Clear Form

Tax year 2024 BOR no. _____ DTE 1 Rev. 12/22

County Lorain Date received _____

Complaint Against the Valuation of Real

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

Attach additional pages if necessary.

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

☑ 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	NZB Enterprises, Inc.	9488 Leavitt Rd., Elyria, Ohio, 44035
2. Complainant if not owner		
3. Complainant's agent	Brian G. Dattilo, Esq.	Cooper Foster Pk, Rd., W, #102, Lorain, OH, 4

4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.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
✓ 09-00-006-000-012	St. Rt. 58, Elyria, Ohio, 44035
✓ 05-00-031-000-019	9488 Leavitt Road, Elyria, Ohio, 44035
✓ 09-00-005-000-014	Rear land, Elyria, Ohio, 44035

7. Principal use of property golf course

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
09-00-006-000-012	62,000.00	108780.00	-46780.00
05-00-031-000-019	1,116,000.00	1,722,940.00	-606940.00
09-00-005-000-014	31000.00	54220.00	-23220.00

9. The requested change in value is justified for the following reasons:
recent arms length sale of the property and recent appraisal

10. Was property sold within the last three years? ☑ Yes ☐ No ☐ Unknown If yes, show date of sale September 23, 2021 and sale price $ 1,300,000.00 ; 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

DTE 1 continuation sheet

6. (continued)

Parcel Nos. from tax bill	Address of Property
09-00-006-000-002	St. Rt. 58, Elyria, Ohio, 44035
09-00-006-000-011	9642 St. Rt. 58, Elyria, Ohio, 44035
09-00-005-000-012	Rear land, Elyria, Ohio, 44035
09-00-005-000-002	Rear land, Elyria, Ohio, 44035
09-00-005-000-010	Rear land, Elyria, Ohio, 44035
09-00-005-000-017	Rear land, Elyria, Ohio, 44035

8. (continued)

Parcel Number	Column A - Complainant's Opinion of Value	Column B - Current Value	Column C - Change in Value
09-00-006-000-002	$15,500.00	$23,470.00	-$7,970.00
09-00-006-000-011	$155,000.00	$225,280.00	-$70,280.00
09-00-005-000-012	$31,000.00	$33,280.00	-$2,280.00
09-00-005-000-002	$31,000.00	$50,000.00	-$19,000.00
09-00-005-000-010	$31,000.00	$37,990.00	-$6,990.00
09-00-005-000-017	$77,500.00	$119,530.00	-$42,030.00

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 3-10-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) _____

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

Notary Catherine M. Smith

NOTARY PUBLIC STATE OF OHIO

CATHERINE M. SMITH
Notary Public, State of Ohio
My Commission Expires
April 28, 2029

18787-2024/JL

KMG/JB

DTE 1
Rev. 12/22

Tax year **2024** BOR no. _____

County **Lorain** Date received _____

EXHIBIT A

Complaint Against the Valuation of Real Prope

Answer all questions and type or print all information. Read instructions on back befo
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should us

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Mac's Convenience Stores, LLC	c/o Brandy Monty, PO Box 347, Columbus, IN 47202
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
11-00-055-000-070	36024 Royalton Rd, 28-Eaton Twp/Midview LSD

7. Principal use of property Small detached retail stores (under 10,000 sq ft)

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
11-00-055-000-070	$600,000	$1,024,470	($424,470)

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

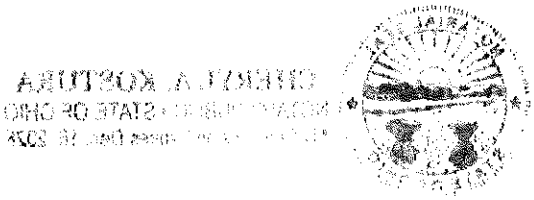
Complainant or agent (signature) _____

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

Notary Cheryl A Kostura

NOTARIAL SEAL STATE OF OHIO

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



10500-2024/JL

KMG/JB

DTE 1
Rev. 12/22

Tax year 2024 BOR no. _____

County Lorain Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before com
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE

EXHIBIT
tabbies
A

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	SCF RC Funding IV LLC	902 Carnegie Center Blvd., Suite 520, Princeton, NJ 08540
2. Complainant if not owner	Mac's Convenience Stores, LLC	c/o Brandy Monty, PO Box 347, Columbus, IN 47202
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 Tenant

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

6. Parcel numbers from tax bill	Address of property
03-00-113-103-047	4819 Broadway, 61 Sheffield Twp/Clearview LSD

7. Principal use of property Automotive Service Station

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-113-103-047	$700,000	$1,137,160	($437,160)

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/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 3/7/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 7th (Date) day of March (Month) 2025 (Year)

