

Clear Form

Tax year 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	Michael T. Visk	552 Marbrook Lane, Avon Lake, Ohio 44012	
2. Complainant if not owner	-----		
3. Complainant's agent	-----		
4. Telephone number and email address of contact person Day or Evenings: (440) 840 1976 ; michael.visk@vertiv.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	
04-00-020-104-039		552 Marbrook Lane, Avon Lake, Ohio 44012	

7. Principal use of property Only Residence & only property of the Appeal Owner Michael T. Visk			
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
04-00-020-104-039	(up to: \$413,136.00)	\$426,990.00	+ \$13,854.00
9. The requested change in value is justified for the following reasons: My County Home Appreciation for 2024 Tax Year at a 41.35% increase is overstated relative to numerous similar lot & home types, age, late 1980s features, & condition in same subdivision. In a best comparison case, an identical home (model, home builder, floor plan albeit garage on right side v. mine is on the left side) built on a lot 20% larger and whose build date is 2 years newer to which my home was closely valued and taxed through 2023 serves as an example.			

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 \$ Not Applicable.

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

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

LORAIN COUNTY
BOARD OF REVISION

Complaint Against the Valuation of Real Property

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

2025 MAR 20 PM 3:42

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Anna Ament	1024 W 37th St, Lorain, OH, 44052	
2. Complainant if not owner			
3. Complainant's agent	David Vance	1991 Crocker Rd, #600, Westlake, OH, 44145	
4. Telephone number and email address of contact person Attorney David Vance - (440) 892-2586, david@vancelawllc.com			
5. Complainant's relationship to property, if not owner N/A - Complainant Anna Ament is the property owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
02-01-006-189-018	1024 W 37th St, Lorain, OH 44052		
7. Principal use of property primary residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-006-189-018	\$110,280.00	\$192,570.00	-\$82,290.00
9. The requested change in value is justified for the following reasons: Please see attached Addendum to Complaint Against the Valuation of Real Property			

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 03/20/2025 Complainant or agent (printed) David R. Vance Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20th day of March 2025

Notary 

CARA L. SANTOS, Notary Public, Att.
NOTARY PUBLIC - STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.



Addendum to Complaint Against the Valuation of Real Property
Owner of Property: Anna Ament / Parcel Number: 02-01-006-189-018

On June 4, 2018, as part of an arm's length sale, Ms. Ament purchased the subject property for \$90,000.00. In the six years since, the property has not more than doubled in value. If anything, the value has remained stagnant or increased slightly.

The previous value of the property of \$110,280.00 is the appropriate value. The property has two bedrooms and one bath and per the county's records, has 1342 finished square feet. However, this square footage number is incorrect. In August 2023, the basement flooded resulting in the removal of carpeting and other finishes in the property's basement and rendering it no longer finished. This in turn decreased the value of the property.

Recent property sales in the city of two bedroom, one or twobath homes with similar square footage support the requested value of \$110,280.00. In fact, just down the street from the subject property, a property at 1320 W 37th St sold on December 2, 2024 for \$85,000.00. Like the subject property, the property at 1320 W 37th St has two bedrooms and one bath. However, the property at 1320 W 37th St has significantly more square footage at 1,749 and a two-car garage, whereas the subject property only has a one care garage.

Other recently sales in Lorain also support Complainant's requested value of \$110,280.00. Specifically, the following properties all of which are comparable to the subject property recently sold:

Date Sold	Sale Price	Address	Beds	Baths	Square Footage
3/10/2025	\$88,000.00	2912 Denver Ave	2	2	1,172
3/7/2025	\$85,000.00	2703 Denver Ave	2	1	1,121
3/5/2025	\$110,000.00	309 Idaho Ave	2	1.5	1,364
2/28/2025	\$122,000.00	441 Iowa Ave	2	1	1,116
2/25/2025	\$124,000.00	1338 W 11th St	2	2	1,218

Even the normal property value increase throughout Lorain of 31%, which would result in a property value of \$144,466.80, is exorbitant. The current increase of 75% is unjustified. As the above recent sales make clear, there is no chance that Ms. Ament could sell the subject property for anything close to the current tax year value of \$192,570.00.

