

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	LAURA J. GOWER & DENNIS E. GOWER	4751 E. LAKE Rd & Park Drive SHEFFIELD LAKE, OH 44054	
2. Complainant if not owner	n/a		
3. Complainant's agent	n/a		
4. Telephone number and email address of contact person 440-865-9604 lawrajg@roadrunner.com			
5. Complainant's relationship to property, if not owner I am the owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-037-101-033	PARK DRIVE, SHEFFIELD LAKE		
03-00-037-101-034	4751 E. LAKE ROAD, SHEFFIELD LAKE		
7. Principal use of property Residential and agricultural			
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
03-00-037-101-033	Beach & waterfall destroyed by Endrejs & Votruba \$85,000	\$486,250	increased \$436,000
03-00-037-101-034	needs siding \$120,000	\$238,780	increased \$118,000
9. The requested change in value is justified for the following reasons: Beach & waterfall area destroyed/damaged by neighbor Endrejs & Votruba - altered flow of water to lake back in 2020. Siding on house needs replaced due to wind storms. False escalation of values. \$27,000 ESTIMATE TO REPAIR SIDING PLUS \$20,000 N/A TO FINISH REPAIRS ON BEACH			

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

WAS NOT LISTED FOR SALE

12. If any improvements were completed in the last three years, show date YES and total cost \$36,731.21

See attached 3 sheets

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

WAS SUPPOSED TO HAVE RECEIVED PROPERTY parcels for 8/10 BACK IN 2001 - PAPERWORK FILED MAY 20, 2005.

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 29, 2025 Complainant or agent (printed) LAURA GOWER Title (if agent) —

Complainant or agent (signature) Laura J Gower Laura J Gower

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

Notary [Signature]



JOHN SALAMALEKIS  
Notary Public, State of Ohio  
Commission No. 2015-RE-552451  
My Commission Expires  
December 26, 2025



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

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

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	ROSE COSTANZO	31655 LAKE RD, AVON LAKE OH 44012
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440.487.9905 ; rosebud302@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
04-00-030-142-174	31655 LAKE RD, AVON LAKE, OH 44012

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
04-00-030-142-174	\$650,000.00	\$748,250.00	\$98,250

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

Sale trends for homes within this area have declined noted in appraisal of property. Market trends for home values similar to our resident has substantially decline. Backyard topography & city storm drains are not properly designed to manage heavy rainfall. Basement flooded August of 2024, backyard is always saturated decreasing 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 3.15.25 Complainant or agent (printed) ROSE COSTA Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Rose Costa*

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

Notary *Crystal Vollick*



CRYSTAL VOLLLICK  
Notary Public  
State of Ohio  
My Comm. Expires  
May 27, 2025



Clear Form

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

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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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Chris Zvosec	47185 Garfield Rd Oberlin, OH 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 320-8921 ADDcomfort@oberlin.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	
09-00-053-000-017		47185 Garfield Rd Oberlin, OH 44074	
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
09-00-053-000-017	460,000	487,150	27,150
9. The requested change in value is justified for the following reasons: I don't believe this property could sell for this 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 \_\_\_\_\_ 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  
 15 MAR 24 PM 1:2

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 3/20/2025 Complainant or agent (printed) CHRISTINE ZUSEC Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary 





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

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Chris Zvosec	745 E. Erie Ave Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 320-8921 ADD Comfort @ Oberlin. 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	
02-01-002-104-009		745 E. Erie Ave Lorain, OH 44052	
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-002-104-009	160,000	241,920	81,920
9. The requested change in value is justified for the following reasons: <u>I don't believe this property could sell for this.</u> <u>See attached 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 24 PM 1:21  
 LORAIN COUNTY  
 BOARD OF REVISION

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

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

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

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

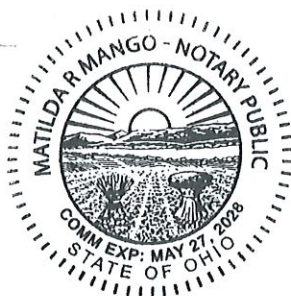
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/20/2025 Complainant or agent (printed) CHRIS AZVOSEC Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20 (Date) day of March (Month) 2024 (Year)

Notary 





Tax year 2024 BOR no. \_\_\_\_\_County LORAIN Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**Answer all questions and type or print all information. Read instructions on back before completing form.  
Attach additional pages if necessary.