Notary _____

NOTARIAL SEAL STATE OF OHIO

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

KMG/JB

14244-2024/CJH

DTE 1
Rev. 12/22

Tax year 2024 BOR no. _____

County Lorain Date received _____

LORAIN COUNTY BOARD OF REVISION 2025 MAR 14 PM 1:30

EXHIBIT A

Complaint Against the Valuation of Real Proper

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	Target Corporation	c/o Kris Oster, 7000 Target Pkwy North P.O. Box 9456, NCF-305, Brooklyn Park, MN 55445
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
05-00-001-000-201	8000 Oak Point Road, 07 - Amherst City/Amherst EVSD

7. Principal use of property Discount Stores and Junior Dept. 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
05-00-001-000-201	$5,700,000	$8,542,470	($2,842,470)

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/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 3/7/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

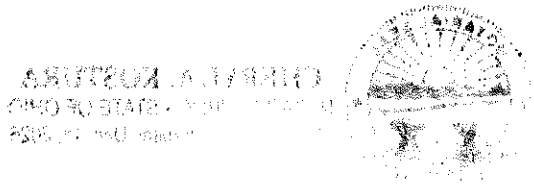
Complainant or agent (signature) _____

Sworn to and signed in my presence, this 7th (Date) day of March (Month) 2025 (Year)

Notary _____

NOTARIAL SEAL
STATE OF OHIO

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



Clear Form

DTE 1
Rev. 12/22

Tax year_____ BOR no. _____

County_____ Date received _____

Complaint Against the Valuation of Real Propert

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
A

	Name	Street address, City, State, ZIP code
1. Owner of property	Lisa M + Reece L Fabbro Jr TTEES	5422 Hawks Nest Circle
2. Complainant if not owner		Sheffield Vlg. OH 44054
3. Complainant's agent		

4. Telephone number and email address of contact person 216-536-8884
Lisafabbro42@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
03-00-005-000-092	5422 Hawks Nest Cir Sheffield Vlg 44054

7. Principal use of property residential home

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-005.000-092	$470,000.00	$509,290.00	$39,290.00

9. The requested change in value is justified for the following reasons:
Value is not reflective of current sales.
Please see attached appraisal.

LORAIN COUNTY
BOARD OF REVISION
2023 NOV 14 PM 1:35

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 3-11-25 Complainant or agent (printed) Lisa Fabbro Title (if agent) _____

Complainant or agent (signature) Lisa Fabbro

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

Notary Vanessa L Prignano

NOTARY PUBLIC STATE OF OHIO

VANESSA L PRIGNANO
Notary Public
State of Ohio
My Comm. Expires
November 25, 2027

DTE 1
Rev. 12/22

Tax year_____ BOR no. _____

County Lorain Date received _____

LORAIN COUNTY BOARD OF REVISION 2025 MAR 14 PM 1:24

EXHIBIT A

Complaint Against the Valuation of Real Propert

Answer all questions and type or print all information. Read instructions on back before c
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	Donald W. Fiebiger	937 Hollywood Drive, Elyria, Ohio, 44035
2. Complainant if not owner	Same as above	Same as above
3. Complainant's agent	No Complainant Agent	No Complaindant Agent

4. Telephone number and email address of contact person
440-365-9779 The e-mail is dwvsfiebiger@aol.com

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

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

6. Parcel numbers from tax bill	Address of property
06-25-028-105-010	937 Hollywood Drive, Elyria, Ohio, 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
06-25-028-105-010	$150,000	$128,000	$22,000

9. The requested change in value is justified for the following reasons: The house across the street is abandoned and sold for $10,000. The roof is 21 years old. The furnace is 17 years old. Cement wall cracked-Repairs need. Out dated kitchen and Bathrooms. The floors are worn.

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.
Not listed in the past 3 years

12. If any improvements were completed in the last three years, show date Dishwasher and total cost $ $524.00.

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown
The appraisal is included with this form.

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) Donald Wayne Frebiger Title (if agent) No Agent

Complainant or agent (signature) Donald W. Frebiger

Sworn to and signed in my presence, this 3/11/25 11 (Date) day of March (Month) 2025 (Year)

Notary

DAVID THOMAS JR - NOTARY PUBLIC
COMM EXP: JUL 25, 2028
STATE OF OHIO

Clear Form

DTE 1
Rev. 12/22

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 c
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use D

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Tammy Clifton Morris	38835/45 Butternut Ridge Rd
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
T. Clifton Morris tcm19@juno.com address: 840 Exchange St Vermilion, Oh 44089

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
1000006120061	38835/45 Butternut Ridge Rd, Elyria

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
1000006120061	150,000	229,290.00	79,290.00

9. The requested change in value is justified for the following reasons:
The only livable part of the property is the front house. The back house is used for dogs, it has no water or heat. It is completly gutted. The land behind the back house is often flooded and can't be used for any purpose. The front house has a bad roof and the beam inside the basement is hand hewn.