Complainant respectfully requests that the value of the property remain at \$110,280.00.

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REVENUE

Complaint Against the Valuation of Real Property

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

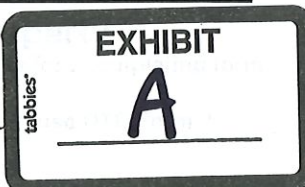
Attach additional pages if necessary.

2025 MAR 20 PM 2:16

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	SUMMERSIDE ESTATE	11206 OBERLIN RD OBERLIN, OH	
2. Complainant if not owner			
3. Complainant's agent	WAYNE WRIGHT	SAME	
4. Telephone number and email address of contact person	(440) 213-5199	VISITORARY@MSM.COM	
5. Complainant's relationship to property, if not owner	HUSBAND		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
09-00-037-000-018	11280 OBERLIN RD OBERLIN, OH 44074		
7. Principal use of property	RENTAL		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
09-00-037-000-18	\$165,000	239,140	74,140
9. The requested change in value is justified for the following reasons: THIS HOUSE IS OVER 100 YEARS OLD & IS NOT ABLE TO BE SOLD OR VALUED AS LISTED UNDER APPRAISED 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

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

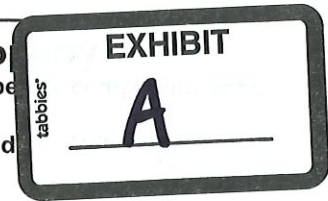
Answer all questions and type or print all information. Read instructions on back before filling out this form.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	NANCY C. BROWN	840 E STREET LORAIN, OHIO 44052	
2. Complainant if not owner	BARRY R. CREWS- EXECUTOR	10110 FRAILEY ROAD BERLIN HTS, OH 44814	
3. Complainant's agent			
4. Telephone number and email address of contact person 419-503-5923 OL67DS@AOL.COM			
5. Complainant's relationship to property, if not owner EXECUTOR			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
	840 E STREET 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
0201003112045	\$60,000.00	\$100,000.00	-\$40,000.00
9. The requested change in value is justified for the following reasons: DUE TO THE HOMEOWNER'S HEALTH REQUIRING HER TO BE IN AND OUT OF HOSPITALS AND NURSING HOMES, THE HOME HAS HAD NO UPDATES SINCE THE 1980'S. THE ONLY REPAIR HAS BEEN A NEW ROOF NEARLY 20 YEARS AGO. WINDOWS NEED REPAIRED OR REPLACED. FLOORING NEEDS REPLACED. NEEDS PLUMBING AND PLASTER REPAIRS. WALLS NEED PAINTING. BACK YARD RETAINS RAINWATER.			

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

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

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

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

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

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 15% had a substantial economic impact on my property. |

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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

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

Date 3-20-2025 Complainant or agent (printed) Barry P. Crews Title (if agent) executor

Complainant or agent (signature) Barry P. Crews

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

Notary _____

Tax year _____ BOR no. _____

DTE 1M
Rev. 02/19

LORAIN COUNTY
BOARD OF REVISION

County _____ Date received _____

Complaint Against the Valuation of a Manufacture Mobile Home Taxed Like Real Property

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

Attach additional pages if necessary.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of home	REGINA NICHOLS	121 GULL DR ELYRIA 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	440-381-6063		
5. Email address of complainant	NICHOLS0651@YAHOO.COM		
6. Complainant's relationship to home, if not owner			
If more than one home is included, see "Multiple Homes" on back.			
7. Registration number from tax bill	Address of home		
02-74-8	121 GULL DR ELYRIA 44035		
8. Principal use of home	MY RESIDENCE		
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Registration Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-74-8	6,000.00	32,100.00	26,100.00
10. The requested change in value is justified for the following reasons: THE CONDITION & AGE OF MOBILE HOME (1973)			

11. Was home 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 11" on back.

12. If home was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

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

15. If you have filed a prior complaint on this home 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 home was sold in an arm's length transaction.
☐ A substantial improvement was added to the home.

