

Tax year 2025 BOR no. _____ DTE 1
County Larain Date received Late February of 2025 Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Martin C Fannin</u>	<u>48055 Park Woodworth Rd</u> <u>Wellington, Ont 44090</u>
2. Complainant if not owner	<u>Owner</u>	
3. Complainant's agent	<u>n/a</u>	
4. Telephone number and email address of contact person	<u>440-610-2355</u>	<u>marty.mcfannin@gmail.com</u>
5. Complainant's relationship to property, if not owner	<u>n/a</u>	

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

6. Parcel numbers from tax bill	Address of property
<u>18-00-044-000-066</u>	

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
<u>18-00-044-000-066</u>			

9. The requested change in value is justified for the following reasons: Work since purchase date 6/3/10 has been
maintenance and repairs. New walls, no more rooms, a shed and working barn have been
removed, 2011. The barn has been demolished but no longer exist. I wanted the prop-
erty not to increase in value. I was told by a real estate specialist that I over paid, I
paid \$160,000. There's simply no way the property has increased \$90,000.00 in value.
This defies logic and common sense.

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

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

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

n/a was not listed for sale

12. If any improvements were completed in the last three years, show date n/a and total cost \$ 5900.00

Not improvement but replaced similar or same forced air furnace

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 16, 2025 Complainant or agent (printed) Martine C. Fannin Title (if agent) n/a

Complainant or agent (signature) Martine C. Fannin

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

Notary Samantha Glover



SAMANTHA GLOVER
Notary Public, State of Ohio
My Commission Expires
March 01, 2027
COMMISSION: 2022-RE-845457

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.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Marc and Naomi Hensley	33298 Electric Blvd	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Marc Hensley 808-781-5950 hensleymr@icloud.com		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0400007105047	33298 Electric Blvd		
7. Principal use of property	owner occupied		
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
0400007105047	\$379,273.00	\$476,800.00	\$97,527.00
9. The requested change in value is justified for the following reasons: According to the tax records, my home is listed as 3,000 square feet. However, the correct square footage of my property is 1,946 square feet, as verified by https://loraincountyauditor.gov/Parcel?Parcel=0400007105047 sketch. This error has led to an inaccurate valuation. Average tax increase for district 11 was 29.63% for this property it was 62.99%. No improvements were made.			

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.

Naomi Hensley

Date 3/20/25 Complainant or agent (printed) MARC HENSLEY Title (if agent) _____

Complainant or agent (signature) Naomi Hensley

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

Notary [Signature]

JOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2026



Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

LUKAIN 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 completing form.

Attach additional pages if necessary.

2025 MAR 21 PM 1:36

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	PETER & LAURAL RAIKA	21105 PITTS RD, WELLINGTON, OH 44090	
2. Complainant if not owner	—	—	
3. Complainant's agent	—	—	
4. Telephone number and email address of contact person 440-724-0813 PR0420@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		
1800033000033	21105 PITTS 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
1800033000033	\$425,000 ⁰⁰	\$545,960 ⁰⁰	\$120,960 ⁰⁰
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/22/2025
and sale price \$ 425,000⁰⁰ ; 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.

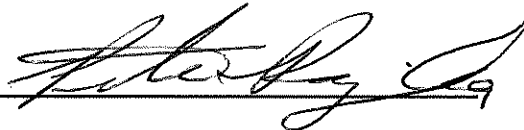
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/21/25 Complainant or agent (printed) PETER RASKIN Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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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	Steven G and Lori A Parsons	347 Timberlane Drive, Avon Lake, Oh 44012	
2. Complainant if not owner			
3. Complainant's agent	Beth Caldwell 000394927		
4. Telephone number and email address of contact person	Steven Parsons, 216-407-6583, 347 Timberlane Drive, Avon Lake, Ohio 44012		
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		
0400018128116	347 Timberlane Drive, Avon Lake, Oh 44012		
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
0400018128116	\$435,000	\$478,170	(\$43,170)
9. The requested change in value is justified for the following reasons: Professional appraisal completed by Beth Caldwell, State License 000394927. Copy of Appraisal is 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 2023 and total cost \$ 60,000.13. 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. ☐ 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 03/22/2022 Complainant or agent (printed) Steven Parsons Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 1st day of March 2022
(Date) (Month) (Year)



Tami Lynn Reynolds
Tami Lynn Reynolds
Notary Public, State of Ohio
My Commission Expires:
10/22/2028

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

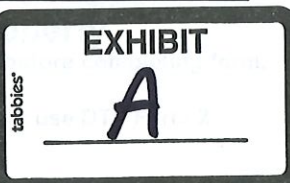
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 4409889500 Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300102111017	Ada Avenue, Lorain, Ohio, 44055		
0300102111018	3751 Ada Avenue, Lorain, Ohio, 44055		
0300102111037	Wood Avenue, Lorain, Ohio, 44055		
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300102111017	1000.00	5750.00	-\$4,760.00
0300102111018	20,500.00	117830.00	-\$97,330.00
0300102111037	500.00	1540.00	-\$1,040.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale February 14, 2025
 and sale price \$ 50,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

DTE 1 continuation sheet

7. (continued)

Parcel Nos. from tax bill	Address of Property
0300102111038	Wood Avenue, Lorain, Ohio, 44055
0300102111039	Wood Avenue, Lorain, Ohio, 44055
0300102111043	3755 Ada Avenue, Lorain, Ohio, 44055

9. (continued)

Parcel Number	Column A - Complainant's Opinion of Value	Column B - Current Value	Column C - Change in Value
0300102111038	500.00	1,540.00	-\$1,040.00
0300102111039	500.00	1,540.00	-\$1,040.00
0300102111043	27,000.00	153,060.00	-\$126,060.00

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

- | | |
|--|---|
| <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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

Clear Form

Tax year 2024 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.

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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	Michelle A. Nagy	36340 Giles Road, Grafton, OH, 44044	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk. Rd., #102, Lorain, OH, 44044	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-055-000-051	36340 Giles Road, Grafton, Ohio, 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
11-00-055-000-051	\$230,000.00	\$285,880.00	-\$55,880.00
9. The requested change in value is justified for the following reasons: recent appraisal justifies change in 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.

- | | |
|--|---|
| <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 3-17-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2025

Clear Form

Tax year 2024 BOR no. _____
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	Name	Street address, City, State, ZIP code	
1. Owner of property	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0626002101014	321 W. 15th Street, Elyria, Ohio, 44035		
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0626002101014	60,000.00	83140.00	-\$23,140.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale June 20, 2024
 and sale price \$ 60,000.00 ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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.

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- ☐ 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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property		HN Realty 2, LLC	
2. Complainant if not owner		P.O. Box 451222, Westlake, Ohio, 44145	
3. Complainant's agent		Brian G. Dattilo	
4. Telephone number and email address of contact person		440-988-9500; Brian@TSOhiolaw.com	
5. Complainant's relationship to property, if not owner		attorney	
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0624070104001		554 Walnut Street, Elyria, Ohio, 44035	
7. Principal use of property		residential rental	
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624070104001	49,000.00	100,400.00	-\$51,400.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale March 4, 2024
and sale price \$ 49,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0300036108017		4895 Rosewood Drive, Sheffield Lake, Ohio, 44054	
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300036108017	142,600.00	151,310.00	-\$8710.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale April 5, 2024
and sale price \$ 142,600.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

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 of form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property		HN Realty 2, LLC	
2. Complainant if not owner			
3. Complainant's agent		Brian G. Dattilo	
4. Telephone number and email address of contact person		440-988-9500; Brian@TSOhiolaw.com	
5. Complainant's relationship to property, if not owner		attorney	
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0624066101028		625 Dewey Avenue, Elyria, Ohio, 44035	
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624066101028	\$55,000.00	\$92230.00	-\$37,230.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale January 8, 2025
 and sale price \$ \$55,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

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 Estate

Answer all questions and type or print all information. Read instructions on back. Attach additional pages if necessary.