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	KLIMKOWSKI ROBERT	161 MILLER RD AVOX LAKE OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-933-5344</u> <u>bob@rose@oh-rr.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>04-00-006-112-039</u>	<u>ALAMEDA AVE</u>		
<u>04-00-006-112-040</u>	<u>ALAMEDA AVE</u>		
7. Principal use of property <u>PERSONAL ENJOYMENT - 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>04-00-006-112-039</u>	<u>2,560</u>	<u>14,650</u>	<u>12,080.</u>
<u>04-00-006-112-040</u>	<u>2,560</u>	<u>14,650</u>	<u>12,090.</u>
9. The requested change in value is justified for the following reasons: <u>NON BUILDABLE (CITY AVOX LAKE)</u> <u>ALAMEDA AVE DOES NOT EXIST</u> <u>NO ACCESS</u> <u>PROPERTY LANDLOCKED</u> <u>NO ACCESS</u>			

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

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

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

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

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

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

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

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

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

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

Date MARCH 21 2025 Complainant or agent (printed) KRIMKOWSKI ROBERT Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Robert M. Krinkowski*

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

Notary *Jennifer R. Dispenza*



Jennifer R Dispenza  
Notary Public, State of Ohio  
My Commission Expires:  
November 25, 2028



## 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

Notices will be sent only to those named below.



	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	David Kacur	34315 Puth Drive, Avon, Ohio, 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		(440) 610-5758 lcauditor@spamex.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	
04-00-023-105-050		34315 Puth Drive, Avon, Ohio, 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
04-00-023-105-050	\$145,000	Appraised @ \$187,220	- \$42,220
9. The requested change in value is justified for the following reasons: The house was built in the late 1950s and has had no upgrades or improvements since then. The house requires numerous repairs and upgrades make it sellable at today's inflated prices. Replace garage floor, replace front porch, replace ceilings in kitchen and dining area due to roof leak, remediation for chemical contamination from TempurPedic			

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.

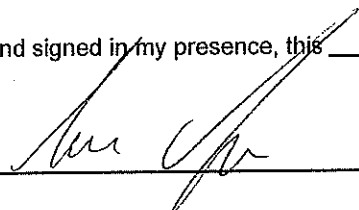
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

March 22, 2025

Date \_\_\_\_\_ Complainant or agent (printed) DAVID KACUR Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 22 day of March 2025  
(Date) (Month) (Year)

Notary 



TIA TAYLOR  
Notary Public, State of Ohio  
My Commission Expires:  
JANUARY 27, 2030



Tax year 2024 BOR no. \_\_\_\_\_  
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EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	David Kacur	3435 Puth Drive, Avon, Ohio 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 610-5758 lcauditor@spamex.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		
04-00-023-105-115	REAR LAND (no address)		
7. Principal use of property Not usable or saleable. Realtors indicated it is of no market value and can't be sold.			
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
04-00-023-105-115	\$100	Appraised @ \$14,490	- \$14,390
9. The requested change in value is justified for the following reasons: Land has no access other than walking through the woods, no utilities, and can't be used for anything. The former owner tried to sell it 25 years or so ago but had no offers. I tried to sell it off a number of years ago and had no offers. in March of 2025 I contacted some realtors and they indicated it had no market value and they wouldn't waste their time listing it.			

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.