- ☐ The home lost value due to a casualty.
☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

Date 3-5-25 Complainant or agent Regina Nichols Signature Regina Nichols Notary Public, State of Ohio Madeleine Vega
My Comm. Expires November 02, 2025 year 2025

Sworn to and signed in my presence, this 19 day of March year 2025

Notary Madeleine Vega Signature

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

2025 MAR 20 PM 12:08

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	Christine Will + Jeff Willmer	5415 Deepath Dr. Sheffield Village, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 402-6844 cmwill1230@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	
7. Principal use of property Primary Home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-005-000-085	\$451,500	\$517,420	\$65,920
9. The requested change in value is justified for the following reasons: a full appraisal done on property on 10-16-2024			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/16/2024

and sale price \$ 440,000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ 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.

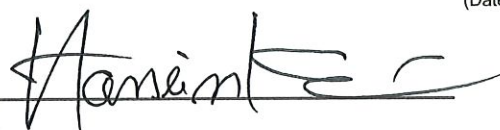
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/19/25 Complainant or agent (printed) Christine Will Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 19th day of MARCH 2025
(Date) (Month) (Year)

Notary 



HOSSEIN KASHIANI
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
January 22, 2028

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 filing.

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☐ Original complaint ☐ Counter complaint

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EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Frank & Nancy Hamza	45430 Peck Wadsworth Rd.	
2. Complainant if not owner		Wellington OH 44090	
3. Complainant's agent			
4. Telephone number and email address of contact person Cell # 440 610 3537 Home # 440 647 0858 nanjohamza@gmail.com			
5. Complainant's relationship to property, if not owner residence			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
18-00-019-000-012		45430 Peck Wadsworth Rd Wellington OH 44090	
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
18-00-019-000-012	\$ 180,000		
9. The requested change in value is justified for the following reasons: Roof & chimney need replaced, they are both coming off. Bathroom needs (upstairs) needs redone. Leaks from roof are coming in. Flooding in L.R & D.R needs repaired, can see the wood under the floor. House is 2 bedroom, please turn over			

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 3/19/25 Complainant or agent (printed) Frank Hamza Title (if agent) _____
Nancy Hamza

Complainant or agent (signature) [Signature] Nancy Hamza

Sworn to and signed in my presence, this 19 day of March 2025
(Date) (Month) (Year)

in Lorain County, State of Ohio
Notary Bridget M. Derrick Exp. 08-01-2027
Bridget M. Derrick

Clear Form

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☒ Original complaint ☐ Counter complaint

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EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	David & Lisa Shinko	481 Cedarwood Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-787-4154	drshinko1330@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		
04-00-007-150-219	481 Cedarwood Avon Lake, OH 44012		
7. Principal use of property	Primary Residence		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-007-150-219	490,000.00	533,440.00	43,440
9. The requested change in value is justified for the following reasons: I don't believe the property could sell for this Attached appraisal			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale _____
and sale price \$ _____; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

* PLEASE SCHEDULE HEARING AFTER
APRIL 21, 2025. I'M HAVING SHOULDER
SURGERY ON APRIL 15, 2025

2025 MAR 20 PM 12:41
LORAIN COUNTY
BOARD OF REVISION

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 11, 2025 Complainant or agent (printed) DAVID R. SHINKO Title (if agent) N/A

Complainant or agent (signature) [Signature]

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

Notary [Signature]



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

Clear Form

Tax year 2024 BOR no. _____
 County LORAIN Date received _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

