

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22County LorainDate received 3/11/2025**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form 100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Howard E. Chambers</u>	<u>218 W. Lincoln St. Oberlin, OH 44074</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 566-4290</u> <u>440-541-7178</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>09-00-095-102-011</u>	<u>218 W. Lincoln St. Oberlin, OH 44074</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>09-00-095-102-011</u>	<u>168,500</u>	<u>202,050</u>	<u>33,550</u>
9. The requested change in value is justified for the following reasons: <u>Age of the property, needs chimney Repair</u> <u>Basement Floods. Tree removal needed along the back edge</u> <u>of property. Brick pillars need repair in front of property.</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 Hardwood Floors \$850
Furniture \$1100 and total cost \$ 1,950.13. 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.

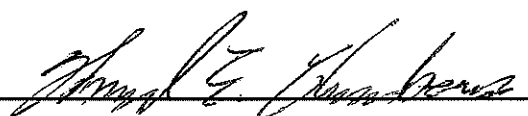
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/11/2025 Complainant or agent (printed) Howard E. Chambers Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

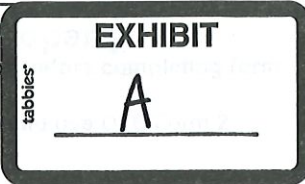
Answer all questions and type or print all information. Read instructions on back.

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	KNG Ltd.	P.O. Box 26, Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent	Jay C. Marcie	1001 Jaycox Road, Avon, Ohio 44011	
4. Telephone number and email address of contact person 440-937-6600; jcm@marcielaw.com			
5. Complainant's relationship to property, if not owner Attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0900077101008	132 Artino Street, Oberlin, Ohio 44074		
0900077101009	E. Lorain St., Oberlin, Ohio 44074		
0900077101015	N. of Lorain Road, Oberlin, Ohio 44070		
7. Principal use of property office/manufacturing			
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
0900077101008	2,119,000.00	3,682,190.00	1,563,190.00
0900077101009	41,780.00	48,710.00	6,930.00
0900077101015	61,770.00	71,990.00	10,220.00
9. The requested change in value is justified for the following reasons: The 2024 valuation does not reflect the accurate market value.			

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

2025 MAR 1 AM 8:13

COBURN COUNTY BOARD OF REVISION

Attachment to KNG Ltd.'s Complaint Against Valuation of Real Property

6. Parcels numbers from tax bill	Address of property
09-00-077-101-019	Artino St., Oberlin, Ohio

Parcel number	Column A Complainants Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0900077101019	60,000.00	80,000.00	20,000.00

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 3/10/25 Complainant or agent (printed) Jay C. Marcie Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 10TH day of MARCH 2025
(Date) (Month) (Year)

Notary [Signature]



VICTORIA A BONAFIELD
Notary Public
State of Ohio
My Comm. Expires
September 26, 2025

Clear Form

Tax year _____ BOR no. _____

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Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before filling out this form.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	David Stillwell	106 2nd St. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 453-0329 (440) 322-8359 daviddianne106@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		
06-26-053-000-007	104 2nd St. Elyria, OH 44035		
7. Principal use of property Residential			
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
06-26-053-000-007	\$120,000.00	\$163,460.00	\$43,460.00
9. The requested change in value is justified for the following reasons: Complainant hired Legacy Appraisals, Inc. to do an independent appraisal of the parcel. The value listed in Column A of block 8 above, \$120,000.00, is the value determined by the appraiser.			

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 3-11-24 Complainant or agent (printed) David Stillwell Title (if agent) _____

Complainant or agent (signature) David Stillwell

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

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

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.

Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	William P. Grozik	2289 Claus Rd. Vermilion, Ohio 44089	
2. Complainant if not owner	N/A	N/A	
3. Complainant's agent	N/A	N/A	
4. Telephone number and email address of contact person 440-308-7159 bgrozik@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 (01-00-037-103-007)	Address of property 2289 Claus Rd., Vermilion, Ohio 44089		
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
(01-00-037-103-007)	\$172,610. ⁰⁰	\$234,630. ⁰⁰	
9. The requested change in value is justified for the following reasons: condition of house			

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

- ☐ 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 02/07/25 Complainant or agent (printed) William P. Grozik Title of agent _____

Complainant or agent (signature) William P. Grozik

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

Notary _____

Tax year 2024

BOR no. _____

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Rev. 12/22County LORAIN

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Complaint Against the Valuation of Real Property

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☒ Original complaint ☐ Counter complaint

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EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	RICHARD T GROH	18287 ERHART RD GRAFTON, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440 864-1568 sandyt@ncwcom.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		
16-00-073-000-028	18287 ERHART RD GRAFTON, OH 44044		
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
16-00-073-000-028	\$ 215,000.00	\$ 309,080.00	\$ 94,080.00
9. The requested change in value is justified for the following reasons: 'CASH' value of this property is \$ 215,000.00			

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 _____ 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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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 3-6-25 Complainant or agent (printed) RICHARD T. GROH Title (if agent) —

Complainant or agent (signature) Richard T. Groh

Sworn to and signed in my presence, this 06 day of March 2025
(Date) (Month) (Year)

Notary Frederick Backstrom



FREDERICK BACKSTROM
Notary Public, State of Ohio
My Commission Expires
October 1, 2027

Clear Form

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.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

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EXHIBIT

A

Name		Street address, City, State, Zip	
1. Owner of property	Dorazio, Vincent A. & Sandra L.	37924 Pilgrim Ct. North Ridgeville, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 731-8908; vincent.dorazio@icloud.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	
07-00-037-000-765		37924 Pilgrim Ct. North Ridgeville, OH 44039	
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
07-00-037-000-765	\$475,000.00	\$550,590.00	\$75,590.00
9. The requested change in value is justified for the following reasons: The value is higher than recent sales within our housing community (See attached document).			

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 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.

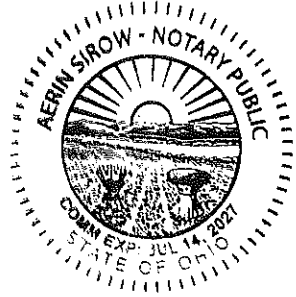
SANDRA D'ORAZIO

Date 3/10/2025 Complainant or agent (printed) VINCENT D'ORAZIO Title (if agent) OWNER

Complainant or agent (signature) Vincent D'Orazio Sandra D'Orazio

Sworn to and signed in my presence, this 10th day of March 2025

Notary Aerin Sirow



Tax year 2024

BOR no. _____

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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.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	James & Francesca Cappara	32314 Monaco PL, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>216-513-0940</u> <u>clevepi@aol.com</u>			
5. Complainant's relationship to property, if not owner <u>NA</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>0400019143481</u>		<u>32314 Monaco PL, Avon Lake, OH 44012</u>	
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
<u>0400019143481</u>	<u>\$582,947</u>	<u>\$740,780.00</u>	<u>\$157,833</u>
9. The requested change in value is justified for the following reasons: <u>See attached statement & documents</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

ATTACHMENT TO DTE 1

(1) The current appraised value of my house is significantly higher than several homes in my area that sold for less than my appraised value with far greater square footage. I have attached a Schedule of these homes plus the supporting documents showing the individual property & pertinent data; such as: sales price, square footage, price per square feet & appraised value. Please note that the prices per square feet of these homes are all considerably lower than the appraised price per square feet of mine, which is \$235.55.

(2) Rocket Mortgage evaluation of Avon Lake indicates that the median sold price is \$177/SqFt. Based upon my square footage- 3145 that would indicate my home would be valued at \$556,665.

(3) Rocket Mortgage also indicates that there was a 6.8% increase in home values in the last year. Based upon this criterion my home would be valued at \$585,584 (\$548,300 + \$37,284 6.8%).

(4) Homes.com evaluation of homes in Avon Lake indicates that the average price per SqFt is \$195. Based upon my square footage- 3145 that would indicate my home would be valued at \$613,275.

(5) Zillow indicates that in the last year Avon Lake's home values increased by 5.1%. Using this increase for my house would place the value at \$576,263.

The three businesses cited above all specialize in the sale of homes & providing analytical data as determined by actual sales in the specified market. The data they provide are objective, since they are derived from actual facts. The appraisal on my house was based upon subjective opinions & personal feelings. This procedure is not fair to the homeowner & causes pressure & financial hardship. Supporting documents for the above data is attached.