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

March 22, 2025

David Kacur

Date \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) David Kacur

Sworn to and signed in my presence, this 22 day of March 2025  
(Date) (Month) (Year)

Notary Tia Taylor



TIA TAYLOR  
Notary Public, State of Ohio  
My Commission Expires:  
JANUARY 27, 2030



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 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	(Nancy M. Ferguson Land-5) (Roger J. Ferguson 17th 16th) owned	45100 Peck Wadsworth Road Wellington, Ohio 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 452-0072 farmgirl45100@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		
18-00-018-000-024	45100 Peck Wadsworth Road Wellington, Ohio 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
18-00-018-000-024	\$190,000	\$284,540	\$94,540
9. The requested change in value is justified for the following reasons: See Appraisal and Attached Documents and Comments			

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

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

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.  
N/A12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_  
See list13. 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 3/24/25 Complainant or agent (printed) Nancy Ferguson Title (if agent) Land

Complainant or agent (signature) Nancy Ferguson Land

Sworn to and signed in my presence, this 3/24/2025 day of March 2025  
(Date) (Month) (Year)

Notary Ashley M. Milas



ASHLEY M MILAS  
Notary Public  
State of Ohio  
My Comm. Expires  
November 15, 2025

Nancy M. Ferguson Land  
45100 Peck Wadsworth Road  
Wellington, Ohio 44090  
(440) 452-0072

Additional Information for Parcel Number 18-00-018-000-024

I own 5/6th of the parcel. My late mother willed the entire property to me in her trust and will. Decades ago, attorneys made errors concerning the legal ownership of the property. My brother, Roger J. Ferguson, refuses to financially relinquish his 1/6th share. His name is listed on the taxes. However, he does not pay any taxes, insurances, or any upkeep on the property. He owes me thousands of dollars since my mother's death on September 24, 2007.

I am retired, living on a fixed income, widowed, childless, and will be 75 on April 5th. I would appreciate it if the Board of Revision would lower my taxes and match Appraiser Jonathan Underhill's appraisal.

As you can see in the photos, the house's basement may be compared to a medieval dungeon in appearance. It has a coal bin, a furnace, and a hot water heater.

I live on the house's first floor. It has a 5ft. by 6ft. bathroom. When my grandfather purchased the property 80 years ago, the house did not have any indoor plumbing. Water was used from a well for drinking and an outhouse was used for restroom purposes. The first floor also has a living room, kitchen, den, and two bedrooms.



The second floor is used for storage and as an attic. It does not have any heat or electric.

The furnace, which needs replaced after 15 years, does not heat the upstairs.

An appraisal, photos, a list of repairs [just a few among many], plus comments are included with the form.

Repairs  
Nancy M. Ferguson-Land  
45100 Peck Wadsworth Road  
Wellington, Ohio 44090



Pella Windows Installed by Charles Bracy

6 Downstairs  
10 Upstairs  
Decades old windows crashed to the ground because of rotten trim.  
Installed 2014, 2015, 2016  
Each installation cost \$500.00  
Total Cost \$8,000.00

Septic Tank Repairs Completed by Lewis Plumbing  
Septic Tank Collapsed in the Back Yard

\$6,000.00	7/15/10
\$3,759.46	7/30/10
Total Cost	\$9,759.00

Furnace Installation Completed by Lewis Plumbing  
Previous 50 Year-Old Furnace Exploded

\$4,000	12/27/10
\$467	12/29/10
Total Cost	\$4,467.00

Basement and First Floor Re-Wired by Dad's Electric  
Dangerous Electrical Problem...When the Furnace Came on  
the Lights Dimmed. Electrical Box was Totally Rusted.

