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 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.

EXHIBIT A

	Name	Street address, City, State, ZIP code
1. Owner of property	Blaise Salata	6281 Eastview Ave, N. Ridgeville, OH 44039
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 440-327-6370 nequam127@protonmail.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
07-00-020-136-036	Center Ridge Hts, Block K, 25 x 130
07-00-020-136-037	Center Ridge Hts, Block K, 25 x 130
07-00-020-136-038	Center Ridge Hts, Block K, 25 x 130

7. Principal use of property Vacant undeveloped land adjacent to house parcels on Eastview Ave

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
07-00-020-136-036	$ 330.00	$ 4,330.00	+$ 4,000.00
07-00-020-136-037	$ 330.00	$ 4,330.00	+$ 4,000.00
07-00-020-136-038	$ 330.00	$ 4,330.00	+$ 4,000.00

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

The change from tax year 2023 to tax year 2024 represents a 1,212 percent increase! These vacant parcels are land locked---no street access, no access to city water, sewer, or electricity. There is no drainage, as the land floods each year in the spring.

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 3-18-25 Complainant or agent (printed) Blaise Solata Title (if agent) _____

Complainant or agent (signature) Blaise Solata

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

EXHIBIT A

	Name	Street address, City, State, ZIP code
1. Owner of property	VERNON R. HANCOCK SR. + Barbara J	18985 STATE Route 511 Wellington OH 44090
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-328-5355 (Barbara) barbh5355@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
13-08-005-000-005	18985 STATE ROUTE 511 Wellington OH 44090

7. Principal use of property RESIDENT

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
13-08-005-000-005	220,000	307,380	87,380

9. The requested change in value is justified for the following reasons:
APRAISAL DONE ON 11-25-24 FOR NORTHWEST BANK.

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 ~~Added Shed~~ 01/2023 and total cost $ 19000 SHED.

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 3-12-2025 Complainant or agent (printed) Barbara Hancock Title (if agent) _____

Complainant or agent (signature) Barbara Hancock

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

Notary Damien A Tyree

NOTARY PUBLIC STATE OF OHIO

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

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.
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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	Blaine A. Fair	2749 Fackler Ave.
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person Phone: (216) 952-5150
Email: bafair19@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

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
06220121010 16	$40,000	119,760	79,760

9. The requested change in value is justified for the following reasons:
House fire in February of 2023. Massive amounts of damage.

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 3/15/25 Complainant or agent (printed) Blaine A. Fair Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

DTE 1
Rev. 12/22

Tax year_____ BOR no. _____

County_____ Date received _____

LORAIN COUNTY BOARD OF REVISION 2025 MAR 18 PM 2:12

EXHIBIT A

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before comp
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	DALE TERSCHAK/RET ENTERPRISES LLC	13214 THOMPSON RD
2. Complainant if not owner		VERMILION, OHIO
3. Complainant's agent		44089

4. Telephone number and email address of contact person
(440) 823-8450 dterschak@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
02-02-015-105-046	3360 OBERLIN AVE LORAIN, OHIO 44053

7. Principal use of property RESTAURANT

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
02-02-015-105.046	$140,000	$288,630.	$148,630

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

PLEASE SEE ATTACHMENT

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) DALE J. TERSCHAK Title (if agent) MEMBER

Complainant or agent (signature) [signature]

Sworn to and signed in my presence, this 3/17/25 (Date) 17TH day of MARCH (Month) 2025 (Year)

Notary [signature]

NOTARY PUBLIC STATE OF OHIO

ANDREW PETERSEN
Notary Public, State of Ohio
My Commission Expires
February 25, 2026
COMMISSION: 2021-RE-827271

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

The property in question is located in a retail shopping strip. By comparison to our adjoining neighbors, you valued our property in one case 5 times higher and in another case 4 times higher than others. Although I realize that the square footage is different in all these buildings, but even when figuring the cost per square foot I still don't understand how the discrepancy in the values are so large. For example, the property next to us (south) is just short of being twice the size of ours yet you value our building to be more than twice the value of theirs when it is clearly not. That particular property also holds a brick, free-standing building on a corner lot.