Complaint Against the Valuation of Real Property

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

2025 MAR 20 PM 12:17

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	JAMES E. KURTZ, TRUSTEE	22350 QUARRY RD, WELLINGTON, OH, 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-328-9140 JAMESEKURTZ @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		
17-07-011-000-008	22350 QUARRY 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
17-07-011-000-008	160,164	199,142	38,978
9. The requested change in value is justified for the following reasons: I AM ASKING FOR A REVIEW OF THE ABOVE PARCEL NUMBER - OF THE APPRAISED VALUE AND SUBSEQUENT TAX BILL. THE APPRAISED VALUE INCREASED 82% AND THE TAX BILL INCREASED 81%, (CONTINUED ON ATTACHED)			



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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 15% had a substantial economic impact on my property. |

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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

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

Date 3-20-2025 Complainant or agent (printed) JAMES E. KURTZ, TRUSTEE Title (if agent) _____

Complainant or agent (signature) James E. Kurtz, Trustee

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

Notary _____

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received _____LORAIN COUNTY
BOARD OF REALTORS**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.

2025 MAR 20 AM 11:15 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	Tony + Peggy Perchinsky	118 Pearl St.	
2. Complainant if not owner <u>M/A</u>	Peggy and Tony Trustees	Amherst Oh 44001	
3. Complainant's agent	SELF		
4. Telephone number and email address of contact person <u>Peggyandtony@gmail.com</u> <u>440 864 7461</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>0201006120017</u>	<u>1060 W. 12th St, Lorain Oh 44052</u>		
<u>0201006122001</u>	<u>1063 W 12th St Lorain Oh 44052</u>		
<u>0202023111021</u>	<u>1917 Lakeview Lorain Oh 44052</u>		
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0201006120017</u>	<u>20,000</u>	<u>83,330</u>	<u>63,330</u>
<u>0201006122001</u>	<u>20,000</u>	<u>61,430</u>	<u>41,430</u>
<u>0202023111021</u>	<u>21,000</u>	<u>74,870</u>	<u>53,870</u>
9. The requested change in value is justified for the following reasons: <u>comps are</u> <u>Houses all need Major repairs, roofs, siding gutters, 2 need basement walls, windows</u> <u>They are not ready to sell and would not at the current appraised value they would</u> <u>need major work beforehand</u>			

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

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

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

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

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


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

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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

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

Date 3/20/25 Complainant or agent (printed) Peggy Perchis Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY BOARD OF APPEALS
Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Tony + Peggy Perchinsky	118 Pearl St	
2. Complainant if not owner	"Trustees"	Amherst OH 44001	
3. Complainant's agent	SELF		
4. Telephone number and email address of contact person 440 864 7461 Peggy and tony@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		
0300098131019	809 E 35th Lorain 44053		
0200051116024	424 Illinois Ave Lorain OH 44052		
0201003112036	811 F St, Lorain 44052		
7. Principal use of property Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300098131019		63,820	
0200051116024		73,690	
0201003112036		103,000	
9. The requested change in value is justified for the following reasons: comps. All properties need new windows Flooring, cabinets gutter Both needs siding. I will have photos at appeal. These properties are not sale ready and will never capture the now appraised 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.

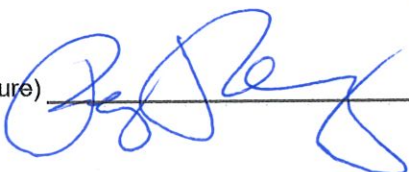
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/20/25 Complainant or agent (printed) Peggy Perchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

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 filing.
 Attach additional pages if necessary.