New Homes Source.com which provides current data to homes currently under construction in Avon Lake indicates that the cost per square foot is \$198. Our home which was valued at \$740,780 would translate to \$235.55 per square foot, which is considerably higher than any values cited by businesses, which specialize in real estate data & the cost for new homes.

In an attempt to be fair I took the average of the four figures cited above (\$556,665, \$585,584, \$613,275 & \$576,263) & used this amount in item 8 Column A.

Based upon the above facts, which represent the actual sales prices of homes & prices per square foot for real estate in Avon Lake, my reappraisal was drastically overvalued & should be reduced significantly.

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.

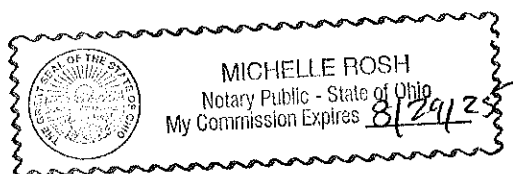
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/11/25 Complainant or agent (printed) James V Cappara Title (if agent) _____

Complainant or agent (signature) *James V. Cappara*

Sworn to and signed in my presence, this 11 day of March 2025
(Date) (Month) (Year)

Notary *Michelle Rosh*



Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LorainDate received 3/5/25**Complaint Against the Valuation of Real Property**

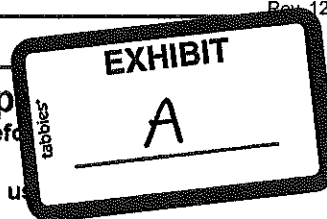
Answer all questions and type or print all information. Read instructions on back before filing.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form 100.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Noreen L. Nevin	2614 Sherwood Drive, Lorain, Ohio 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-225-7129 Cell, 440-960-0209 Home Nevinnoreen@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	
02-02-021-113-009		2614 Sherwood Drive, Lorain, Ohio 44053	
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
02-02-021-113-09	\$380,000	\$579,930	\$199,930
9. The requested change in value is justified for the following reasons: Brokers Price Opinion (see attached)			

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.


- ☐ 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 3/5/25 Complainant or agent (printed) Noreen L. Nevin Title (if agent) N/A

Complainant or agent (signature) 

Sworn to and signed in my presence, this 6th day of March 2025

Notary 



Richard Colella
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
(O.R.C. 147.03)

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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	KAREN O'MALLEY	2825 Whispering Shores Dr.	
2. Complainant if not owner		VERMILION OH. 44089	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-371-4721 O'MALLEYK@ROADRUNNER.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		
01-00-005-701-017	2825 WHISPERING SHORES DR. - 44089		
7. Principal use of property MY 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
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 _____ and total cost \$ _____

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

I AM CONTESTING THE LAND
VALUE, ONLY OWN CTT. OUT FROM
FOUNDATION OF THE VILLA. PARCEL IS
ON VERY BUSY CORNER WITH STOP
SIGN THAT WAS PUT NEXT TO
DRIVEWAY, ALSO UNIT IS CLOSEST
TO RAIL CROSSING WITH MUCH
INCREASED TRAIN TRAFFIC AND HORN
NOISE. THERE HAVE BEEN NO
IMPROVEMENTS MADE TO PROPERTY,
BASEMENT IS NOT FINISHED.

THANK YOU

Karen O'Malley
2825 Whispering Shores
Vermilion OH
44089

cell
440-371-4721

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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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.

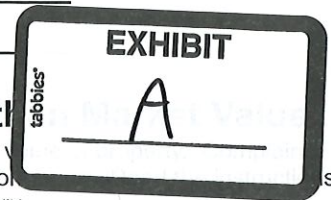
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

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. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information 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	Craig Corabi, Ryan Corabi, Krista Spence	10 3 Normandy Dr. Wintersville, OH 43953	
2) Complainant if not owner	Joseph M. Corabi	3 Normandy Dr., Wintersville, OH 43953	
3) Complainant's agent			
4) Telephone number of contact person	304-479-3388		
5) Email address of complainant	jcorabi@sbcglobal.net		
6) Complainant's relationship to property, if not owner	father		
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	
01-00-005-701-011		2840 Whispering Shores Dr., Vermilion, OH	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> 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
01-00-005-701-011	\$450,000-	\$527,950-	\$77,950-

10) The requested change is justified for the following reasons:

The above property is not worth the assessed value.