2025 MAR 21 AM 9:45

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Terry A Bonnette Trustee	1518 W Erie Ave Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-653-2257 gratefulheart4him@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
02-02-027-103-018		1518 W Erie Ave 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
02-02-027-103-018	251,230.00	120,000.00	131,300.00
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

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.

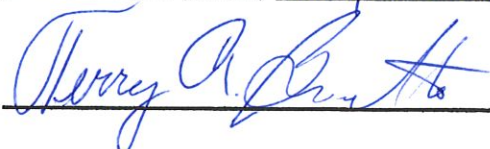
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

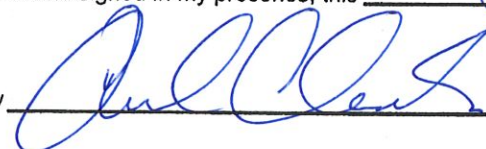
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

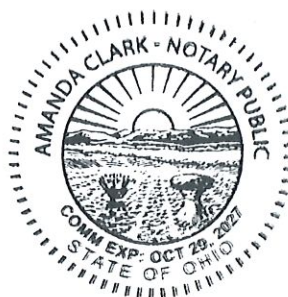
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-21-25 Complainant or agent (printed) Terry A. Bonnette Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 21st day of March 2025

Notary 



Clear Form

Tax year 2024BOR no. 7DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>North Point Development LLC Chris R Decker</u>	<u>3409 Liberty Ave Vermilion OH 44089</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	<u>419-366-6257 CRD6551@gmail.com</u>		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>0100003133001 Building</u>	<u>3409 Liberty Ave</u>		
<u>0100003133002 Lot</u>	<u>3409 Liberty Ave</u>		
7. Principal use of property	<u>offices</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>0100003133001</u>	125,000 <u>120,000</u>	<u>376,950⁰⁰</u>	<u>256,950 ?</u>
<u>0100003133002</u>	5,000 <u>5,000</u>	<u>15,750⁰⁰</u>	<u>10,750 ?</u>
9. The requested change in value is justified for the following reasons:			
<u>Building needs extensive work</u> <u>Sale was 125,000</u> <u>Building has no tenants no income</u> <u>Building in '23 was @ 305,250</u> <u>in '24 went up to 376,950</u> <u>Land lot was 6300 in '23 and 15,750 in '24</u> <u>Empty for 5 yrs</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale _____and sale price \$ 125,000⁰⁰ ; 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 3/21/25 Complainant or agent (printed) Christopher Z Decker Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

Tax year 2024 BOR no. _____
 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
 Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

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	Name	Street address, City, State, ZIP code	
1. Owner of property	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0624034113030	340 Parmely Avenue, Elyria, Ohio, 44035		
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624034113030	\$64,000.00	\$83120.00	-\$19120.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale April 24, 2024
 and sale price \$ \$64,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300109130037	2245 North Ridge Road, Lorain, Ohio, 44055		
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300109130037	\$70,000.00	\$110,170.00	-\$40,170.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale November 5, 2024
 and sale price \$ \$70,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

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 Form 1.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	HN Realty 2, LLC	P.O. Box 451222, Westlake, Ohio, 44145	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd, #102, Lorain, OH, 440	
4. Telephone number and email address of contact person 440-988-9500; Brian@TSOhiolaw.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0202017118015		1816 Meister Road, Lorain, Ohio, 44053	
7. Principal use of property residential rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0202017118015	\$75,000.00	\$92,580.00	-\$17580.00
9. The requested change in value is justified for the following reasons: recent sale justifies reduction in value			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale November 22, 2024
and sale price \$ \$75,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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 3-18-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

Clear Form

Tax year 2025 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 filing.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Silas & Lora Buchs	1045 Sunnyside Rd, Vermilion, OH 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 320-6027 (440) 714-5316 lorabuchs64@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	
0100012000003		1045 Sunnyside Rd, Vermilion, Ohio 44089	
7. Principal use of property living / sm business			
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
0100012000003	148,000	266,000	-110.00
9. The requested change in value is justified for the following reasons: Home is 125 years old farm house, moderately renovated with typical sloping floors and uneven walls, low ceilings. Does not compare to new homes built down the 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.

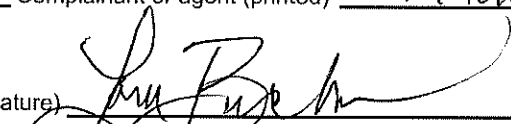
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-20-25 Complainant or agent (printed) Lora Buchs Title (if agent) owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20th day of March 2025
(Date) (Month) (Year)

Notary 



EDEN N PATTERSON
Notary Public, State of Ohio
My Comm. Expires March 21, 2029

Clear Form

Tax year 2025 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 filing.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	Silas & Lora Buchs	1045 Sunnyside Rd, Vermilion, OH 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 320-6027 (440) 714-5316 lorabuchs64@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		
0100012000003	1045 Sunnyside Rd, Vermilion, Ohio 44089		
7. Principal use of property living / sm business			
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
0100012000003	148,000	266,000	-110.00
9. The requested change in value is justified for the following reasons: Home is 125 years old farm house, moderately renovated with typical sloping floors and uneven walls, low ceilings. Does not compare to new homes built down the 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 \$ 0

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) SILAS A. BUCH Title (if agent) owner

Complainant or agent (signature) Silas A. Buch

Sworn to and signed in my presence, this 20th day of March 2025
(Date) (Month) (Year)

Notary Eden N. Patterson



EDEN N PATTERSON
Notary Public, State of Ohio
My Comm. Expires March 21, 2029

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back of form.
Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should 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	K. Susan Graham Family Trust	46835 Middle Ridge Rd., Amherst, Ohio 44001	
2. Complainant if not owner	Jonathan Graham, Trustee	46835 Middle Ridge Rd., Amherst, Ohio 44001	
3. Complainant's agent	Jonathan Rosenbaum, Attorney	230 Thrird St., Suite 101, Elyria, Ohio 44035	
4. Telephone number and email address of contact person 440-322-7972, jerosenbaum@windstream.net			
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	
05-00-026-102-059		46835 Middle Ridge Rd., Amherst, Ohio 44001	
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
05-00-026-102-059	\$272, 500.00	\$343.370.00	\$70,870.00
9. The requested change in value is justified for the following reasons: See Attached Appraisal by Todd Krall, Certified Residential Property Appraiser			

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

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

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

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

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


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

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

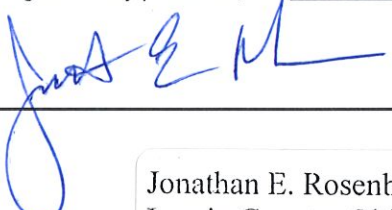
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 03/20/2025 Complainant or agent (printed) Jonathan Graham Title (if agent) Trustee

Complainant or agent (signature)  Trustee

Sworn to and signed in my presence, this 03/20/2025 day of March 2025
(Date) (Month) (Year)

Notary 

Jonathan E. Rosenbaum, Atty.
Lorain County, Ohio
Ohio Sup. Ct. Reg. No. 0021698
Commission has no expiration date

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 DT-100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	James and Barbara A Mueller	6108 Mills Creek Ln. North Ridgeville, Ohio 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 309-7528 RVCMP5398@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		
07-00-005-105-027	6108 Mills Creek Ln North Ridgeville, OH 44039		
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
07-00-005-105-027	\$227,600	\$257,750	\$30,150
9. The requested change in value is justified for the following reasons: See current appraisal. Lot size is incorrect on county records website. Find listing of homes in our development with more square footage with lower appraised value and less taxes, copy of current tax bill enclosed.			