A better example is the parcel on the other side of us (north) is approximately the same size as ours and has a larger building than ours on it and is valued at $93,270. When comparing it to the $288,630.00 value you put on our parcel there is a difference or disparity of $195,360.00.

I also want to mention that in your website it states that when we purchased our building in 2004 that we paid $205,000. That is incorrect. We paid $150,000. When we took out a loan to purchase it, we borrowed an additional $50,000. to replace the parking lot.

I doubt that with all the empty buildings that currently line up and down Oberlin Avenue that we could even sell our building for the $150,000 we paid for it.

Thank you for this opportunity to ask you to lower our buildings value to $140,000.

Sincerely,

Dale J. Terschak

Clear Form

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

County Lorain Date received _____

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.
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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	Kathryn A Zimmerman	264 E College St, Oberlin, OH 44074
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 505-504-0061 kitzcurrent@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
09-00-086-109-056	264 E College St, Oberlin, OH 44074

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
09-00-086-109-056	225,000	290,880	65,880
			2023- $170,110
			(71% increase)

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

Please see attached appraisal dated 1/30/2025
Percentage increase 71%

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 4/2020 & 3/2024 and total cost $ 11,822 .

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 March 18, 2025 Complainant or agent (printed) Kathryn A. Zimmerman Title (if agent) n

Complainant or agent (signature) Kathryn A. Zimmerman

Sworn to and signed in my presence, this 18 (Date) day of March (Month) 2025 (Year)

Notary

NOTARY PUBLIC STATE OF OHIO

CLAYTON CUNNINGHAM
Notary Public
State of Ohio
My Comm. Expires
April 23, 2028

Clear Form

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

County Lorain Date received _____

LORAIN COUNTY BOARD OF REVIEW 2025 MAR 18 PM 2:05

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

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	Christine L Williams	2526 Jackson St Lorain OH 44052
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 937-802-9506 1000chriswilliams@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
03-00-055-107-002	2526 Jackson St Lorain OH 44052

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
03-00-055-107-002	80,000.00	121,990.00	31,990.00

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

1. The valuation that has been applied to my house is considerably higher than neighboring houses - up to 35% higher and my house has had no improvements in 10 years and others have. See Pg 2 for comparisons

2 .Market Value depends on the condition of the property and my house has conditions that would lower the value-basement leaks, oak tree pushing on the foundaion, 25 year old roof. See Pg 3 for estimates. CONT.on Pg1

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

9. The requested change in value is justified for the following reasons: (Continued from front page)

3. The square footage of my house is overstated by 14%. The parcel information has it as 1120 sq ft. The house measures 24' x 40' which is 960 Sq Ft, and which is consistent with other identical houses on the street. If the 2023 appraised value is reduced by 14% to 67,319.00 and then that is increased by 25% as were other houses on the street in similar condition it would put the 2024 Appraised Value at $84,149.00.

4. Recent sales of similarly sized homes nearby:

1207 Pennsylvania				
1465 Sq Ft	3BR	1 Bath	Sold 1-23-24	$88,000.00
2855 Lincoln				
1262 Sq Ft	3 BR	1Bath	Sold 1-23-24	$91,000.00
213 Idaho				
1160 Sq Ft	3BR	1Bath	Sold 2-12-24	$65,000.00
1520 New Hampshire				
972 Sq Ft	3BR	1Bath	Sold 8-19-24	$75,000.00
2155 Eastlawn				
936 Sq Ft	3BR	1Bath	Sold 12-18-24	$75,000.00
1901 Hancock				
960 Sq Ft	3BR	1Bath	Sold 11-12-24	$78,200.00

5. While house prices have certainly risen since the last appraisals were done, not all houses command the top selling price. I would not expect to be able to sell my house for $120,000.00. It needs a lot of updating and TLC as well as some major repairs. I am retired and on a fixed income and not in a position to make these improvements so this house should have a valuation that reflects the actual condition of the property. A list of repairs/improvements is on Page 3 with possible costs/estimates attached.