2025 MAR 20 AM 11:15

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Tony & Peggy Perchinsky "Trustee"	118 Pearl St Amherst 44001	
2. Complainant if not owner	Perchinsky Family Trust		
3. Complainant's agent	Self		
4. Telephone number and email address of contact person Peggy and tony@gmail.com 440 8647461			
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	
0201005119029		936 Washington Ave Lorain Oh 44052	
0201005122001		1007 Washington Ave Lorain Oh 44052	
0201006120012		1023 W 11th St Lorain Oh 44052	
7. Principal use of property <u>rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0201005119029	30,000	128,260	98,930
0201005122001	25,000	78,500	53,500
0201006120012	21,000	68,930	47,930
9. The requested change in value is justified for the following reasons: All the above Properties Need Major repairs. Roofs, basement walls, siding, windows Flooring cabinets electrical + plumbing updates gutters, stone driveways. I will have proof at appeal. Comps for these are justified by the higher comps of similar houses are fully renovated, sided etc. The lower comps were more comparable to my Properties. Both Washington houses that have Boiler heat which is a housesale deal Broker, and the Boilers are 20 to 30 years old.			
10. Was property sold within the last three years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 3/20/25 Complainant or agent (printed) Fegy Perchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

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

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

Attach additional pages if necessary.

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

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

EXHIBIT

A

	Name	Street address, City, State, ZIP code
1. Owner of property	Tony and Peggy Trustee	118 Pearl St
2. Complainant if not owner	N/A Perchinski Family Trust	Amherst Oh 44001
3. Complainant's agent	SELF	
4. Telephone number and email address of contact person Peggyandtony@gmail.com 440 864 7461		
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
03-00-075-111-038	2326 N. Ridge Road Elyria 44035
03-00-075-111-044	2342 N Ridge Road Elyria 44035
03-00 075 111 042	2330 N Ridge Road Elyria 44035

7. Principal use of property rental

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00075111038	80,000	148,220	
03 00 075 111 044	85,000	106,300	
0300 075 111 042	110,000	183,330	

9. The requested change in value is justified for the following reasons:
 2326 North Ridge has old shingle siding that is falling off. original roof to house.
 Basement leaks, porches falling in. Flooring, new cabinets needed original cast claw tub.
 no garage. Comps for all are similar to the condition of Properties.
 2330 has a 29 year old roof 3 29 year old Furnaces. I will have list at appeal

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.

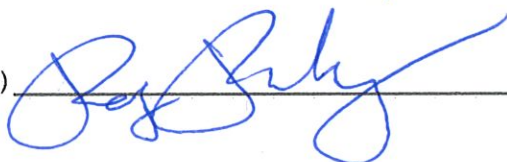
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/20/25 Complainant or agent (printed) Peggy Perchinske Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2024 BOR no. _____
 County Lorain Date received _____

LORAIN COUNTY
BOARD OF REVENUE

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Tony and Peggy Perchinsky	118 Pearl St	
2. Complainant if not owner	"Trustees"	Amherst, OH 44001	
3. Complainant's agent	SELF		
4. Telephone number and email address of contact person 440 864 7461 Peggyandtony@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
02 01003 108 015	233 Idaho Lorain 44052		
02 01002 109 018	322 Delaware Lorain 44052		
02 00051 106 022	1437 "D" St Lorain OH 44052		
7. Principal use of property Rentals			
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
0201003108015		96,790	
0201002109018		82,330	
0200051106022		77,800	
9. The requested change in value is justified for the following reasons: Comps. Major repairs needed to come close to appraised value			

tabbies

EXHIBIT

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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 3/20/25 Complainant or agent (printed) Peggy Perchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2024 BOR no. _____
 County Lorain Date received _____

LORAIN COUNTY
BOARD OF REALTORS

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 20 AM 11:15

This form is for full market value complaints only. All other complaints should use DTE Form 2

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Peggy + Tony Perchinsky	118 Pearl St	
2. Complainant if not owner <u>N/A</u>		Amherst, OH 44601	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 864 7461 Peggyandtony@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		
0500037108009	367 Hall Ct		
7. Principal use of property <u>lot</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500037108009			
0500037108009	19,000.	57,890	38,890
9. The requested change in value is justified for the following reasons: Paid 1900.00.			