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 3/12/25 Complainant or agent (printed) Tammy CLIFTON Morris Title (if agent) none

Complainant or agent (signature) T. Clifton Morris

Sworn to and signed in my presence, this 12th (Date) day of March (Month) 2025 (Year)

Notary Linda Lancuski

LINDA LANCUSKI - NOTARY PUBLIC
COMM EXP: AUG 26, 2028
STATE OF OHIO

Clear Form

DTE 1
Rev. 12/22

Tax year 2024 BOR no. _____

County Lorain Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before co
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DT

☑ 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	Hideaway Storage of Elyria LLC	521 Cedar Crest Dr
2. Complainant if not owner	Alex Heyd	
3. Complainant's agent		

4. Telephone number and email address of contact person 440.610.7384 hideawaystorage@yahoo.com

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

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

6. Parcel numbers from tax bill	Address of property
0625015103007	450 Taylor St

7. Principal use of property selfstorage 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
0625015103007	250,000	353,780	103,780

9. The requested change in value is justified for the following reasons:
the market value of the property and business is only $250,000

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 03/11/2025 Complainant or agent (printed) Alex Heyd Title (if agent) owner

Complainant or agent (signature) Alex H

Sworn to and signed in my presence, this 3/11/2025 (Date) day of March (Month) 2025 (Year)

Notary Darcé L. Domingos

Notary Public State of Florida
Darcé L. Domingos
My Commission
HH 222703
Exp. 1/31/2026

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Rev. 12/22

Tax year 2024-2025 BOR no. _____

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Complaint Against the Valuation of Real Prop

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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	Timothy E Dobbins	225 Roxboro Road Vermilion Ohio 44089
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 440-967-1547
Tim_D@Centurytel.net - For use pertaining to this document only.

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
01-00-002-111-006	225 Roxboro Road Vermilion Ohio 44089
01-00-002-111-007	225 Roxboro Road Vermilion Ohio 44089

7. Principal use of property Private Residence

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
01-00-002-111-006	Your Previous Year Value 6,250.00	Your New Value 17,390.00	178 % Increase
01-00-002-111-007	Your Previous Year Value 62,440.00	Your New Value 86,760.00	39 % Increase
		Unacceptable	Unacceptable

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

(1) There have been No improvements in over 6 years. (2) Only 2 houses on this road have had very minor repairs that i know of. (3) I noticed on your website, it seems to indicate a blanket increase of about 40% to the entire area with NO consideration of NON Improvements. No Increase in value therefor no increase of tax should have happened.

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 $ NONE.

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

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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 3/12/25 Complainant or agent (printed) Timothy E Dobbins Title (if agent) _____

Complainant or agent (signature) Ty E Dobbins

Sworn to and signed in my presence, this 12th (Date) day of MARCH (Month) 2025 (Year)

Notary _____

NOTARY PUBLIC STATE OF OHIO
BECKY BINGER KALEP
Notary Public
State of Ohio
My Comm. Expires
October 28, 2027

Case to be heard on Merit.

I was not at a hearing when the taxes were increased.

It should not be necessary for me to be at a hearing when the tax is returned to the previous year level, or removed completely.

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EXHIBIT A

☑ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Tracey Neighbors	35399 Chestnut Ridge, N. Ridgeville, OH 44039
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person (216) 469-1607 traceyneighbors1607@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
0700023102071	35399 Chestnut Ridge, N. 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
0700023102701	Extremely high according to comparables	420,280.00	

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

The taxes for this property have increased 32.5% in four years, which is disproportionate to comparable properties. The only significant improvements we have done since owning the property is installing a driveway and added to a pre-existing fence. This property also does not have sewers or sidewalks as some of the comparable properties have. Enclosed are comparable homes in the same tax district that have comparable square footage and/or property. We

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.

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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 03/11/2025 Complainant or agent (printed) Tracey Neighbors Title (if agent) _____

Complainant or agent (signature) Tracey L Neighbors

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

Notary Bailey S. Scheck

NOTARIAL SEAL STATE OF OHIO

Bailey S. Scheck
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

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	Name	Street address, City, State, ZIP code
1. Owner of property	Clarendon Parish LLC	525 Mapleview Ave Sheffield Lake, OH 44054
2. Complainant if not owner		
3. Complainant's agent	Derek Bentoff	525 Mapleview Ave Sheffield Lake, OH 44054

4. Telephone number and email address of contact person 571-259-3109
525 Mapleview Ave. Sheffield Lake, OH 44054

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
0202026103021	1306 W. Erie Ave. Lorain, OH 44052

7. Principal use of property 2 unit rental 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
0202026103021	$132,750	$190,360	57,610

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

Appraisal conducted by Todd Edward Krall

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.

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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 3/14/25 Complainant or agent (printed) Derek Bentoff Title (if agent) Landlord/Owner

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 14 (Date) day of March (Month) 2025 (Year)

Notary _____

KARLI CHIAPPONE - NOTARY PUBLIC
COMM EXP: NOV 5, 2029
STATE OF OHIO