ADDRESS	PREVIOUS VALUE	2024 VALUE	INCREASE	PERCENT	SQ FT
2526 Jackson St	$75,480.00	121,990.00	46,510.00	61%	960
My house. No improvements since 2016					
2512 Jackson St	76,180.00	116,220.00	40,040.00	52%	960
New roof, new front porch, 2 trees removed.					
2544 Jackson St	71,620.00	90,380.00	18,760.00	26%	960
No improvements since 2004					
2602 Jackson St	89,450.00	112,230.00	22,780.00	25%	1466
No known improvements in the past 5 years					
2511 Jackson St	81,770.00	113,440.00	31,670.00	38%	960
New roof, siding, front porch, gutters, wood fence					
2527 Jackson St	79,260.00	113,320.00	34,060.00	42%	1160
New roof, trees removed, siding on front					

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 3-13-25 Complainant or agent (printed) CHRISTINE WILLIAMS Title (if agent) _____

Complainant or agent (signature) Christine Williams

Sworn to and signed in my presence, this 13 (Date) day of March (Month) 2025 (Year)

Notary Stephanie Maurrellor

STEPHANIE MARIE RECTOR - NOTARY PUBLIC
COMM EXP: MAR 20, 2029
STATE OF OHIO

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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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	Robert & Regina Gow	2465 Vermilion Rd, Vermilion OH 44089
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-984-9029 manwog@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
010004600032	2465 Vermilion Rd, Vermilion OH 44089

7. Principal use of property main 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
010004600032	350,000	420,740	70,740

9. The requested change in value is justified for the following reasons:
The only improvement made was adding a barn in 2020.

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 3-12-2025 Complainant or agent (printed) Robert Gow Title (if agent) _____

Complainant or agent (signature) Robert Gow

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

Notary B L McBride

Bridgette L. McBride
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2024-RE-877572
My commission expires May 14, 2029

NOTARIAL SEAL STATE OF OHIO

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 A

	Name	Street address, City, State, ZIP code
1. Owner of property	Ryan Valaitis	32169 Lake Rd. Avon Lake
2. Complainant if not owner		Ohio 44012
3. Complainant's agent		

4. Telephone number and email address of contact person
440 864 9435 Valaitisryan@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
	32169 Lake Rd. Avon Lake OH 44012

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
04-00-019-114-005	220 000	268 850	48 850

9. The requested change in value is justified for the following reasons:
Things dont double in value in 6 years

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.
- ☐ A substantial improvement was added to the property.
- ☐ The property lost value due to a casualty.
- ☐ 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 9/8/24 Complainant or agent (printed) Ryan Valentis Title (if agent) _____

Complainant or agent (signature) Ryan G Valentis

Sworn to and signed in my presence, this 9/8/24 (Date) day of September (Month) 2024 (Year)

Notary Rodney L Craft

NOTARIAL SEAL
STATE OF OHIO

RODNEY L CRAFT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-15-2027

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 before com
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE

☒ 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	Thomas + Brenda Sedgwick	7198 Glendale Rd N. Ridgeville OH 44039
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
216-313-4474

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
07000016109012	7198 Glendale Rd. N. Ridgeville OH 44039

7. Principal use of property Single 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
07000016109012	160,000.00	212,470.00	-52,470

9. The requested change in value is justified for the following reasons:
Please see attached written statement.

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 3/12/25 Complainant or agent (printed) Brenda Lee Sedgwick Thomas W. Sedgwick Title (if agent) _____

Complainant or agent (signature) Brenda Lee Sedgwick

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

Notary Jessica Howard

JESSICA HOWARD - NOTARY PUBLIC
COMM EXP: AUG 8, 2027
STATE OF OHIO

03/14/25

To Whom It May Concern,
RE: Parcel #07000016109012
7198 Glendale Rd
N. Ridgeville 44039

I would like to request a re-evaluation of said property. House was purchased for $150,000, appx 8 yrs ago. Property hasn't had any renovations done. New roof, but that was due to leaking issues. Due to sump pump problems, the backyard is unusable until the end of June, not even can cut it, because of the literal ponds. Huge puddles that the mower's & you sink into.