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 3/24/25 Complainant or agent (printed) JAMES MUELLER Title (if agent) _____

Complainant or agent (signature) James Mueller

Sworn to and signed in my presence, this 21st day of March 2025
(Date) (Month) (Year)

Notary Babita Basu



BABITA BASU
Notary Public, State of Ohio
My Commission Expires
August 19, 2025
COMMISSION: 2015-RE-542277

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Debra J Canter	18177 Pitts Road, Wellington	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-653-0789 canter.dj@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		
14-00-114-000-011	18177 Pitts Road, 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
14-00-114-000-011	519,000	546,870	27,870
9. The requested change in value is justified for the following reasons: Recent appraisal values the property at \$519,000.00			

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

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

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

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

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

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

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

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

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

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

Date 03/10/2025 Complainant or agent (printed) Debra J Canter Title (if agent) _____

Complainant or agent (signature) *Debra J Canter*

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

Notary *Jaden Ritchie* 06/30/2029



JADEN A RITCHIE
Notary Public, State of Ohio
My Commission Expires
06/30/2029

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Ellis S. and Jodi A. Stevens	5674 Ridgeview Blvd, N. Ridgeville, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-221-6437 Jodi.A.Stevens@gmail.com 440-221-6438 Ellis.S.Stevens@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		
0700020106009	5674 Ridgeview Blvd., North Ridgeville, OH 44039		
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
0700020106009	\$250,000	\$302,780	-\$52,780
9. The requested change in value is justified for the following reasons:			
<p>Incongruous square footage to exact like homes in neighborhood with much lower tax valuations. Tax bill shows our home at 2124 sf. Sketch of home would only add up to 696+696+52+480=1924. Parcels # 0700020106008 and 0700020104008 show 1444 sf (same sketch). Parcel #070002014007 shows 1674 sf (same sketch). Parcel #0700020106007 shows 1706 sf (a bit different sketch with 16 sf bump out). See attached sheets for wide variance on tax valuations of the exact same homes on either side of subject property</p>			

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 3/19/2025 Complainant or agent (printed) Ellis S. Stevens
Jodi A. Stevens Title (if agent) _____

Complainant or agent (signature) *Ellis S. Stevens Jodi A. Stevens*

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

Notary *Peggy Harper*



PEGGY HARPER
Notary Public
State of Ohio
My Comm. Expires
August 22, 2027

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

Complaint Against the Valuation of Real PropertyAnswer 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	<u>CAROL A. MACKIN WEEKER ROBERT R WEEKER</u>	<u>4801 E. LAKE RD</u>	<u>SHEFFIELD LAKE, OH</u>
2. Complainant if not owner			<u>44054</u>
3. Complainant's agent			
4. Telephone number and email address of contact person <u>ROBERT R WEEKER 216-536-0268 ROB.VOODOOIND@GMAIL.COM</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>03-00-037-101-025</u>			
7. Principal use of property <u>SINGLE FAMILY RESIDENCE</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0300037101025</u>	<u>\$1,250,000.00</u>	<u>\$1,670,900.00</u>	<u>\$420,900.00</u>
9. The requested change in value is justified for the following reasons: <u>- WE CANNOT SELL FOR THE PROPOSED VALUE</u> <u>- WE HIRED AN APPRAISER TO SUPPLY AN APPRAISAL</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

2025 MAR 21 PM 12:45

LORAIN COUNTY
BOARD OF REVISION

DTE 1
Rev. 12/22

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 19, 2025 Complainant or agent (printed) Robert R. Uecker Title (if agent) _____

Complainant or agent (signature) Robert R. Uecker

Sworn to and signed in my presence, this GB, 3/19/20 19th day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Clear Form

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

DTE 1
 Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Timothy DOSTALL	35318 NEFF RD CRAFTON, OK 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-225-6464 tr300050@hotmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
16-00-087-000-005	35318 NEFF RD CRAFTON, OK 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
16-00-087-000-005	120,000.00	222,150.01	102,150
9. The requested change in value is justified for the following reasons: UNFAIR VALUATION by Auditor			

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

LORAIN COUNTY
 BOARD OF REVISION
 2025 MAR 21 PM 2:45

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.

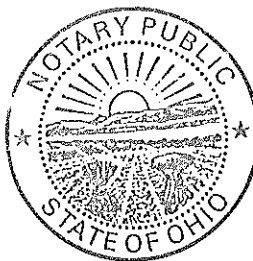
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-14-25 Complainant or agent (printed) Timothy DOSTA Title (if agent) _____

Complainant or agent (signature) _____

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

Notary Neal Wozniak



NEAL WOZNAK
Notary Public, State of Ohio
My Commission Expires
September 22, 2025
COMMISSION: 2015-RE-545898

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 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	Jeffrey Millward	18765 W. River Rd, Columbia Station, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-228-7616 otherwoman7270@outlook.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 00 052 000 018	18765 W. River Rd, Columbia Stations, 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
12-00-052-000-018	516,830.00	580,060.00	63,230.00
9. The requested change in value is justified for the following reasons: A portion of the land is in a flood plain from the Rocky River and which severely negatively impacts the value of that land. The attached comparable properties are also included in that flood plain and therefore are overvalued.			

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.

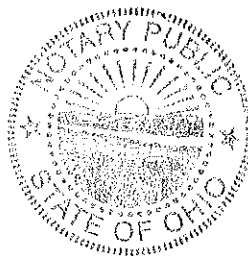
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/18/25 Complainant or agent (printed) Jeffrey Millward Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



Attorney Margie Kari
Resident Cuyahoga County
Notary Public, State of Ohio
My Commission Has
No Expiration Date
Section 147.03.O.R.C.

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 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	Lawrence Duber	5045 E Lake Road Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-477-6988 lawrenceduber@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		
03-00-035-101-006	5043 and 5045 E Lake Road Sheffield Lake OH 44045		
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
03-00-035-101-006	620000	868210	-248210
9. The requested change in value is justified for the following reasons: Based on recent appraisal of 620000			

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.

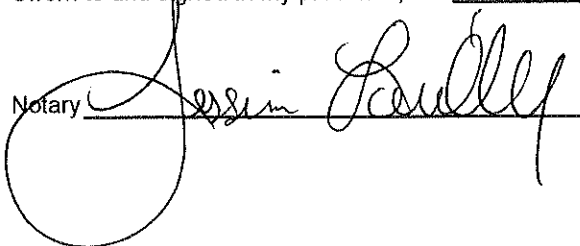
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/18/2025 Complainant or agent (printed) Lawrence Duber Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



JESSICA LAIDLEY
Notary Public, State of Ohio
My Commission Expires
January 30, 2027
COMMISSION: 2022-RE-843822

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	KATHLEEN A ONEILL	524 Belfrey Court, Avon Lake OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-821-4367 KBONEILLAL@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		
04-00-020-103-025	524 Belfrey Court, Avon Lake OH 44012		
7. Principal use of property HOME			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
040-00-020-103-025	850,000	970,100	120,100
9. The requested change in value is justified for the following reasons: The appraised value from the County does not reflect the market value within the neighborhood. See attached appraisal.			

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

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

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

12. If any improvements were completed in the last three years, show date 4/22 and 4/23 and total cost \$ 70,122

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.

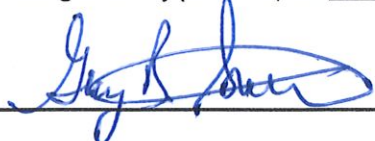
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

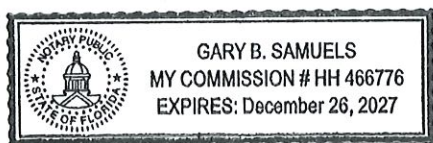
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 13, 2025 Complainant or agent (printed) Kathleen A. O'NEILL Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing 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	TIMOTHY & DANIELLE GUFFIN	39276 MCINTOSH PL AVONOH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-476-3703			
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		
0400002108023	39276 MCINTOSH PL. AVONOH 44011		
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
0400002108023	650,000	699,000	49,000
9. The requested change in value is justified for the following reasons: RECENT APPRAISAL.			