\$7,175.00	10/11/11
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Clear Form

LORAIN COUNTY  
BOARD OF REVISION

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 filing.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use 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	Craig and Sue Pass	266 Cherry Valley Drive Amherst, OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-452-3677 Craig.Pass@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		
0500038101012	621 Cleveland Street Amherst, OH 44001		
7. Principal use of property Remodeling for residential use			
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
0500038101012	100,000.00	217,090.00	-117,090.00
9. The requested change in value is justified for the following reasons: We purchased this property from the City of Amherst at public auction. It was a vacant building with a single restroom (toilet and sink). A few years ago it was used as an office (Amherst Office of Aging) and none of the rooms have closets. There is no kitchen or full bathroom. All flooring and ceilings need to be replaced. The roof will need to be replaced installed in the next few months. Pictures are available if requested. Thank you for your consideration.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/31/2025

and sale price \$ 117,129.38 ; 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 3/23/25 Complainant or agent (printed) CRAIG PASS Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 23rd day of March 2025  
(Date) (Month) (Year)

Notary 

*Cathlene M. Camp*  
Notary Public, State of Ohio  
My Commission Expires  
August 3, 2025

Tax year 2024 BOR no. \_\_\_\_\_DTE 1  
Rev. 12/22County Lorain Date received \_\_\_\_\_LORAIN COUNTY  
BOARD OF REVENUE**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

2025 MAR 26 AM 10:20

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	Vernon & Patricia Edwards	10900 Baumhart Road Amherst, OH 44001
2. Complainant if not owner	NA	
3. Complainant's agent	NA	
4. Telephone number and email address of contact person		

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

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

6. Parcel numbers from tax bill	Address of property
08-00-103-000-023	10900 Baumhart Rd, Amherst, OH, 44001

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
08-00-103-000-023	\$533,950.	\$721,780.	\$187,830.

9. The requested change in value is justified for the following reasons: \$533,950. is based on both the inflation rate increase of 25% and the social security COLA at 25%. We based this calculation on the previous value of \$427,160. We are including evidence of a property analysis and advertised vacant land currently for sale for \$10,671 per acre on Middle St in Amherst, Ohio.

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.

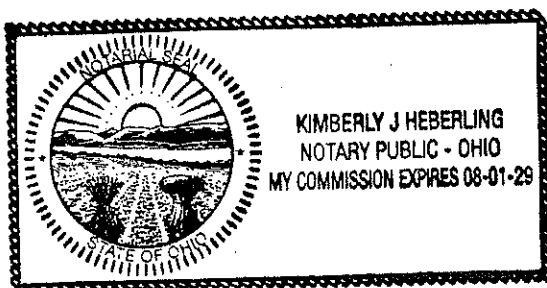
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 24, 2025 Complainant or agent (printed) Vernon Edwards Title (if agent) \_\_\_\_\_  
Patricia Edwards

Complainant or agent (signature) Vernon Edwards  
Patricia Edwards

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

Notary Kimberly J. Heberling





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.

T10124-A-24	Name		Street address, City, State, ZIP code	
1. Owner of property	Sidor Hadgis, Trustee of the Sidor Hadgis Revocable Living Trust dated July 15, 2009, Amended and Restated on August 16, 2011		John S. Hadgis, President Areyway Acquisition Inc. 8525 Clinton Rd. Cleveland, OH 44144	
2. Complainant if not owner	N/A			
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 <sup>th</sup> 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		
04-00-009-000-126		Chester Rd		
		Avon		
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	
04-00-009-000-126	200,000	241,050	-41,050	
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/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 3-21-25 Complainant or agent (printed) Robert K. Danzinger  
 Title (if agent) Attorney

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

Sworn to and signed in my presence, this \_\_\_\_\_

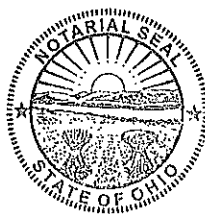
21<sup>st</sup>  
(Date)

day of \_\_\_\_\_

March  
(Month)

2025  
(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.