As to the interior, they are many problems! List of some: One bedroom has a sloping floor, thus the ceiling in the rec room is bowing. Electrical needs up dated, peeling wallpaper, holes in carpeting. Baseboards in the laundry room have come off due to flooding incidents. 3 of the baseboard heaters in various rooms

do not work anymore. Thus, no heat in one bedroom, kitchen or rec room. Kitchen floor needs re-tiled. Windows & doors need replaced. Garage floor is very pitted & cracked. We placed a trux-mer down because you actually will trip on them. Needs replaced. Every single room in this house needs work!! I forgot to men-tion that the patio/deck is in total disrepair & needs re built as well.

You may ask, why don't you just repair all these issues. Here is why I am pleading for help. Whe the house was purchased for us, my husband had a great paying job with Cuyahoga county He lost that job about 4 1/2 yrs ago. He now works a menial, customer service job, that pays slightly over minimum wage. So, HUGE cut in income. I am disabled, on disability. Then, we

are raising 2 disabled grandchildren! My husbands' income & my disability checks just barely cover the bills and food. Thank God for food banks!

Please, please, please... do re-evaluation of our home. The higher tax is just putting a HUGE added burden on us.

Sincerely,
Brenda Lee Sedgwick
216-313-4474

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

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	Thomas Rini	6707 Candy Lane Vermilion, Ohio 44089
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 440-785-7340 tomrini2@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
01-00-017-000-053	6707 Candy Lane 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
01-00-017-000-053	Average of Highlighted	266,310	69,310
	sold comparables		
	197,000		

9. The requested change in value is justified for the following reasons:
AVERAGE of Highlighted Sold comparable 3 bedroom 2 bathroom

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 3/3/25 Complainant or agent (printed) THOMAS WRINI Title (if agent) _____

Complainant or agent (signature) Thomas W Rini

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

Notary _____

KIMBERLY ANN MESAR - NOTARY PUBLIC
COMM EXP: FEB 2, 2028
STATE OF OHIO

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 before comple
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE Fo

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	Matthew Riegelsberger	21840 Robinhood ave. Fairview Park OH 44126
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person 440-476-8949. Mattriegelsberger@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
0624027115015	559 Walnut St.

7. Principal use of property Rental 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
0624027115015	$73,900	$101,700	$27,800

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

Property was purchased on 9/12/2024 for $73,900. Home has had no major improvements done to it and was in poor condition upon sale.

10. Was property sold within the last three years? ☑ Yes ☐ No ☐ Unknown If yes, show date of sale 9/12/2024 and sale price $ $73,900 ; 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.
- ☐ A substantial improvement was added to the property.
- ☐ The property lost value due to a casualty.
- ☐ 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 3/8/2025 Complainant or agent (printed) Matthew Riegelsberger Title (if agent) _____

Complainant or agent (signature) Matthew Riegelsberger

Sworn to and signed in my presence, this 03/08/2025 (Date) day of March (Month) 2025 (Year)

Notary SN Sharbel Naddaf
Expire: 01/01/2030

NOTARIAL SEAL STATE OF OHIO

SHARBEL NADDAF
Notary Public, State of Ohio
My Commission Expires:
01/01/2030

DTE 2
Rev. 12/22

Tax year 2024 BOR no. _____

County Lorain 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. See instructions on the back before completing form. Attach additional pages as necessary.

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	MARILYN A. OLSEN	5581 COLUMBIA RD. North Olmsted OH 44070
2) Complainant if not owner		
3) Complainant's agent		

4) Telephone number of contact person 440-734-7989

5) Email address of complainant olsen1935@att.net

6) Complainant's relationship to property, if not owner

If more than one parcel number is included, see "Multiple Parcels" on back

7) Parcel number from tax bill	# Acres, if applicable	Address of property
06-24-032-110-010		51st ST.
06-24-032-110-011		51st St.
06-24-032-110-012		51st St.

8) Indicate the reason for this complaint:

- ☒ The classification of property under RC 5713.041.
- ☐ The classification of property under RC 319.302.
- ☐ The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- ☐ The valuation of property on the agricultural land tax list.
- ☐ Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- ☐ Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- ☐ The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-24-032-110-010	$10,000	18,130	8130
06-24-032-110-011	$10,000	18,130	8130
06-24-032-110-012	$10,000	18,130	8130

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

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.