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 3/6/2025 Complainant or agent Joseph M. Corabi Title (if agent) _____

Sworn to and signed in my presence, this _____ day of March year 2025

Notary Connie S. Cozz Signature _____



CONNIE S. COZZ
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 8-15-2025

Clear Form

Tax year _____ 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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use

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



	Name	Street address, City, State, Zip	
1. Owner of property	<u>Rose M. Gray</u>	<u>1193 W. River Rd No. A1 Elgin, OH. 44035</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>(440) 324-7960 ROSEGRAY19482018@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>06-24-171-705-001</u>	<u>1193 W. River Rd No. A1 Elgin, OH 44035</u>		
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
<u>0624171708004</u>	<u>Lower than complaints</u>	<u>132,900</u>	
<u>0624171708001</u>	<u>" " "</u>	<u>127,750</u>	
<u>0624171705003</u>	<u>" " "</u>	<u>146,230</u>	
9. The requested change in value is justified for the following reasons: <u>The ABOVE properties (neighbors) has the same Amount of living space (footage) as the complainant.</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 \$ 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.

- ☐ 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 3/11/25 Complainant or agent (printed) Rose Gray Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 11 day of March 2025
(Date) (Month) (Year)

Notary Christine Demarco



CHRISTINE DEMARCO

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
05/08/2029

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jodi Von Gundy & Loren Von Gundy	35949 Crystal Creek Court Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent	Michelle A. Yanok	23823 Lorain Rd, #270, N. Olmsted, OH 44070	
4. Telephone number and email address of contact person Michelle A. Yanok, (440) 799-9887, myanok@yanoklaw.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	
11-00-045-000-076		35949 Crystal Creek Court Grafton, Ohio 44044	
7. Principal use of property single family 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
11-00-045-000-076	390,000.00	450,960	<60,960>
9. The requested change in value is justified for the following reasons: sales comparisons and appraisal			

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.

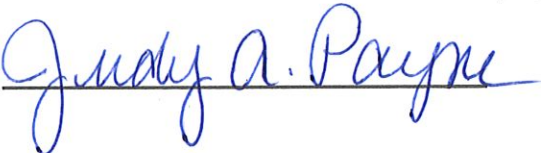
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3.5.2025 Complainant or agent (printed) Michelle A. Yanok Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 5th day of march 2025
(Date) (Month) (Year)

Notary 

JUDY A. PAYNE
NOTARY PUBLIC * STATE OF OHIO
MY COMMISSION EXPIRES 11-12-2028

Tax year **2024**

BOR no. _____

County **Lorain**

Date received _____

EXHIBIT**A****Complaint Against the Valuation of Real Property**

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

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	Kohl's Illinois, Inc aka Kohl's, Inc.	c/o Seth Abram Samidan PO Box 2148, Milwaukee, WI 53201	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
02-02-008-107-067		3080 Jaeger Rd., 42 - Lorain City-Lorain CSD	
7. Principal use of property Discount stores & junior department stores			
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
02-02-008-107-067	\$6,300,000	\$8,169,030	(\$1,869,030)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

- ☐ 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.

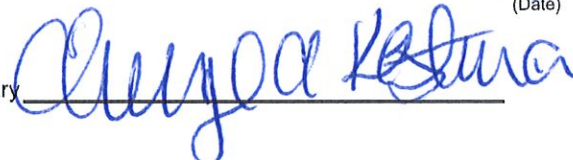
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 2/26/2025 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26th day of February 2025
(Date) (Month) (Year)

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires **Dec. 18, 2028**

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____**Complaint Against the Valuation of Real Property**

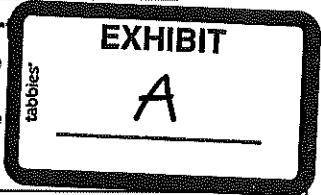
Answer all questions and type or print all information. Read instructions on back before

