

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 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	RICHARD L. MCCONNELL	36880 ROYALTON RD. GRAFTON OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person MINE 440-748-1835 DLK MCCONNELL25@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	
11-00-066-000-011		36880 ROYALTON RD GRAFTON, OH 44044	
7. Principal use of property PRIMARY RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
11-00-066-000-011			
11-00-066-000-011	185,000	227,330	42,330
9. The requested change in value is justified for the following reasons: PROPERTY WAS APPRAISED BY JONATHAN B. UNDERHILL / 2023 TAX 805.22 APPRAISER LICENSE NUMBER 2009004457 / 2024 TAX 1,548.73			

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.

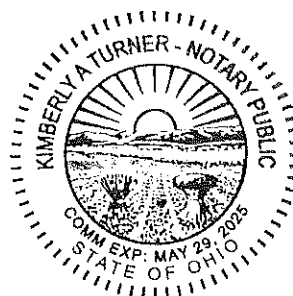
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-17-2024 Complainant or agent (printed) RICHARD McCONNELL Title (if agent) \_\_\_\_\_

Complainant or agent (signature) X Richard L. McConnell

Sworn to and signed in my presence, this 17<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Kimberly Turner



Clear Form

Tax year 2024 BOR no. \_\_\_\_\_  
 County LORAIN Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

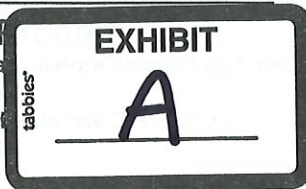
Answer all questions and type or print all information. Read instructions on back.

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	M3CPROPERTIES,LLC	6984 S DEWEY RD, AMHERST, OH 44001	
2. Complainant if not owner	MARK SCHROEDER	6984 S DEWEY RD, AMHERST, OH 44001	
3. Complainant's agent			
4. Telephone number and email address of contact person 440.320.8722 SCHROEDER6984@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		
06-25-014-110-030	718 E BROAD 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
06-25-014-110-030	59,590	179,590	-120,000
9. The requested change in value is justified for the following reasons: A 7/10/2017 FIRE IN BASEMENT CAUSING ELECT., PLUMBING, HVAC, LIVING SPACES TO BE UN-USABLE. AUG 8, 2017 DANE CONTRACTORS INC REPAIR ESTIMATE WAS \$99,056.74. CLEANUP HAS BEEN DONE. MINIMAL REPAIRS HAVE BEEN DONE.			

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.

*MS* <sup>03</sup>  
Date 05/17/2025 Complainant or agent (printed) MARK SCHROEDER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Clear Form

DTE 1  
Rev. 12/22

Tax year \_\_\_\_\_ BOR no. \_\_\_\_\_

County \_\_\_\_\_ Date received \_\_\_\_\_

## Complaint Against the Valuation of Real Property

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

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	CATHLEEN M. BARAN	24428 4428 EAST RIVER ROAD SHARPLEY OH	
2. Complainant if not owner	ROBERT R. PAVLIK	5428 EAST RIVER ROAD SHARPLEY, OH	
3. Complainant's agent			
4. Telephone number and email address of contact person 419-483-6462 PAVLIK 502017 @ GMAIL.COM			
5. Complainant's relationship to property, if not owner HUSBAND			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300055120010	1635 NEW HAMPSHIRE AVE CLEVELAND, OH 44102		
7. Principal use of property Residential 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
0300055120010	75,000	139,850	64,850
9. The requested change in value is justified for the following reasons: OVERALL CONDITION ISSUES!			

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) Robert Pavlik Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 15 day of March 2025  
(Date) (Month) (Year)

Notary April Difrancisco



APRIL DIFRANCISCO  
Notary Public  
State of Ohio  
My Comm. Expires  
October 13, 2026

# Clear Form

Tax year 2024 BOR no. \_\_\_\_\_  
 County LORAIN Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

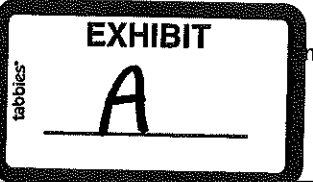
## Complaint Against the Valuation of Real Estate

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



	Name	Street address, City, State, ZIP code	
1. Owner of property	EFRAIN CARDONA	148 High Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-420-9956			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-24-027-110-033			
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
06-24-027-110-033	\$ 79,000		
9. The requested change in value is justified for the following reasons: SEE REQUEST / 1. REPAIRS 1 changed 38% INCREASE			

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 3-17-25 Complainant or agent (printed) EFRAIN CARDONA 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 2024 BOR no. \_\_\_\_\_

DTE 1  
Rev. 12/22

County Laramie 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 100.