JENNIFER CHERCONIS - NOTARY PUBLIC
STATE OF OHIO
COMM. EXP. NOV 13, 2028

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 3/11/25 Complainant or agent Marilyn A. Olsen (Signature) Title (if agent) _____

Sworn to and signed in my presence, this 11th day of March year 2025

Notary _____ (Signature)

Instructions for Completing DTE 2

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

WHO MAY FILE: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

TENDER PAY: If the owner of a property files a complaint that seeks a reduction in the taxable value of that property, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claimed for the property in the complaint. NOTE: if the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the original amount.

MULTIPLE PARCELS: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that are (1) in the same taxing district, (2) have identical ownership, and in the case of complaints challenging the eligibility of property for CAUV, (3) are farmed as a single economic unit should be included in one complaint. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

GENERAL INSTRUCTIONS: The Board of Revision will notify all parties not less than ten days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the complaint to the Board prior to the hearing. The Board may also require the complainant and/or owner [illegible] the Board with additional information be filed with the complaint and may request additional information at the hearing.

R.C. 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the Board cannot later be presented on any appeal, unless good cause is shown for failure to present such evidence to the Board.

NOTICE REGARDING LINE 5: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

INSTRUCTIONS FOR LINE 8. Following is a brief description of the types of complaints that can be filed by using this form. Complaints against the market value of property should be filed on the DTE Form 1.

The classification of property under RC 5713.041. Check this box if the complaint is contesting the classification of the property based on its primary use or, in the case of vacant land, its highest and best use, or the failure to tax mineral rights separately from land that is used for agricultural purposes.

The classification of property under RC 319.302. Check this box if the complaint is contesting whether the property is eligible for the non-business tax credit for qualifying levies.

The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. Check this box if the complaint is contesting the denial of an initial CAUV application or the removal of property from the CAUV program and the subsequent billing of recoupment.

The valuation of property on the agricultural land tax list. Check this box if the complaint is contesting the auditor's application of the CAUV Table to the property, e.g. listing land as cropland which the complainant believes should be listed as conservation or woodland property, or if the complaint is contesting the accuracy of the value in the CAUV Table as it relates to the property. Note that the complainant will be required to prove that the alternative value is more accurate using valid sales data. See OAC 5703-25-34(L).

Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). Check this box if the complaint is seeking this finding to allow CAUV property to remain idle for a second year.

Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. Check this box if the complaint is seeking this finding to have the property reinstated in the CAUV program following the failure to file or timely file a renewal application.

Denial of the partial exemption of a qualifying child care center [illegible] Check this box if the complaint is seeking reversal of the county auditor's denial of an Application for the Partial Exemption of a Qualifying Child Care Center, DTE 105J.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Tax year_____ BOR no._____

County LORAIN Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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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 A

	Name	Street address, City, State, ZIP code
1. Owner of property	John A. Lapinski	425 Rock Creek Run Amherst, OH 44001
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440 670-4440 JLAPINSKI416@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
05-00-042-103-022	425 Rock Creek Run Amherst, OH 44001

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
05-00-042-103-022	$262,300.	$250—265K	+70,000 from last 5 yrs.

9. The requested change in value is justified for the following reasons:
NEW ROOF WAS NEEDED IN 2024 @ $32,000
" GUTTERS WERE " " " @ $10,000

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 Aug. 2024 and total cost $ ~42,000+.

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.
- ☒ A substantial improvement was added to the property.
- ☐ The property lost value due to a casualty.
- ☐ 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) OWNER John A. LAPINSKI Title (if agent) _____

Complainant ~~or agent~~ (signature) OWNER John A. Lapinski John A. Lapinski

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

Notary Claudia M. Ruiz

NOTARY PUBLIC STATE OF FLORIDA
Notary Public State of Florida
Claudia M Ruiz
My Commission HH 152961
Expires 07/12/2025

Clear Form

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

County Lorain Date received _____

Complaint Against the Valuation of Real Pro

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

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	Jonah King , Allison Gemzer	34774 Law Rd, Grafton, OH, 44044
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person Allison Gemzer Phn: 419-631-6081, Email: agemzer@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
16-00068000028	34774 Law Rd Grafton Oh 44044

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
16-00068000028	$260,000.00	$303,670.00	$43,670.00

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

Using the market value data approach of computing and analyzing recent sales of comparable neighboring properties. Property has had no improvements since last tax evaluation.