T10124-B-24	<b>Name</b>		<b>Street address, City, State, ZIP code</b>
1. Owner of property	Sidor Hadgis, Trustee of the Sidor Hadgis Revocable Living Trust dated July 15, 2009, Amended and Restated on August 16, 2011		John S. Hadgis, President Areyway Acquisition Inc. 8525 Clinton Rd. Cleveland, OH 44144
2. Complainant if not owner	N/A		
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 <sup>th</sup> 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		
04-00-009-000-127	36900 Chester Rd		
	Avon		
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
04-00-009-000-127	1,200,000	1,939,850	-739,850
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.

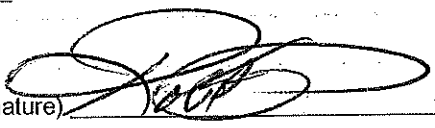
15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- ☐ 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 3-21-25 Complainant or agent (printed) Robert K. Danzinger

Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this

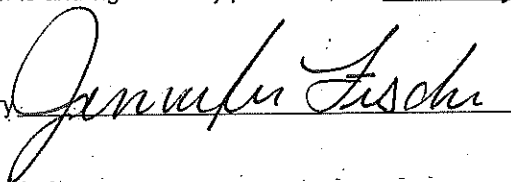
21<sup>st</sup>  
(Date)

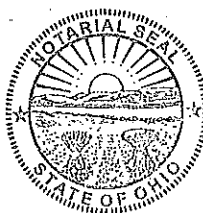
day of

March  
(Month)

2025  
(Year)

Notary





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

Tax year 2024-2025

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	KEITH S. CIESIELZYK	6150 OLIVE AVE. NORTH RIDGEVILLE OH 441044039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-327-7828 - Home 440-371-2728 - cell		
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		
07-00-017-121-163	6150 OLIVE AVE. NORTH RIDGEVILLE OH 441044039		
7. Principal use of property	FOR SELF		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
9. The requested change in value is justified for the following reasons: CHANGE BACK TO WHAT WAS AS FAR AS APPRAISED VALUE AT 150,000 OR CLOSE TO THAT IF POSSIBLE NO RE-APPRAISAL, GENTLEMAN BY THE NAME OF CONNOR SAID THAT I DID NOT HAVE TO HAVE A NOTARIZED STAMP			

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

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

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

12. If any improvements were completed in the last three years, show date NONE and total cost \$ NONE.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

ONLY IF IT IS NECESSARY

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

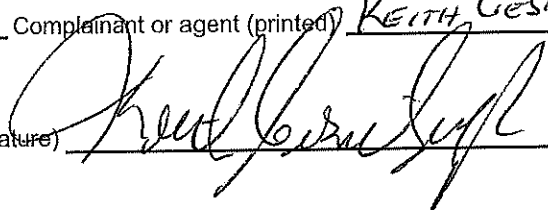
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3-17-2025 Complainant or agent (printed) KEITH CESIELCZYK Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_



## Clear Form

DTE 1  
Rev. 12/22Tax year 2024 BOR no. \_\_\_\_\_  
County Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**Answer all questions and type or print all information. Read instructions on back before 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	Chapman & Tuttle Properties, LLC.	PO Box 922, Elyria, OH 44036	
2. Complainant if not owner			
3. Complainant's agent	Gregory Tuttle	3890 Jerusalem Rd., Vermilion, OH 44089	
4. Telephone number and email address of contact person 216-630-6689			
5. Complainant's relationship to property, if not owner Member of LLC			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0624065101007	618 Dewey Ave., Elyria, OH 44035		
0626014102009	246 Howe St., Elyria, OH 44035		
7. Principal use of property Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624065101007	\$96,658	\$177,430	\$80,772
0626014102009	\$102,269	\$116,380	\$14,111
9. The requested change in value is justified for the following reasons: I have carefully reviewed the comparable sales data for both parcels. My analysis indicates that there have been no properties sold within the last 12-24 months that are comparable in value to the auditor's determination.			