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

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

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

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

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

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

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

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

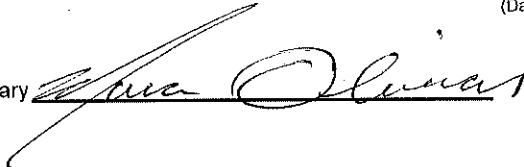
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3-21-2025 Complainant or agent (printed) TIMOTHY GRIFFIN Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 21st day of March 2025
(Date) (Month) (Year)

Notary 



Mara Danielle Oliveras
Notary Public
State of Ohio
Certificate # 2023-RE-863557
My Commission Expires
May 08, 2028

Tax year 2024 BOR no. Unknown
County Lorain Date received 1/25/2025

DTE 1
Rev. 12/22

LUKAIN 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.

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	Sue Eileen Sol	5270 Malone Ave. Sheffield Village Ohio 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-822-0091 Sol.sue.e@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		
03-00-012-000-110	5270 Malone Ave. Sheffield Village Ohio 44054		
7. Principal use of property Same as Above Add.			
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
03-00-012-000-110	\$ 282,000.	\$ 331,220.	\$ - 49,220.
9. The requested change in value is justified for the following reasons: 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 None and total cost \$ _____

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

Sue Eileen Sol

DTE 1
Rev. 12/22

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.

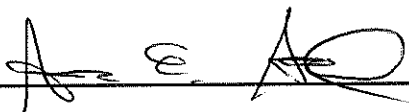
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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) Sue Eileen Sol Title (if agent) _____

Complainant or agent (signature) 

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

Notary Waide Hammond II



WADE U. HAMMOND II
Notary Public, State of Ohio
Commission No. 2019-RE-794835
My Commission Expires
August 3, 2029

Sue Eileen Sol
03-00-012-000-110
DTE 1 Attachment #9

I would like to request to justify my property taxes because my property taxes increased over 65.3%. Last year I have paid \$1,561.38 from \$2,581.12 for half Year 2024. I feel that my property appraised was unjustified based on all the inflation, cost of living, the property values around my neighborhood.

I am decent citizen who believe in paying my share of taxes, but over .65.3% of increasing is I felt like I was punished by owning the house. My house has not been improved since 1995 the built this house. If my house is put in the market today, I could not get what your appraised value of \$331,220. Please reconsider to reappraise my house. I would very much appreciated your help
Thank you.

To Joe E. AO 3/17/25

Waide U. Hammond II



WADE U. HAMMOND II
Notary Public, State of Ohio
Commission No. 2019-RE-794835
My Commission Expires
August 3, 2029

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing 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	ERIC MIKSAHEK	6396 ROSEBELLE AVE. NORTH RIDGEVILLE OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-454-4422 ERICMIKSAHEK@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		
	6396 ROSEBELLE AVE., NORTH RIDGEVILLE, OH 44039		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
	170,000	200,000	30,000
9. The requested change in value is justified for the following reasons: • There have been zero improvements in the home since purchase. • Basement flooded in 2022, causing damage that has not been repaired • Home has no insulation or duct 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 _____ 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.

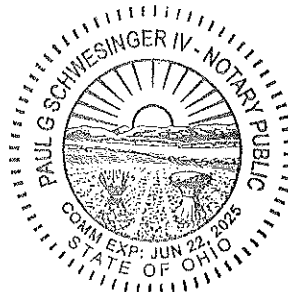
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-19-25 Complainant or agent (printed) ERIC MILCSANEK Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	Francesco Caferro	19 Warwick Ln Rocky River OH 44116	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Tel. 440-610-8516 Email- francesco_777@hotmail.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		
0202015115024	1228 W 39th St. Lorain OH 44053		
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
0202015115024	\$130,000.00	192,860	-62,860
9. The requested change in value is justified for the following reasons: valuation went up 61.7% Year over Year 2023 was 119,270.00 - Home needs work/updates			

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.

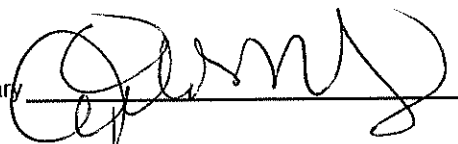
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

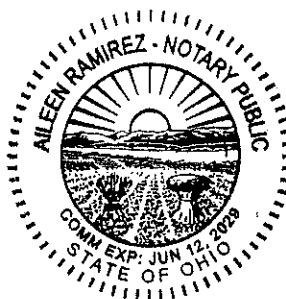
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-18-25 Complainant or agent (printed) Francesco Cafaro Title (if agent) N/A

Complainant or agent (signature) 

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

Notary 



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Caferro Enterprises LLC	19 Warwick Ln Rocky River OH 44116	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Tel. 440-610-8516 Email- francesco_777@hotmail.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		
0300077118024	4741 Chelsea Ave Lorain OH 44055		
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
0300077118024	\$60,000.00	89,010.00	-29,010.00
9. The requested change in value is justified for the following reasons: Taxes almost doubled Year over Year, Home needs foundation 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 _____ 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.

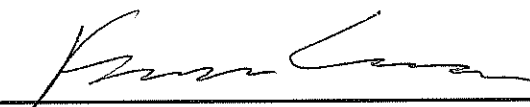
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least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

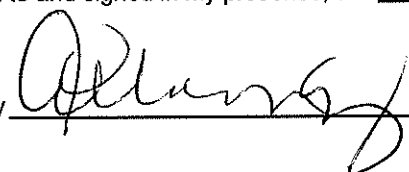
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

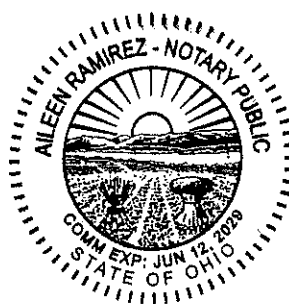
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-18-25 Complainant or agent (printed) Francesco Coferro Title (if agent) N/A

Complainant or agent (signature) 

Sworn to and signed in my presence, this 18th day of March 2025
(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 before completing form.

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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	Caferro Enterprises LLC	19 Warwick Ln Rocky River OH 44116	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Tel. 440-610-8516 Email- francesco_777@hotmail.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		
0300077118025	4743 Chelsea Ave Lorain OH 44055		
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
0300077118025	\$60,000.00	95,750.00	-35,750.00
9. The requested change in value is justified for the following reasons: Taxes were just about doubled Year over Year. - None of the units sold for 95k. Needs Foundation 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 _____ 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.

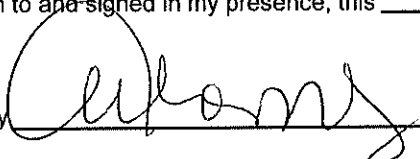
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

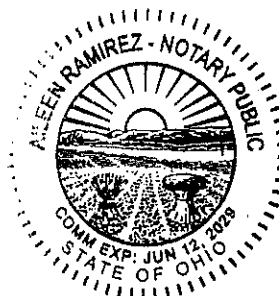
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-18-25 Complainant or agent (printed) Francesco Caferro Title (if agent) N/A

Complainant or agent (signature) 

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

Notary 



Clear Form

DTE 1
Rev. 12/22

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

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	James & Janet Kershaw	3548 Brook Court, Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	jlykershaw@aol.com 440-785-9636		
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		
04-00-026-109-158	3548 Brook Court, Avon, OH 44011		
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
04-00-026-109-158	\$450,000	\$480,510	\$30,510
9. The requested change in value is justified for the following reasons: After researching neighboring properties appraised value (with the exact same floor plan and square footage), our appraised value is at least \$30,000 higher than similar homes.			