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 3/18/25 Complainant or agent (printed) Allison King Title (if agent) _____

Complainant or agent (signature) Allison King

Sworn to and signed in my presence, this 18th (Date) day of March (Month) 2025 (Year)

Notary Matthew Polcyn

MATTHEW POLCYN - NOTARY PUBLIC
COMM EXP: JUN 5, 2027
STATE OF OHIO

Tax year 2025 BOR no. _____ DTE 1 Rev. 12/22

County LORAIN Date received _____

Complaint Against the Valuation of Real Property

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

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	William C. Walter	48587 Jones RD, Wellington,
2. Complainant if not owner		Ohio 44090
3. Complainant's agent		

4. Telephone number and email address of contact person
(440) 581-2111

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
17-06-032-000-017	48587 Jones RD. Wellington, Oh. 44090

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
17-06-032-000-017	$185,000.00	$202,240.00	$17,000.00

9. The requested change in value is justified for the following reasons:
My home is a Double wide Manufactured home with no basement.

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 3/12/25 Complainant or agent (printed) William C. [illegible] Title (if agent) OWNER

Complainant or agent (signature) [illegible]

Sworn to and signed in my presence, this 3/12/25 (Date) day of March (Month) 2025 (Year)

Notary [illegible]

NOTARIAL SEAL STATE OF OHIO

Amanda Corcino
Notary Public, State of Ohio
My Commission Expires:
June 27, 2027

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

☐ 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	McDonough Family Trust	32398 Regency Ct, Avon Lake, OH 44012
2. Complainant if not owner	John F McDonough III	
3. Complainant's agent		

4. Telephone number and email address of contact person 440-933-7473 jfmcd3@outlook.com

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

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

6. Parcel numbers from tax bill	Address of property
0400019143232	32398 Regency Ct. Avon Lake, OH 44012

7. Principal use of property Personal 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
0400019143232	$600,000	$694,980	$94,980

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

We had the property for sale though Howard Hanna from July 2024 to January 2025. There were approximately 35 couples through the property, and all said too much renovation was required. We did have 2 offers, one for $575K and the other for $615k which would indicate the market value over 6 months for sale and 35+ viewings
I will bring a letter from Howard Hanna on the offers and my original sale contract with them

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 3-13-25 Complainant or agent (printed) John F McDonough III Title (if agent) Trustee

Complainant or agent (signature) John F McD

Sworn to and signed in my presence, this 13 (Date) day of March (Month) 2025 (Year)

Notary K Chiappone

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

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

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	Thomas & Melanie Rieter	32245 Hawthorne ct. Avon Lake. OH. 44012
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440.522.7327 melanieleahi18@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
04-00-019-144-309	32245 Hawthorne ct. Avon Lake, OH 44012

7. Principal use of property Residence - Live at address

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
0400019144309	500,000 - 519,660	525,320-	? - 5,660.

9. The requested change in value is justified for the following reasons: We attended the informal hearing based on increase of 134,120. Deck is starting to deteriorate + rot. Appraiser Todd Miller said deck was worth more, & did not take into consideration it is 25 yrs. old. Sighting neighbors property significantly increased due to swimming pool + extensive work.

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

We have no upgraded marble countertops, etc. Deck was never over cement pad.