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

Tax year 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	Richard & Carolee Zentkovich.Trustees	23714 West Rim Drive	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-221-8169 216-559-4322 cjzentkovich@gmail.com dszentkovich@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		
1200038000078	23714 West Rim Drive		
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
1200038000078	\$757,000	\$918,620	(\$161.620)
9. The requested change in value is justified for the following reasons: Third party independent appraised value (see attached) is for \$757,000 based upon market comparables.			

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.

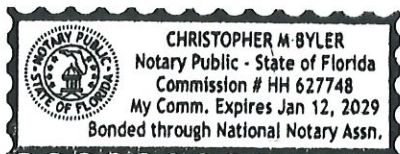
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/07/2025 Complainant or agent (printed) CAROL J. ZENTKOVICH Title (if agent) \_\_\_\_\_

Complainant or agent (signature) RICHARD A. ZENTKOVICH  
Carol J. Zentkovich Richard A. Zentkovich

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

Notary Christopher M. Byler





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	Robert L. Gullett	16885 Avon Belden Rd.	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-328-5239 440-926-2221 SCORPIOBG2004@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		
16-00-046-000-017	16885 <del>Avon</del> Belden Rd.		
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
16-00-046-000-017	\$ 300,000	\$ 427,000	
9. The requested change in value is justified for the following reasons:			
This place is 120+ years old, if it was new or newer construction your figures might be right or more accurate.			

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

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

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

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

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

# 9

I understand that property values have went way up. But the value of the house and other structures on the property that have had no major repairs could not have increased that much. There are major repairs that need to be done on all the buildings and house. I am a senior citizen on a fixed income and I don't have the money for all the major repairs. I do what I can a little at a time. With this much of an increase I may be forced to sell. When I am gone if the kids decide to sell they will not get anything close to \$427,000

Robert L. Gullett

#16-00-046-000-017



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) Robert L. Gullett Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Robert L. Gullett*

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

Notary *Melissa Spence*



**MELISSA SPENCE**  
Notary Public, State of Ohio  
My Commission Expires  
July 18, 2026



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	Carvana, LLC	Ryan, 600 Superior Ave E, Ste 1810, Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant Street, #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person	724-205-1188 edward.hirshberg@ryanlawyers.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		
06-21-001-102-011	6145 MIDDLE RIDGE RD		
06-21-001-102-029	6161 MIDDLE RIDGE RD		
06-21-002-000-066	REAR LAND		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-21-001-102-011	\$23,730,000	\$43,581,280	\$19,851,280
(one economic unit)			
9. The requested change in value is justified for the following reasons:  The current assessed value results in an implied fair market value above and beyond actual market value.			

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

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

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

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

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

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

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

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

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

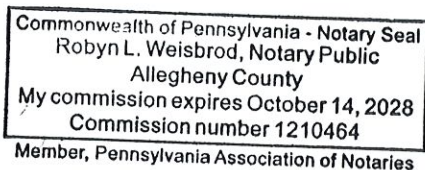
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/21/2025 Complainant or agent (printed) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 21<sup>st</sup> 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	RCPOH LLC & 291 MARTENESE 4N LLC	Ryan, 600 Superior Ave E, Ste 1810, Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant Street, #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person <u>724-205-1188 edward.hirshberg@ryanlawyers.com</u>			
5. Complainant's relationship to property, if not owner <u>Attorney</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>0400017103126</u>	<u>508 AVON BELDEN RD</u>		
7. Principal use of property <u>Commercial</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>0400017103126</u>	<u>\$700,000</u>	<u>\$1,958,170</u>	<u>\$1,258,170</u>
9. The requested change in value is justified for the following reasons:  The current assessed value results in an implied fair market value above and beyond actual market value.			