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

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

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

12. If any improvements were completed in the last three years, show date None and total cost \$ _____ .

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

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

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

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

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

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

Date 03/17/2025 Complainant or agent (printed) James Kershaw Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 17th day of March 2025

(Date)

(Month)

(Year)

Notary 



BARBARA A SUTORIUS
Notary Public
State of Ohio
My Comm. Expires
August 16, 2025

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	PEGGY M. RESAR	11741 Grafton Rd. Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 680-4844 peggyresar@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		
26-11-00-094-000-056	11815 Grafton Rd Grafton, OH 44044		
7. Principal use of property agriculture, unoccupied 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
11-00-094-000-052	260,000	385,750	105,750
9. The requested change in value is justified for the following reasons: State of building; appraisal			

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

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

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

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

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

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

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

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

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

Date 3/18/2025 Complainant or agent (printed) PERRY M. PETER Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



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

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

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	Caulon Chasar	4321 W 132, Cleveland Ohio 44135	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 2162690626 2168560338 Joech8@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	
0300096104011		1860 E 31st, Lorain Ohio, 44055	
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
0300096104011	65000	96530	31530
9. The requested change in value is justified for the following reasons: Property not habitable, no kitchen up or down, no bathroom in operation from fire damage, no water, plumbing not complete.. A lot of work has been done but nowhere near the given value in its current state. Needs about 50k more put into it to be in good condition.			

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

and sale price \$ 45k ; 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 23 to present and total cost \$ 20k.

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

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

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

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

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

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

Date 3/11/25 Complainant or agent (printed) Caulon Chasar Title (if agent) _____

Complainant or agent (signature) *Caulon Chasar*

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

Notary _____

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ 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.

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 M. Resak	11741 Grafton Rd Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 610-4844 peggyresak@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-094-000-015	11741 Grafton Rd Grafton, OH 44044		
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
11-00-094-000-015	261,000	311,890	42,890
9. The requested change in value is justified for the following reasons: Comparative value for size of home/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 _____ 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 3/18/2025 Complainant or agent (printed) PERRY M. LEAL Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary Rebecca M. Gerding



REBECCA MARIE GERDING
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
October 13, 2027

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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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	MICHAEL FERRY	2350 ELMWOOD DR, WESTLAKE OH 44145	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-25-020-109-029	119 HAWTHORNE ST., ELYRIA OH 44085		
7. Principal use of property	RESIDENCE		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-020-109-029	\$130,500.	\$145,270	\$14,770.
9. The requested change in value is justified for the following reasons:			
SEE 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 12/9/2021 and total cost \$ 930.⁰⁰
8/15/2024

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 2/21/25 Complainant or agent (printed) MICHAEL FERRY Title (if agent) _____

Complainant or agent (signature) Michael Ferry

Sworn to and signed in my presence, this 21ST day of FEBRUARY 2025
(Date) (Month) (Year)

Notary David W. Hildebrand
DAVID W. HILDEBRAND, ESQ.
my commission HAS NO EXPIRATION

March 26, 2025

Ladies and Gentlemen of the Lorain County Board,

Thank you for all the work you do on behalf of the citizens of Lorain County. I am writing you about the property tax valuation of my home at 119 Hawthorne St, Elyria OH 44035 or Parcel # **06-25-020-109-029**.

I believe the assigned value is too high. I am providing a several items of evidence to help support my complaint. I want to outline the documents to support my claim for reduced property valuation. See the photos attached (taken in 2025) and further supporting documentation.

1. First, the home needs a new roof, soffit repair and gutters. I got an estimate from two qualified roofing contractors for a new roof. The average of the two estimates is **\$10,273**. Please see attached pages 1 and 2.
2. The home has several large cracks in the driveway, sidewalk and inside the garage. The slabs are not level. Again, I sought qualified estimates for these repairs to replace just the driveway from the garage to the street (not including the sidewalks). The average of the two estimates is **\$9,300**. Please see pages 3 and 4.
3. My basement is damp. I've had the basement drains cleared out to the street using qualified contractors, yet I am still finding the area damp. There are areas around the home where land is negatively graded toward the home causing seepage on one or more of the basement walls that will require waterproofing the walls from the outside and fixing the grade.
4. My home has had most of the windows replaced within the last five years. The remaining 5 windows that are original are very old and non-functioning. I did not obtain an exact estimate of the cost but believe it would be close to \$3,600 or greater based on what I paid for the other windows.
5. Recent sales of comparable homes in Elyria does not support the current valuation. See pages 5 and 6. Two homes:

*311 Eastern Heights Blvd sold for \$120,000 on 8/14/2024. It is 1956 sq ft and built in 1930.
Parcel 0625005109007.*

*411 Park Ave Elyria sold for \$105,000 on August 22, 2024. It is 1420 sq ft and was built in 1930.
Parcel 0625073102014.*

The process that you are going through is time consuming and challenging. I ask that you review the high estimate on this property valuation and consider the real condition of my property and comparable sales to establish a more realistic valuation. I am open and available to discuss this with you. **Thank you for your time in the job that lies ahead.**

My very best, Michael Ferry



ohioferry@yahoo.com

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 completing form.

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	<i>Pamela Luber</i>	<i>20097 Frederick Ave</i>	
2. Complainant if not owner	<i>cannone</i>	<i>Columbia Station, OH 44028</i>	
3. Complainant's agent			
4. Telephone number and email address of contact person			
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		
<i>12-00-075-103.006</i>	<i>26797 Frederick Ave. Columbia</i>		
	<i>Station OH 44028</i>		
7. Principal use of property <i>owner occupied</i>			
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
<i>12-00-075-103.006</i>	<i>\$291,000</i>	<i>\$310,000</i>	<i>\$19,000</i>
9. The requested change in value is justified for the following reasons: <i>The property behind is at least a 18-20 acre farm, which most likely increased the value of the Frederick property on a 1/2 acre. There are many new constructions that have skewed the data</i>			

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 *2023* 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.

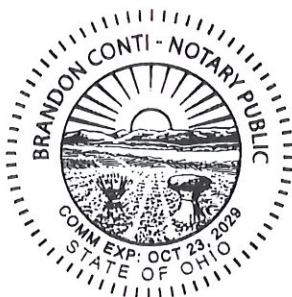
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/19/25 Complainant or agent (printed) PAMELA CANNANE Title (if agent) _____

Complainant or agent (signature) Pamela Cannane

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

Notary Brandon Conti



Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024 - 2025 BOR no. _____
County LORAIN Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	rita LINDA GARCIA	140 LAKESIDE AVE. LORAIN OH	
2. Complainant if not owner	/		
3. Complainant's agent	/		
4. Telephone number and email address of contact person 440-984-8615 / RITA LINDA GARCIA @ 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	
02-01-001-105-005		140 LAKESIDE AVE. LORAIN OHIO	
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
02-01-001-105-005			
9. The requested change in value is justified for the following reasons: THIS IS A BRAND NEW HOME WHAT IS YOUR CRITERIA FOR EVALUATING A NEW HOME?			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7-7-21
and sale price \$ 0 ; 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

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

N/A

- ☐ 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.

N/A

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

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

Date 3-15-25 Complainant or agent (printed) RITA GARCIA Title (if agent) _____

Complainant or agent (signature) 

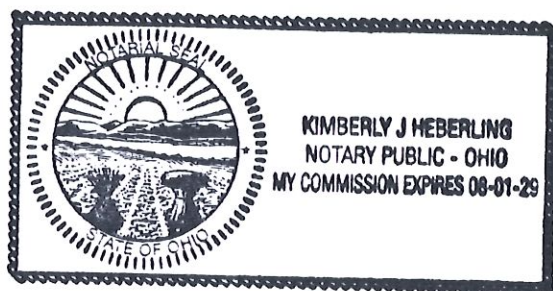
Sworn to and signed in my presence, this 17th day of MARCH 2025

(Date)

(Month)

(Year)

Notary 



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 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	Stephen G. Spehar JR.	945 Howell St. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-787-4869 Repair1time@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		
03 000 42119071	945 Howell St. Sheffield Lake		
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
0300042119071	185,395	216,600.00	31,205
9. The requested change in value is justified for the following reasons: Value of Property, NOT increase for current 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 5/13/22 ML and total cost \$ 15,638.00
4/11/22 Deck
5/3/24 Fence

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.