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.
- ☐ A substantial improvement was added to the property.
- ☐ The property lost value due to a casualty.
- ☐ 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) Tom & Melanie Rieter Title (if agent) _____

Complainant or agent (signature) Melanie Rieter Thomas Rieter

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

Notary _____

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

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	Peggy Arthur	38599 Norwalk Rd Litchfield, OH
2. Complainant if not owner	Ashley Arthur	329 County Rd. 681 Sullivan, OH
3. Complainant's agent		

4. Telephone number and email address of contact person
440-213-4401 ashle1821@yahoo.com

5. Complainant's relationship to property, if not owner Beneficiary / Administrator / Daughter

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

6. Parcel numbers from tax bill	Address of property
190305100011	38599 Norwalk Rd. Litchfield, OH 44253

7. Principal use of property Farm / Hay / 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
190305100011	$189,360	$403,170	– $213,810

9. The requested change in value is justified for the following reasons:
CAUV was not completed by due date due to my mom being sick and passed away December 13, 2024.

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 3-14-25 Complainant or agent (printed) Ashley Arthur Title (if agent) _____

Complainant or agent (signature) Ashley Arthur Ashley Arthur

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

Notary Julie D Cook

NOTARY PUBLIC STATE OF OHIO

JULIE D. COOK
Notary Public, State of Ohio
My Commission Expires
March 10, 2029
COMMISSION: 2019-RE-468330

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 before compl
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE F

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	Lorain County Landfill, LLC	The Gibbs Firm, LPA 2355 Auburn Avenue Cincinnati, OH 45219
2. Complainant if not owner		
3. Complainant's agent	Ryan J. Gibbs, Esq.	The Gibbs Firm, LPA 2355 Auburn Avenue Cincinnati, OH 45219

4. Telephone number and email address of contact person (513) 381-3890 ryan@thegibbsfirm.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
09-00-068-000-010	REAR LAND OBERLIN OH 44074
09-00-078-000-033	44584 ST RT 511 E OBERLIN OH 44074
09-00-079-000-017	ST RT 511 E OBERLIN OH 44074

7. Principal use of property Landfill

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
09-00-068-000-010	$10	$197,300	($197,290)
09-00-078-000-033	$10	$437,820	($437,810)
09-00-079-000-017	$10	$292,950	($292,940)

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

The Auditor's assessment of the subject property as of January 1, 2024 exceeds the 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

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) Ryan J. Gibbs Title (if agent) Atty

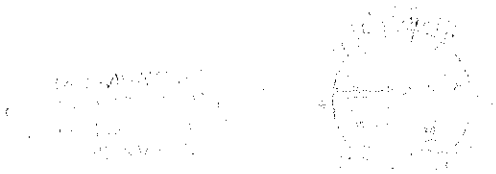
Complainant or agent (signature) _____

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

Notary _____

NOTARIAL SEAL STATE OF OHIO

JACK WARNECKE
Notary Public, State of Ohio
My Commission Expires:
09/23/2028



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

County Lorain Date received _____

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

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	Scott Mihu	25060 Castlebar Ct Columbia Station Oh 44028
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440 3431984. Scottmihu@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
12-00-044-000-069	25060 Castlebar Ct Columbia Station Oh 44028

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
12-00-044-000-069	1,050,000.00	1,455,560.00	405,560.00

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

County evaluation to high. Previous 2023 valuation was 948,170.00. This equates to an increase in value of 507,390.00. This value is to high for this property. Attached to this complaint are detailed print outs and notes for the most similar homes sold in 2023/2024 To take into consideration. There is a spreadsheet with that info as well.

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 Out building addition and total cost $ 115,000.00 .

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 3/15/25 Complainant or agent (printed) Scott Mihu Title (if agent) Owner

Complainant or agent (signature) _____

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

Notary _____

BRANDON CONTI - NOTARY PUBLIC
COMM EXP: OCT 23, 2029
STATE OF OHIO

Clear Form

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

LORAIN COUNTY BOARD OF REVISION

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 compl

2025 MAR 18 PM 2:08

Attach additional pages if necessary.

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

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	2201 KRESGE LLC	35110 Euclid Ave.,Willoughby OH 44094
2. Complainant if not owner		
3. Complainant's agent	KENNETH J. FISHER, ATTY. AT LAW	50 Public Sq.#3301 Cleveland OH 44113

4. Telephone number and email address of contact person (216) 696-7661 kfisher@fisher-lpa.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
05-00-041-110-052	2223 Kresge Drive
	Amherst, OH 44001

7. Principal use of property Commercial - 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
05-00-041-110-052	$10,000,000.00	$12,058,590.00	(-)$2,058,590.00

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

The 2024 County FMV does not accurately reflect the true FMV of the subject Property; economic obsolescence.