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Ellen T. Burns	c/o Stephen Burns, 31824 Lake Rd., Avon Lake, OH 44012	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-030-105-005		31824 Lake Rd, 11-Avon Lake City/Avon Lake CSD	
7. Principal use of property Single family dwelling			
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
04-00-030-105-005	\$1,975,000	\$2,442,040	(\$467,040)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/Aand 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/A13. 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 2/17/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17th day of February 2025
(Date) (Month) (Year)

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2028

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Ede Tuncer	c/o Tuncer Ede, 2 Marimar St., Thousand Oaks, CA 91360	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegetax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
06-24-085-104-006	108 Rush St., 33-Elyria City/Elyria CSD		
7. Principal use of property Single Family Dwelling Platted Lot			
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
06-24-085-104-006	\$32,000	\$69,100	(\$37,100)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Recent, valid, arm's-length sale.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7/20/2023and sale price \$ \$32,000 ; 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 \$ 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.

- ☐ 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 2/27/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

EXHIBIT**A****Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Keystone Rental Properties LLC	c/o Tuncer Ede, 2 Marimar St., Thousand Oaks, CA 91360	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
02-00-093-107-007	2394 Elyria Ave., 42-Lorain City/Lorain CSD		
7. Principal use of property Two Family Dwelling Platted Lot			
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
02-00-093-107-007	\$86,000	\$119,860	(\$33,860)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Recent, valid, arm's-length sale.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/3/2024and sale price \$ \$86,000 ; 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 \$ 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.

- ☐ 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 2/27/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

Complaint Against the Valuation of Real Property

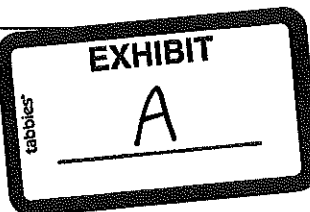
Answer all questions and type or print all information. Read instructions on back before

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Tuncer Ede	c/o Tuncer Ede, 2 Marimar St., Thousand Oaks, CA 91360	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
03-00-095-106-005		1836 E. 33rd St., 42-Lorain City/Lorain CSD	
7. Principal use of property Two Family Dwelling Platted Lot			
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
03-00-095-106-005	\$99,900	\$107,190	(\$7,290)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Recent, valid, arm's-length sale.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 4/25/2023and sale price \$ \$99,900 ; 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.

- ☐ 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 2/27/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) _____

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

Notary _____



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	CP 114 LLC	c/o Harlan Miller 24100 Chagrin Blvd, Suite 340, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegetax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-22-004-000-015		180 College Park Dr, Apt A1, N1, 33-Elyria City/Elyria CSD	
06-22-008-107-008			
7. Principal use of property Apartments 40+ Units			
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
06-22-004-000-015	\$4,432,260	\$5,727,570	(\$1,295,310)
06-22-008-107-008	\$3,067,740	\$3,964,250	(\$896,510)
Totals	\$7,500,000	\$9,691,820	(\$2,191,820)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

- ☐ 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 2/27/2025 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) *Cecilia Hyun*

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

Notary *Cheryl A. Kostura*



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2028

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

Complaint Against the Valuation of Real Property

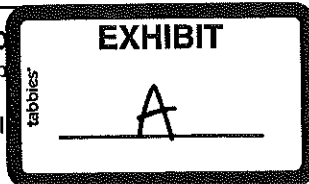
Answer all questions and type or print all information. Read instructions on back of form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should be filed on a different form.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Sherwood Company	c/o Harlan Miller 24100 Chagrin Blvd, Suite 340, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegetax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-25-024-102-012		525 Georgetown Ave, Apt A11 33-Elyria City/Elyria CSD	
7. Principal use of property Apartments 40+ Units			
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
06-25-024-102-012	\$4,500,000	\$6,912,000	(\$2,412,000)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

- ☐ 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 2/27/2025 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Windjammer Apartment LLC	c/o Harlan Miller 24100 Chagrin Blvd. Suite 340, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-041-101-019	4141 Lake Rd Apt B1, 64-Sheffield Lake City/Sheffield Lake CSD		
7. Principal use of property Apartments-40 or more rental units			
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
03-00-041-101-019	\$1,800,000	\$2,268,000	(\$468,000)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

- ☐ 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 3/5/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 5th day of March 2025
(Date) (Month) (Year)