☐ 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	James + Karen L VAGARASOTO	10893 Mitchell Rd Columbia St, OH 44029	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440.236.3427 K.V.Hottie@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	
12-00-082-000-055		10893 Mitchell Rd Columbia St, OH 44028	
7. Principal use of property home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-082-000-56	taxable	1/2 122.98	taxable
		122.98	Value
		245.96	4880
9. The requested change in value is justified for the following reasons: Columbia war machine Shooting in our back yard Value 13,940			

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 June 19, 2023 and total cost \$ 16,000.00

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

new roof 6/19/2023



James  
Ms. Karen Vagarasoto  
10893 Mitchell Rd  
Columbia Station, OH 44028

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 checked="" 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 March 15 2025 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) James Vagstad

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

Notary \_\_\_\_\_

## Clear Form

Tax year 2024

BOR no. \_\_\_\_\_

DTE 1  
Rev. 12/22County Lorain

Date received \_\_\_\_\_

**Complaint Against the Valuation of Real Property**

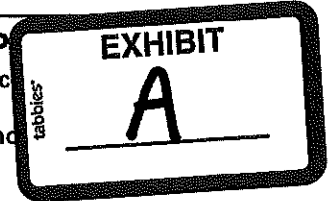
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Walid Jalabi and Nur Kathuda	31642 Compass Cove, Avon Lake, OH 44012	
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		
04-00-030-151-009	31642 Compass Cove, Avon Lake, OH 44012		
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
04-00-030-151-009	640,000.00	688,830.00	<48,830>
9. The requested change in value is justified for the following reasons: Condition of property and sales comparisons			

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

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17<sup>th</sup> day of MARCH 2025  
(Date) (Month) (Year)

Notary 

FRANK VERSAGI EXP: 8-3-28





## Clear Form

Tax year 2024 BOR no. \_\_\_\_\_  
 County Lorain Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

**EXHIBIT****A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jason and Adriam Lowery	149 Timber Ridge Dr. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Jason: 440-667-2682 jlowery78@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
10-00-005-107-710		149 Timber Ridge Drive, Elyria OH 44035	
7. Principal use of property Primary Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-00-005-107-710	\$375,000.00	\$497,870.00	\$122,870.00
9. The requested change in value is justified for the following reasons: Complaint is justified based on recent 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 3/1/25 Complainant or agent (printed) JASON LOWERY Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this 3/1/25 day of March 2025  
(Date) (Month) (Year)

Notary CHRISTOPHER A. PYANOWSKI  
Notary Public - State of Ohio  
My Commission Does Not Expire

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.

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 code
1. Owner of property	<u>Christina Kobie</u>	<u>1 ANDRESS CT. LORAIN, OH 44052</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440-654-2332 (LANDLINE) wingit227@sbcglobal.net5. 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

02-01-003-101-0091 ANDRESS CT. LORAIN, OH 44052

7. Principal use of property

SINGLE FAMILY 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
<u>02-01-003-101-009</u>	<u>\$114,300.00</u>	<u>40,005</u>	<u>74,295</u>

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

NEW MARKET VALUE PROPOSED SHOWN IS INCORRECT - SEE MARKET ANALYSIS  
+ COMPARABLES WILL BE PRESENTED AT REQUESTED BOARD OF REVISIONS MEETING  
IN ADDITION WILL INCLUDE MAJOR REPAIRS NEEDED TO HOME THAT ALSO  
EFFECT VALUE! ALL NEW WINDOWS, SEWER LINE REPAIR, RECONSTRUCTION FRONT PORCH  
\* PLEASE SEE ENCLOSED LETTER + INFORMATION + WALL/FLOOR REPAIR

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. N/A12. 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 "REALTOR"

FRANCES CAMPANA OH LIC # 2015004811  
REALTOR



14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation. N/A

- |  |   |
|--|---|
| <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. N/A

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

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

Date 2-12-2025 Complainant or agent (printed) Christina Kobi Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Christina Kobi

Sworn to and signed in my presence, this 02-12-2025 day of February 2025  
(Date) (Month) (Year)

Notary Barbara J Curio



BARBARA J CURIO  
Notary Public  
State of Ohio  
My Comm. Expires  
January 28, 2029



## Clear Form

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 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.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Chris + Jessica Beyer	50140 Peck Wadsworth Rd. Wellington, OH 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5379 chbeyer50@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
17-08-031-000-012		50140 Peck Wadsworth Rd. Wellington, OH 44090	
7. Principal use of property <u>Single Family 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
17-08-031-000-012	\$475,000	\$524,450	\$49,450
9. The requested change in value is justified for the following reasons: <u>Cannot sell property for proposed estimate. Please see attached appraisal report.</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

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 3-17-25 Complainant or agent (printed) CHRISTOPHER BEYER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

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

Notary [Signature]



DANA MARTIN  
Notary Public  
State of Ohio  
My Comm. Expires  
April 21, 2025

Clear Form

Tax year 2024

BOR no. \_\_\_\_\_

County LORAIN

Date received \_\_\_\_\_

DTE 1  
Rev. 12/92

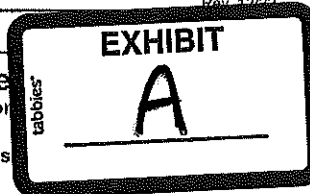
# Complaint Against the Valuation of Real Property

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		<u>Christopher H. Beyer, Trustee</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440-213-5379</u> <u>chbeyer50@yahoo.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>13-08-002-000-003</u>	<u>18934 Baird Rd. Wellington, OH 44090</u>		
7. Principal use of property <u>Single family 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
<u>13-08-002-000-003</u>	<u>\$275,000</u>	<u>\$318,340</u>	<u>\$43,340</u>
9. The requested change in value is justified for the following reasons:			
<u>Cannot sell property for proposed estimate. Please see attached appraisal report.</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

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 3-17-25 Complainant or agent (printed) CHRISTOPHER BEYER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

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

Notary \_\_\_\_\_



DANA MARTIN  
Notary Public  
State of Ohio  
My Comm. Expires  
April 21, 2025