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 3/17/2025 Complainant or agent (printed) Kenneth J. Fisher Title (if agent) Atty. at Law

Complainant or agent (signature) Kenneth J. Fisher

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

Notary Kimberly A. Lynch

NOTARY PUBLIC STATE OF OHIO

KIMBERLY A LYNCH
Notary Public
State of Ohio
My Comm. Expires
March 10, 2026

Clear Form

DTE 1

Tax year_____ BOR no._____

County_____ 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 co
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. 119 Tuscany St. Sugar Land TX 7748

	Name	Street address, City, State, ZIP code
1. Owner of property	Patricia Lowrie & Allen Breedlove	~~Pleasant St N. Ridgeville Ohio 44039~~
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
713-805-8886 pblowrie@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
see attached	Pleasant St N. Ridgeville, Ohio 44039

7. Principal use of property inherited years ago unable to sell - vacant land

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:
It is vacant basically land locked land with a paper street only, no utilities. I've tried to sell, no interest, Realtors don't even call me back.

* no utilities, no street

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 2-24-25 Complainant or agent (printed) Patricia Lowrie Title (if agent) _____

Complainant or agent (signature) Patricia B. Lowrie

Sworn to and signed in my presence, this 24th (Date) day of February (Month) 2025 (Year)

Notary Lynda Kinney

NOTARY PUBLIC STATE OF TEXAS
LYNDA KINNEY
Notary ID #11218014
My Commission Expires
June 23, 2026

These properties have no address other than Pleasants

Parcel #	Col. A	Col B	Col C
07-00-008-113-022	210	2620	2410
07-00-008-113-021	210	2620	2410
07-00-008-113-023	210	2620	2410
07-00-008-109-019	260	3270	3010
07-00-008-109-020	260	3270	3010
07-00-008-109-039	260	3270	3010
07-00-008-109-040	260	3270	3010
07-00-008-109-041	260	3270	3010
07-00-008-109-042	260	3270	3010

These lots were purchased by my father who was a builder in the (probably) '70's in a sheriff's sale. He died in 1986 my mother, brother and ~~[illegible]~~ had them. My mother died in 2012. My brother has been in a nursing home since 2006 with a brain stem injury. I have been stuck paying for them for 38 years. I didn't mind when they were $45 for all but $500 is quite a jump.

Column A is the value assigned for the past years.

Clear Form

amended complaint

Tax year 2024 BOR no. 25-000140 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 completin
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should use DTE 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	DENNIS KRECIC	23953 WEST RIM DR COLUMBIA STATION OHIO 44028
2. Complainant if not owner		
3. Complainant's agent	ALLISON FROLO	125 HILLARD RD., ELYRIA, OHIO 44035 440-668-6224 ALLISONFROLOhomes@gmail.com

4. Telephone number and email address of contact person
216-337-9925 dennis.krecic@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
12-00-044-000-058	23953 WEST RIM DR. COLUMBIA STATION, OH. 44028

7. Principal use of property RESIDENCE

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
	545,000	761,500	216,500

9. The requested change in value is justified for the following reasons: THERE IS NO VALID REASON THE PROPERTY TAXES HAVE ALMOST DOUBLED FOR MR. KRECIC. THERE HAVE BEEN ZERO IMPROVEMENTS AND MOST OF THIS PROPERTY WHICH IS 4 ACRES ARE FLOOD PLAIN OR WET LANDS WHICH ARE NOT BUILDABLE. MR. KRECIC CANNOT AFFORD THIS OUTRAGES TAX 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 NONE and total cost $ NONE.

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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- ☐ 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) DENNIS KRECIC LINDA KRECIC Title (if agent) _____

Complainant or agent (signature) Dennis E. Krecic 3-13-2025

Sworn to and signed in my presence, this 13 (Date) day of March (Month) 2025 (Year)

Notary _____

BRANDON CONTI - NOTARY PUBLIC
COMM EXP: OCT 23, 2029
STATE OF OHIO