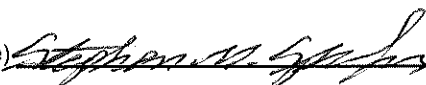
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

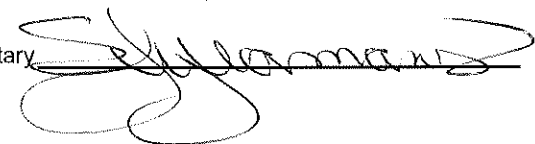
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) Stephen G. Spehar Jr. Title (if agent) Home owner

Complainant or agent (signature) 

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

Notary 



SHARI YEAMANS
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES
01/10/2027

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.

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	MANPREET SINGH	23405 DAISEY DR, COLUMBIA STATE 4428	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-537-8199 MANPREET.SINGH@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 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
1200002000089	340,000.00	371,160.00	31160.00
9. The requested change in value is justified for the following reasons: We have a basic Ryan Home, Base Price 350,000 With very basic upgrades such as lights, cabinet color, ceiling fans ALL THOSE UPGRADES easier to get from builder, instead of time waste later			

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

* We moved from Berea to this city for lower property taxes, it ended being the same ^{higher} since values are inflated, AND another suggestion the water here is 3X Cost of Berea, SANITARY ENG DEPT NOBODY TOLD US ABOUT EXTRA BILL

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) MAMPREET SINGH Title (if agent) _____

Complainant or agent (signature) Mampreet Singh

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

Notary _____ ← NO NEED BOARD OF REVISION WHO ANSWERED PHONE

Driving thru street and comparing

23439 EASTBROOK Is my same house, value = 343K
Just different front is about it, rest is same

23630 EASTBROOK, my same house, this has upstairs = 358K
bump out

Just trying to get yearly taxes closer to \$5000.00
For the year, be greatly appreciated, we have no kids
either, and never will use school system, and you have to
pay for trash. Thank You, Amazing city

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County LORAIN

Date received _____

Complaint Against the Valuation of Real Property

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

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	MOON CORY R & MARGARET F		37277 CHESTNUT RIDGE RD.
2. Complainant if not owner			ELYRIA, OHIO 44035
3. Complainant's agent			
4. Telephone number and email address of contact person CORY MOON (440) 225-8311 corymoon62@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
11-00-071-000-126		37277 CHESTNUT RIDGE RD, ELYRIA, OH 44035	
7. Principal use of property PRIMARY RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
11-00-071-000-126	278,000	294,130	16,130
9. The requested change in value is justified for the following reasons: THE COUNTY JUST APPRAISED MY PROPERTY IN 2023 & ADJ TAX ACCORDINGLY. I HAD THE DRIVE REPLACED DUE TO CHANGES I WANTED DRAINS & TO MAKE SMALLER SINCE HARD TO JUSTIFY \$52K INCREASE IN ONE YEAR			

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 Below and total cost \$ 100,000 APPROX

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

* SEPTEMBER 2020 PORCH \$21,000
MAY 2021 POOL BUILDING \$35-40K
MAY 2024 DRIVEWAY REPLACE \$41K

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.

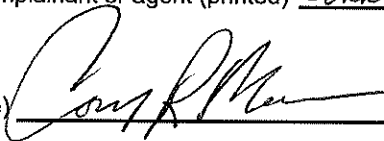
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least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

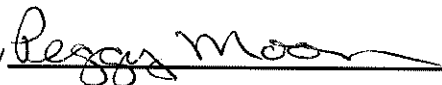
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/16/25 Complainant or agent (printed) Corry Moon Title (if agent) Resident (Owner)

Complainant or agent (signature) 

Sworn to and signed in my presence, this 16 day of March 2025
(Date) (Month) (Year)

Notary 



PEGGY MOON
Notary Public
State of Ohio
My Comm. Expires
January 28, 2028

To Whom Reviews This Reevaluation,

Purchased home in July 2020

Taxable Value \$190,420

September of 2020 installed front porch (\$22K) , County came
Out a month later measured and spec'd it out. I have made an
Improvement.

New 2021 Appraisal comes out

Taxable Value \$224,660

This seems like a bit much for just adding porch but I do consider
The sale price from 2020, make sense I guess Ok

2022 Appraisal remains same

Taxable value \$224,660

In May of 2021 Replaced my 29X23 (667 Sq Ft) with 30x40 (\$40,000)
Pole Building 1200 (Sq Ft) and reduced a back building structure
From 855 (Sq Ft) to 665 (Sq Ft). In doing this I added 350 (Sq Ft)
Of building structure that I was previously being taxed on as well
As being a new building. The county came and measured a re-
Spec everything for a new appraisal to come.

New 2023 Appraisal comes out

Taxable value \$243,890

The county employee who came measured back building in-
correctly, adjustment was made to new value.

\$242,660

I replaced my drive at cost of \$40,000 in May of 2024,

New 2024 Appraisal comes out

\$294,130

I have made improvements to my property with the knowledge that my value as well as taxes will
increase. This house has been appraised each year for improvements, I'm aware of drastic increases
across the board for us all, but 52K in on year based on a driveway replacement irregardless of any
formula is not right. Your reevaluation consideration is appreciated

Thanks Corry Moon

(440) 225-8311

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing 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	NICHOLAS Solomon	5342 BARTON N. RIVER RD CN 44039
2. Complainant if not owner	Alex A. Solomon	3712 NAGLE RD AVEN CN 44011
3. Complainant's agent		

4. Telephone number and email address of contact person

Alex 216-403-3500 AASOL4@YAHOO.COM

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

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

6. Parcel numbers from tax bill	Address of property
07-00-005-106-085	5342 BARTON RD NORTH RIVERVILLE, OH 44039

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
07-00-005-106-085	180,000.00	291,640.00	-111,640.00

9. The requested change in value is justified for the following reasons: VALUE RAISED BASED ON TEMPORARY INFLATED VALUES. VALUE DOES NOT DECREASE BASED ON BEING ON A MAIN STREET, NO GARAGE, NO PAVED DRIVEWAY ON PARKING NO CENTRAL A/C, OLD ROOF 15 YRS OLD HVAC 20 YRS RUNNING AT C NEEDS UPDATING, NEEDS UPDATED APPLIANCES, ON SEPTIC NOT SEWER

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) A. Solomon Title (if agent) _____

Complainant or agent (signature) _____

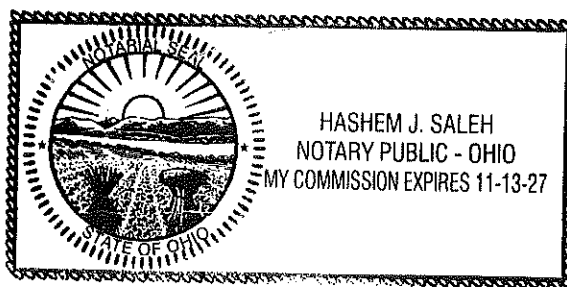
Sworn to and signed in my presence, this 18 day of March 2025

(Date)

(Month)

(Year)

Notary HA



Clear Form

DTE 1
Rev. 12/22

Tax year 2025 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 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	<u>NORTHCOTT William E + Linda</u>	<u>31635 ELECTRIC</u>	
2. Complainant if not owner		<u>AVON LAKE, OH</u>	
3. Complainant's agent		<u>44012</u>	
4. Telephone number and email address of contact person			
<u>440-320-5234 (CELL)</u> <u>billnortcott@TWC.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>04-00-030-140-023</u>		<u>31635 ELECTRIC BLVD</u>	
		<u>AVON LAKE, OH 44012</u>	
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
<u>04-00-030-140-023</u>	<u>297,380</u>	<u>283,700</u>	<u>13,680</u>
9. The requested change in value is justified for the following reasons:			

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

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

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

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

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

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 03-19-2025 Complainant or agent (printed) William Northcott
Linda Northcott Title (if agent) _____

Complainant or agent (signature) William E. Northcott
Linda E. Northcott

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

Notary Barbara J Curio



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

Complaint Against the Valuation of Real Property**31635 Electric Blvd,****Avon Lake**