10. Was property sold within the last three years? ☐ Yes ☐ No ☐ Unknown If yes, show date of sale 7/15/2022
 and sale price \$ 19,000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ 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 3/20/25 Complainant or agent (printed) Tracy Porchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

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

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

Attach additional pages if necessary.

2025 MAR 20 AM 11:45
This form is for full market value complaints only. All other complaints should use DTE Form 2☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Peggy And Tony Perchinsky	118 Pearl St.
2. Complainant if not owner ^{N/A}	Peggy + Tony "trustees"	Amherst, OH 44601
3. Complainant's agent	SELF	
4. Telephone number and email address of contact person	Peggyandtony@gmail.com 440 864 7461	
5. Complainant's relationship to property, if not owner		

EXHIBIT
A

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

6. Parcel numbers from tax bill	Address of property
0202025110015	1438 W 18th St Lorain Oh 44032
0201006139051	1846 Long Ave Lorain 44052
0201003162001	321 20th St. Lorain 44052

7. Principal use of property Rental

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0202025110015	18,000	93,520	75,520
0201006139051	18,000	75,840	57,840
0201003162001	20,000	83,050	63,050

9. The requested change in value is justified for the following reasons:
Comps. Area, and they all need major work 20th Need siding windows gutters it has boiler heat which is 30 years old or more

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 3/20/25 Complainant or agent (printed) Peggy Perchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

Tax year 2025BOR no. 11-00-099-000-359DTE 1
Rev. 12/22County LorainDate received Feb.2025**Complaint Against the Valuation of Real Property**

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

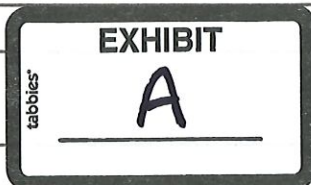
Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	John & Dragana Damyanic	1138 Hunting Hollow	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Dragana Damyanic 440-213-0069 jddamyanic@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		
11-00-099-000-359	1138 Hunting Hollow, Grafton, OH		
	Lorain OH		
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
11-00-099-000-359	247000.00	318,770.00	71.700.00
9. The requested change in value is justified for the following reasons: Nothing was done to the property to have such large increase in taxes .			



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 0 and total cost \$ 0.
13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

2025 MAR 20 AM 11:43

LORAIN COUNTY
BOARD OF REVISION

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

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 15% had a substantial economic impact on my property. |

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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

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

Date 3.19.2025 Complainant or agent (printed) Dragana Dancic Title (if agent) John Dancic

Complainant or agent (signature) John Dancic Dragana Dancic

Sworn to and signed in my presence, this 19 day of March 2025
(Date) (Month) (Year)

Notary Fred Backstrom



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

Clear Form

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	Kenneth Remy	31940 Lake Road Avon Lake OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 2156014947 kennethremymd@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		
0400030103026			
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
0400030103026	2,000,000		
9. The requested change in value is justified for the following reasons:			
We have obtained at the instruction of BOR a (Conner Buchanan) an independent Appraisal from Beth Caldwell of Buckholz, Caldwell, and associates. We purchased this home less than 2 years from this current County evaluation for 1825000. This was the fair market value of the home. Our mechanicals/HVAC are 20 years old. See appraisal.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/14/2022and sale price \$ 1825000 ; 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 6/2023 and total cost \$ 85000.13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

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

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 15% had a substantial economic impact on my property. |

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

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

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

3/19/2025
Date 03/15/2025 ^{ED} Complainant or agent (printed) Kenneth E. Remy Title (if agent) _____

Complainant or agent (signature) Kenneth E Remy

Sworn to and signed in my presence, this 19th day of March 2025
(Date) (Month) (Year)

Notary Carole Fischler



CAROLE FISCHLER
NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY
MY COMMISSION EXPIRES
03/07/2028