Notary _____



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **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 this form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DT-100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	Pinecrest Apartments, Ltd.	c/o Harlan Miller 24100 Chagrin Blvd, Suite 340, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
05-00-006-000-018	47534 Middle Ridge Rd, Apt A1, 06-Amherst City/Firelands LSD		
05-00-006-000-019	47510 Middle Ridge Rd, Apt E1, 06-Amherst City/Firelands LSD		
7. Principal use of property Apartments 40+ Units			
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
05-00-006-000-018	\$1,994,400	\$3,414,010	(\$1,419,610)
05-00-006-000-019	\$1,005,600	\$1,721,380	(\$715,780)
Totals	\$3,000,000	\$5,135,390	(\$2,135,390)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

- ☐ 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 2/27/2025 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) *Cecilia Hyun*

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

Notary *Cheryl A. Kostura*



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Northridge Plaza Company an Ohio General Partnership	c/o Norma Zukerman, 3912 Prospect Ave E, Cleveland, OH 44115	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
07-00-016-101-056		34720 Center Ridge Road, North Ridgeville City-North Ridgeville CSD	
7. Principal use of property Community Shopping Center			
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
07-00-016-101-056	\$5,500,000	\$8,090,430	(\$2,590,430)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Significant deferred maintenance issues at vacant portion of subject property. Further information to be provided at hearing.			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/Aand 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/A13. 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 2/17/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17th day of February 2025
(Date) (Month) (Year)

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2028

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back of form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form 100.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Duslik Limited	12118 Madison Ave	
2. Complainant if not owner		apt 2 Lakewood	
3. Complainant's agent		OH 44107	
4. Telephone number and email address of contact person	Eugeny Garanin 330 212 3427 dusliklimited@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		
0624100000021	611 3rd st Elyria OH		
	44035		
7. Principal use of property	rental		
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
062410000	500	9340	-8840
0021			
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 \$ 500 ; 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

check county record we
paid \$500 for land

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 3/11/25 Complainant or agent (printed) Evgeny Garonin Title (if agent) Member

Complainant or agent (signature) [Signature]

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

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use Form DTE 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Duslik Limited	12118 Madison ave	
2. Complainant if not owner		Lakewood OH	
3. Complainant's agent		apt 2	
4. Telephone number and email address of contact person	Evgeny Garanin 3302123427 dusliklimited@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		
0624100000020	609 3rd st Elyria OH 44035		
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
0624100	35000	102610	-67610
000020			
9. The requested change in value is justified for the following reasons: Purchased in 2024			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7/1/24
and sale price \$ 25000 ; 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 7/1/24 - 11/1/24 and total cost \$ 10000.

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 3/11/25 Complainant or agent (printed) Evgeny Garanin Title (if agent) member

Complainant or agent (signature) [Signature]

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

Notary _____

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

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.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DT-100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Duslik Limited	12118 Madison Ave	
2. Complainant if not owner		apt 2, Lake Wood	
3. Complainant's agent		OH 44107	
4. Telephone number and email address of contact person	Eugeny Garanin 3302123427 dusliklimited@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		
062410100015	608 3rd St Elyria		
	OH 44035		
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
06241010	50000	115320	-65320
00015			
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 3/4/25

and sale price \$ 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 _____ 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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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 3/11/25 Complainant or agent (printed) Eugeny Gararin Title (if agent) member

Complainant or agent (signature) [Signature]

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

Notary _____

Clear Form

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22

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	ALESIA L. MENG	143 HARRISON ST., ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-865-5230 ALMENG54@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		
06-25-000-000-002	143 HARRISON ST., ELYRIA, OH 44035		
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
06-25-000-000-002	\$173,600.	221,340	\$47,740
9. The requested change in value is justified for the following reasons: Appraised val FMV is less than auditor's value. See attached appraisal.			

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 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.

Date 3/11/2025 Complainant or agent (printed) Alesia L. Meng Title (if agent) _____

Complainant or agent (signature) Alesia L. Meng

Sworn to and signed in my presence, this 11th day of March 2025
(Date) (Month) (Year)

Notary Carolyn R Sorrell



CAROLYN R SORRELL
Notary Public, State of Ohio
My Commission Expires: 12-12-25