I would like to know why my home had an increase of \$40,980 which is more than any of the neighbors, I made no improvements during the years referenced.

address	year	land	improve	total	land	improve	total	increase
31635	2019	\$54,090.00	\$100,250.00	\$154,340.00	\$18,930.00	\$35,090.00	\$54,020.00	
	2022	\$61,720.00	\$118,580.00	\$180,300.00	\$21,600.00	\$41,500.00	\$63,100.00	\$9,080.00
	2025	\$107,660.00	\$189,720.00	\$297,380.00	\$37,380.00	\$66,400.00	\$104,080.00	\$40,980.00
31632	2019	\$52,500.00	\$107,640.00	\$160,440.00	\$18,680.00	\$37,780.00	\$56,160.00	
	2022	\$59,900.00	\$123,160.00	\$183,060.00	\$20,970.00	\$43,110.00	\$64,080.00	\$7,920.00
	2025	\$104,500.00	\$179,200.00	\$283,700.00	\$36,580.00	\$62,720.00	\$99,300.00	\$35,220.00
31645	2019	\$55,130.00	\$95,340.00	\$150,470.00	\$19,300.00	\$33,370.00	\$52,670.00	
	2022	\$62,900.00	\$108,780.00	\$171,680.00	\$22,020.00	\$38,070.00	\$60,090.00	\$7,420.00
	2025	\$109,730.00	\$170,900.00	\$280,630.00	\$38,410.00	\$59,820.00	\$98,230.00	\$38,140.00

The above homes are all splits, with no visible improvements in the last 6 years.

But my home saw a much larger increase than my neighbors.

Amount over 31632	\$5,760.00
Amount over 31645	\$2,840.00

Home 31622 has previously been value higher than ours	\$980.00 year 2022	more
with no changes is now as a value	\$4,780.00 year 2025	less

The other question I have is the value of 2 other homes .

31622	2020	\$65,890.00	\$152,680.00	\$218,760.00	\$23,060.00	\$53,500.00	\$76,560.00	
	2022	\$65,890.00	\$152,680.00	\$218,760.00	\$23,060.00	\$53,500.00	\$76,560.00	\$0.00
	2025	\$104,500.00	\$201,070.00	\$305,570.00	\$36,580.00	\$70,370.00	\$108,950.00	\$32,390.00

This home is a 2 story with 4 bedroom and 2 1/2 bath, mine 3 bedroom and 1 1/2 bath.

This house is only valued \$4,870.00

more than mine which has fewer bedroom, baths and is nearly 500 sq feet smaller.

31640	2019	\$52,500.00	\$111,540.00	\$164,040.00	\$18,360.00	\$39,040.00	\$57,420.00	
	2022	\$59,900.00	\$127,270.00	\$187,170.00	\$20,970.00	\$44,540.00	\$65,510.00	\$8,090.00
	2025	\$104,500.00	\$187,700.00	\$292,200.00	\$36,580.00	\$65,700.00	\$102,280.00	\$36,770.00

As you can see this house was valued more than mine by	\$3,400.00	2019
	\$2,410.00	2022
The home now is valued less than my house	-\$1,800.00	2025

If you could please review the elvaluation of my home I would appreciate it.

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T8032-24	Name		Street address, City, State, ZIP code
1. Owner of property	Elyria Savings & Trust National Bank/ Huntington National Bank/ Huntington Bancshares Incorporated/Huntington Bancshares Financial Corporation/The Huntington National Bank		Tracy Neville The Huntington National Bank 5555 Cleveland Avenue GW1097 Columbus, OH 43231
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-26-064-000-017, et al	105 Court St./Court St./Broad St.		
5 parcels (see attached)	Elyria		
7. Principal use of property: office building			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-064-000-017, et al	800,000	1,116,880	-316,880
5 parcels-see attached			
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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.

N/A

- ☐ 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 3-8-25 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 8th day of March 2025

(Date)

(Month)

(Year)

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
06-26-064-000-017	737,480	1,029,600	-292,120
06-26-064-000-044	44,020	61,450	-17,430
06-26-064-000-034	11,850	16,550	-4,700
06-26-064-000-041	3,700	5,160	-1,460
06-26-064-000-040	2,950	4,120	-1,170
Totals	800,000	1,116,880	-316,880

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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.

T13617-24	Name		Street address, City, State, ZIP code	
1. Owner of property	The Cottages at Riverview LP		Mark E. Whipkey CHN Housing Partners 2999 Payne Avenue, Ste. 134 Cleveland, OH 44114	
2. Complainant if not owner	N/A			
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner <u>N/A</u>				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
06-24-114-000-025		550 Sommer Way		
		Elyria		
7. Principal use of property subsidized housing				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
06-24-114-000-025	1,685,000	3,225,600	-1,540,600	
9. The requested change in value is justified for the following reasons: This is a federally subsidized residential rental property, and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33.				

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/Aand sale price \$ N/A ; and attach information explained in "Instructions for Line 10" on back.11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence. N/A12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

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

N/A

- ☐ 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 3/19/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T13504-24	Name	Street address, City, State, ZIP code	
1. Owner of property	Z&O Property LLC	Omar Al-Qadan 3003 Colorado Ave Lorain, OH 44052	
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
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		
03-00-056-123-019	3003 Colorado Ave		
	Lorain		
7. Principal use of property commercial			
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
03-00-056-123-019	120,000	292,260	-172,260
9. The requested change in value is justified for the following reasons: Recent arm's length sale of property.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 03/01/2024and sale price \$ 120,000 ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☐ Unknown

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

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T11969-24	Name		Street address, City, State, ZIP code	
1. Owner of property	ChrisJor Properties LLC		Angela Fisher Dollar General Corporation 100 Mission Ridge Goodlettsville, TN 37072	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
11-00-045-000-051		35755 Royalton Rd		
		Grafton		
7. Principal use of property retail				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
11-00-045-000-051	1,200,000	1,860,990	-660,990	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 14th day of March 2025

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

T11970-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Dollar Ohio LLC		Angela Fisher Dollar General Corporation 100 Mission Ridge Goodlettsville, TN 37072	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
06-25-071-101-025		185 Cleveland St		
		Elyria		
7. Principal use of property retail				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
06-25-071-101-025	1,200,000	1,712,070	-512,070	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary [Signature]



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Tax year 2024 BOR no. _____DTE 1
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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.

T11862-B-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Stop 65, LLC		Nathan Gamellia Walker Square Building 32745 Walker Road Suite B Avon Lake, OH 44012	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
04-00-006-135-103		Rear Land		
		Avon Lake		
7. Principal use of property parking lot				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
04-00-006-135-103	12,600	22,920	- 10,320	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Tax year 2024 BOR no. _____DTE 1
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Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T11862-A-24	Name		Street address, City, State, ZIP code
1. Owner of property	Stop 65 LLC		Nathan Gamellia Walker Square Building 32745 Walker Road Suite B Avon Lake, OH 44012
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
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		
04-00-006-135-107	33479 Lake Road/33501 Lake Road		
04-00-006-135-105	Avon Lake		
7. Principal use of property: 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
04-00-006-135-107	1,252,900	2,279,260	-1,026,360
04-00-006-135-105	334,500	608,480	-273,980
TOTAL	1,587,400	2,887,740	-1,300,340
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T10864-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Bridgestone Retail Operations, LLC		Rachel Campbell, CPA Bridgestone Americas, Inc. 200 4th Ave. South, Ste. 100 Nashville, TN 37201	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
04-00-016-101-199		1400 Center Road		
		Avon		
7. Principal use of property commercial				
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	
04-00-016-101-199	2,000,000	2,528,710	-528,710	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

- N/A
- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T10863-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Parafire, LLC		Rachel Campbell, CPA Bridgestone Americas, Inc. 200 4th Ave. South, Ste. 100 Nashville, TN 37201	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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			
02-02-008-107-038	4300 Leavitt Road			
	Lorain			
7. Principal use of property commercial				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
02-02-008-107-038	2,000,000	3,039,670	-1,039,670	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary [Signature]