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

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

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

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

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



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

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

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

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

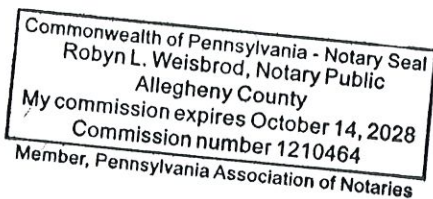
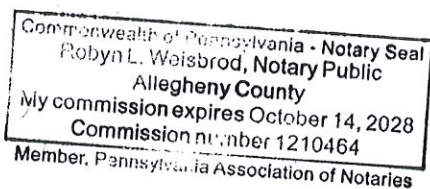
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/21/2025 Complainant or agent (printed) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



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.

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	Drema + James Braun	44685 Telegraph Rd ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-567-5691 drema@bsecu.org			
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		
0500068000017	44685 Telegraph Rd ELYRIA, OH 44035		
7. Principal use of property Residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500068000017	780,000	992,480	212,480
9. The requested change in value is justified for the following reasons: Purchased in 2021 for \$600,000. With the increase in values of 30% or less that would bring our value to \$780,000. We have made no improvements since purchasing. We are both over 65 and are on a very limited income. This smaller increase would help very much.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5-3-21

and sale price \$ 600,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown  
if needed - appraisal from 2021

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) James M. Braun Title (if agent) Drema A. Braun

Complainant or agent (signature) Drema A. Braun James M. Braun

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

Notary Amie Holan



AMIE HOLAN  
Notary Public  
State of Ohio  
My Comm. Expires  
March 21, 2027



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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Zeerco LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0300078105008	4306 Charleston Avenue, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300078105008	\$55,000	\$93,790	-\$38,790
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation. 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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.

03/20/2025 07:51 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



**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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Zeerco LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300111117010	5374 Rolling Avenue, Lorain, Ohio 44055		
0300111117009	5374 Rolling Avenue, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300111117010	\$60,000	\$120,000	-\$60,000
0300111117009	\$3,000	\$5,570	-\$2,570
Totals	\$63,000	\$125,570	-\$62,570
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/12/2021 and sale price \$23,307; 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. 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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.

03/20/2025 07:52 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 08:00 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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	Zeerco LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0300079107008	4119 Gary Avenue, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300079107008	\$92,480	\$142,380	-\$49,900
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation. 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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.


03/20/2025 07:52 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Zeerco LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
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4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300080106016	3944 Meadow Lane, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300080106016	\$60,000	\$90,400	-\$30,400
9. The requested change in value is justified for the following reasons: <u>Recent sales and other factors to be presented.</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 N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

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County Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

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4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300080106014	3912 Meadow Lane, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300080106014	\$50,000	\$83,840	-\$33,840
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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.

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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



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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 03/20/2025 07:51 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/20/2025 07:59 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

County Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

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3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0300047115001	2887 Grant Street, Lorain, Ohio 44052		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300047115001	\$60,000	\$98,220	-\$38,220
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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

- ☐ The property was sold in an arm's length transaction      ☐ The property lost value due to a casualty.
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I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.


03/20/2025 07:51 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



County 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Zeerco LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300079118002	2562 E 42nd Street, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300079118002	\$65,000	\$92,720	-\$27,720
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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03/20/2025 07:52 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary *Jennifer Hardy* 



Jennifer Hardy  
Comm Expires 11/13/2026

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County Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

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4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0201006156003	2311 Oberlin Avenue, Lorain, Ohio 44052		
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
0201006156003	\$68,000	\$110,030	-\$42,030
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown



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Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

03/20/2025 07:59 PM EDT

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Notary *Jennifer Hardy* 



Jennifer Hardy  
Comm Expires 11/13/2026

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**Complaint Against the Valuation of Real Property**

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4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <b>Owner</b>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0300094106012	2140 E 30th Street, Lorain, Ohio 44055		
7. Principal use of property. <b>Residential</b>			
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
0300094106012	\$65,000	\$101,830	-\$36,830
9. The requested change in value is justified for the following reasons: Recent sales and other factors to be presented.			

