\$102,280
9. The requested change in value is justified for the following reasons: There was a recent appraisal done in which the property was valued at \$545,000. There are much needed repairs and improvements: The Geothermal unit is the original installed in 2001. A recent quote of just over 23,000 is estimated for this replacement. All of the flooring is in need or replacement. The carpets are tore up and old. Much of the tile flooring is cracked and needs replaced. The roof is original and needs replaced. The interior is outdated with oak cabinets as well and finishing.			

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 12/23/24 Complainant or agent (printed) Gregory Becker Title (if agent) owner

Complainant or agent (signature) *Gregory A. Becker*

Sworn to and signed in my presence, this 23rd day of Dec 2024
(Date) (Month) (Year)

Notary *Damien A Tyree*



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

Clear Form

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LORAIN COUNTY
BOARD OF REVISION
2024 JAN -9 AM 10:47

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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		James Ellis	
2. Complainant if not owner		11300 Tinkers Creek Rd, Valley View OH 44125	
3. Complainant's agent			
4. Telephone number and email address of contact person		216-536-5536 noggietuk@gmail.com	
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
1500056103017		113 S Center St, LaGrange, OH 44050	
7. Principal use of property <u>Vacant commercial building</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
1500056103017	90,000	118,110	-28,110
9. The requested change in value is justified for the following reasons: I purchased the property at Fair Market Value through my realtor after negotiation for \$90,000 on 10/20/2022. The seller was also represented by their own realtor. I have been trying to rent the property since purchasing and so far no takers. The market for commercial property is very bad right now, especially in LaGrange. <i>See attached H&P and Purchase Agreement. Market Value is \$90,000.</i>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/20/2022

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 N/A and total cost \$ _____

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

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LORAIN COUNTY
BOARD OF REVISION
2024 JAN -9 AM 10:46

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	James Ellis	11300 Tinkers Creek Rd, Valley View Oh 44125	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	216-536-5536 noggietuk@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		
0700047000022	38751 Sugar Ridge Road, North Ridgeville, Oh 44039		
7. Principal use of property <u>vacant 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
0700047000022	100,000	140,250	-40,250
9. The requested change in value is justified for the following reasons: I purchased the property via a realtor on 7/30/2024 using a realtor in the open market for \$100,000. The seller was also represented by a realtor, and we negotiated the price. \$100,000 is the full market value. See purchase agreement and HUD included.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/30/2024
and sale price \$ 100,000 ; 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 N/A and total cost \$ _____.

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

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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		James Ellis <i>EE Dred</i> 11300 Tinkers Creek Rd, Valley View OH 44125	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		216-536-5536 noggietuk@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	
0625006110001		824 E BROAD ST ELYRIA OH 44035	
0625006110002		BOSTON AVE ELYRIA OH 44035	
0625006110003		E BROAD ST ELYRIA OH 44035	
7. Principal use of property Commercial building			
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
0625006110001	110,549	324,990	-214,441
0625006110002	11,855	34,850	-22,995
0625006110003	12,596	37,030	-24,434
9. The requested change in value is justified for the following reasons: Total requested total value change is -261,870. I purchased the property at Fair Market Value on 7/26/2024 via my realtor in the open market for \$135,000 for all 3 parcels. The seller was represented by a realtor and had the property for sale in the open market for awhile. The commercial market for real estate collapsed as people left offices to work from home and still has not recovered, causing values to reduce drastically. <i>See attached HUD, Purchase Agreement</i>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/26/2024
Market Value is \$135,000.
and sale price \$ 135,000 ; 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 N/A and total cost \$ _____.

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