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T8078-24	Name		Street address, City, State, ZIP code	
1. Owner of property	ILPT Avon LLC		Aaron Johann, Vice President Peak 5 Advisors, LLC 1900 Polaris Parkway - Suite 450 Columbus, OH 43240	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
04-00-028-101-094		32150 Just Imagine Dr		
		Avon		
7. Principal use of property: Commercial				
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	
04-00-028-101-094	20,000,000	26,031,420	-6,031,420	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

- N/A
- ☐ 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 3-8-25 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 8th day of March 2025
(Date) (Month) (Year)

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T7960-24	Name	Street address, City, State, ZIP code	
1. Owner of property	Southern Heights Limited Partnership	Mark E. Whipkey CHN Housing Partners 2999 Payne Avenue, Ste. 134 Cleveland, OH 44114	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <i>N/A</i>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-096-102-059	1643 E 30th Street		
	Lorain		
7. Principal use of property Apartments			
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
03-00-096-102-059	860,000	3,578,140	- 2,718,140
9. The requested change in value is justified for the following reasons: This is a federally subsidized residential rental property and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33.			

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. *N/A*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.

N/A

- ☐ 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 3/19/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T6733-24	Name	Street address, City, State, ZIP code	
1. Owner of property	Chestnut Commons LLC	Fred Scalese Carnegie Companies Carnegie Corporate Plaza 6190 Cochran Road, Suite A Solon, OH 44139	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-091-000-178	601 Chestnut Commons Dr		
	Elyria		
7. Principal use of property 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
11-00-091-000-178	7,509,160	8,286,170	-777,010
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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

N/A

- ☐ 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) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T6713-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Elyria Savings & Trust National Bank/ Huntington National Bank/ Huntington Bancshares Incorporated/Huntington Bancshares Financial Corporation/The Huntington National Bank		Tracy Neville The Huntington National Bank 5555 Cleveland Avenue GW1097 Columbus, OH 43231	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
06-26-064-000-053, et al.		528, 532 & 556 Broad St		
9 parcels (see attached)		Elyria City		
7. Principal use of property: Office Building				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
06-26-064-000-053, et al.	900,000	1,507,110	-607,110	
9 parcels-see attached				
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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 3-8-25 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 8th day of March 2025
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
06-26-064-000-053	599,340	1,003,630	-404,290
06-26-064-000-016	105,100	176,000	-70,900
06-26-064-000-050	42,530	71,220	-28,690
06-26-064-000-052	37,290	62,440	-25,150
06-26-064-000-048	30,300	50,740	-20,440
06-26-064-000-049	30,300	50,740	-20,440
06-26-064-000-047	29,970	50,190	-20,220
06-26-064-000-051	24,390	40,840	-16,450
06-26-064-000-032	780	1,310	-530
Totals	900,000	1,507,110	-607,110

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T6582-24	Name	Street address, City, State, ZIP code	
1. Owner of property	L-O-P Investments, Inc.	Bill Leimkuehler Leimkuehler Orthotic & Prosthetic Center, Inc. 205 N. Leavitt Rd Amherst, OH 44001	
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
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		
05-00-042-101-038	205 N. Leavitt Rd., Amherst		
05-00-042-101-041	211 N. Leavitt Rd., Amherst		
05-00-042-101-037	175 N. Leavitt Rd., Amherst		
7. Principal use of property: Office/retail strip			
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
05-00-042-101-038	1,187,480	1,695,960	-508,480
05-00-042-101-041	1,133,880	1,619,400	-485,520
05-00-042-101-037	178,640	255,130	-76,490
TOTAL	2,500,000	3,570,490	-1,070,490
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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.

N/A

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

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

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

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

Date 3-1-25 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T4999-24	Name	Street address, City, State, ZIP code	
1. Owner of property	West Lake Gardens Associates	Lori Ray The Millennia Companies 127 Public Square 4000 Key Tower Cleveland, OH 44114-1310	
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
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		
02-03-001-108-026	5001 W Erie Ave		
	Lorain		
7. Principal use of property apartments			
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
02-03-001-108-026	1,600,000	2,109,210	- 509,210
9. The requested change in value is justified for the following reasons: This is a federally subsidized residential rental property and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33. Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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.

N/A

- ☐ 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 3-8-25 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 8th day of March 2025

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T4995-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Avon Lake Associates		Lori Ray The Millennia Companies 127 Public Square 4000 Key Tower Cleveland, OH 44114-1310	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
04-00-006-111-011		33687 Lake Road		
04-00-006-108-059		Avon Lake		
04-00-006-108-057				
7. Principal use of property apartments				
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	
04-00-006-111-011	4,971,140	5,926,110	-954,970	
04-00-006-108-059	123,660	147,420	-23,760	
04-00-006-108-057	105,200	125,400	-20,200	
TOTAL	5,200,000	6,198,930	-998,930	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. This is a federally subsidized residential rental property, and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T3443-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Parker Hannifin Corporation		Terence Valencic, Jr. Parker Hannifin Corporation 6035 Parkland Boulevard Cleveland, OH 44124-4141	
2. Complainant if not owner	N/A			
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" Instruction.				
6. Parcel numbers from tax bill		Address of property		
06-25-007-000-099		520 Ternes Ave		
		Elyria		
7. Principal use of property commercial				
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.				
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value	
06-25-007-000-099	3,300,000	4,488,720	-1,188,720	
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.				

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

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

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

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.

N/A

- ☐ 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) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary [Signature]



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

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

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T2192-E-24	Name		Street address, City, State, ZIP code
1. Owner of property	Robert J. Amsdell & Leona Partners <i>and Amsdell and Amsdell.</i>		Samuel Steinberg Amsdell Construction, Inc. 20445 Emerald Parkway Dr. SW Suite 220 Cleveland, OH 44135
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <i>N/A</i>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-23-014-000-040, et al.	Leona Street		
4 PARCELS TOTAL	Elyria		
SEE ATTACHED			
7. Principal use of property industrial 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
06-23-014-000-040, et al.	65,600	208,420	- 142,820
4 PARCELS TOTAL			
SEE ATTACHED			
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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.

N/A

- ☐ 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 3/19/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
06-23-014-000-040	15,300	48,580	-33,280
06-23-014-000-041	21,110	67,080	-45,970
06-23-014-000-042	7,840	24,920	-17,080
06-23-014-000-043	21,350	67,840	-46,490
Totals	65,600	208,420	-142,820

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

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

T2192-D-24	Name	Street address, City, State, ZIP code	
1. Owner of property	Robert J. Amsdell & Leona Partners <i>and Amsdell and Amsdell</i>	Samuel Steinberg Amsdell Construction, Inc. 20445 Emerald Parkway Dr. SW Suite 220 Cleveland, OH 44135	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <i>N/A</i>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-23-011-103-013	Leona Street		
	Elyria		
7. Principal use of property industrial 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
06-23-011-103-013	69,600	222,420	- 152,820
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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.

N/A

- ☐ 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 3/19/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) 

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

(Date)

(Month)

(Year)

Notary 



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Tax year 2024 BOR no. _____DTE 1
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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.

T2192-C-24	Name		Street address, City, State, ZIP code
1. Owner of property	Robert J. Amsdell and <i>Amsdell and Amsdell</i>		Samuel Steinberg Amsdell Construction, Inc. 20445 Emerald Parkway Dr. SW Suite 220 Cleveland, OH 44135
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <i>NA</i>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-23-014-000-039	Leona Street		
	Elyria		
7. Principal use of property industrial 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
06-23-014-000-039	28,000	143,720	- 115,720
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

 2025 MAR 21 PM 2:10
 LORAIN COUNTY
 BOARD OF REVISION
10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale *NA*and sale price \$ *NA* ; and attach information explained in "Instructions for Line 10" on back.

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

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.

N/A

- ☐ 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 3/19/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

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

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025