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.

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Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Commission Expires 11/13/2026

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County Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

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4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300109115007	2107 Roosevelt Avenue, Lorain, Ohio 44055		
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300109115007	\$60,000	\$91,160	-\$31,160
9. The requested change in value is justified for the following reasons: <u>Recent sales and other factors to be presented.</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 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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.


03/20/2025 07:51 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Oberlin Crossing, LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
14-00-016-000-032	14885 State Route 58, Oberlin, Ohio 44074		
7. Principal use of property. <u>Oberlin Crossing Shopping Center</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
14-00-016-000-032	\$1,610,000	\$2,908,230*	-\$1,298,230
*Value on tax bill – note county records show a value of \$2,478,760 – see attached.			
9. The requested change in value is justified for the following reasons:  One or more of the three traditional approaches to value and other factors to be presented.			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown



14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation. 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- ☐ 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.


03/20/2025 07:51 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

03/20/2025 07:59 PM EDT

Sworn to and signed in my presence, on \_\_\_\_\_

Notary *Jennifer Hardy* 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

Tax year 2024

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

County Lorain

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

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before 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	Reisch Holdings LLC	1575 Shenandoah Rd San Marino, CA 91108	
2. Complainant if not owner	Reisch Holdings LLC and Dalcan Limited Liability Company as Tenant	c/o Kellie Gutierrez 3900 E. Market St Warren, OH 44484	
3. Complainant's agent	Thomas M. Tepe, Jr.	One E. Fourth Street, Suite 1400, Cincinnati, Ohio 45202	
4. Telephone number and email address of contact person: (513) 639-3947 ttepe@kmlaw.com			
5. Complainant's relationship to property, if not owner Complainants are Owner and Tenant			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0400016102102	35680 Chester Road		
7. Principal use of property: Restaurant			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400016102102	\$2,500,000	\$4,093,750	-\$1,593,750
9. The requested change in value is justified for the following reasons: An appraisal will be submitted upon its completion to support owner's opinion of value.			

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

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

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

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

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

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

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

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

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

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

Date 3/18/25 Complainant or agent (printed) Thomas M. Tepe, Jr. 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 [Signature]



DEBORAH M. OSBUN  
Notary Public, State of Ohio  
My Commission Expires  
February 03, 2030



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	Anne Meggitt	393 Ambleside Way, Amherst OH, 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-2078 & annabianco12@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
05-00-026-716-005	393 Ambleside Way, Amherst OH, 44001		
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
05-00-026-716-005	\$273,000	\$278,300	\$5,300
9. The requested change in value is justified for the following reasons:  Please see Independent objective Appraisal completed by Gary Sparano, Certified General Appraiser, state of Ohio, license # 2007005207			

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 3-19-2025 Complainant or agent (printed) Anna Bianca Title (if agent) N/A

Complainant or agent (signature) Anna Bianca

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

Notary [Signature]



**CARMELA VIGLIUCCI**  
Notary Public, State of Ohio  
My Commission Expires  
June 18, 2027  
COMMISSION: 2017-RE-655962

Tax year 2024 billed in 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	Joanna K. Hammerschmidt Trustee	3428 Truxton Place Avon, OHJ 44011	
2. Complainant if not owner	Christopher Hammerschmidt Co Trustee	3428 Truxton Place Avon, OH 44011	
3. Complainant's agent	Christopher Hammerschmidt CoTrustee	3428 Truxton Place Avon, OH 44011	
4. Telephone number and email address of contact person 440-725-3286			
5. Complainant's relationship to property, if not owner Husband and Co-Trustee			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-008-724-010	32961 Pin Oak Pkwy Avon Lake, OH 44012		
7. Principal use of property Storage			
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
04-00-008-724-010	\$71,880.00	\$28,010.00	-\$43,870
9. The requested change in value is justified for the following reasons: I believe unit 213 & 214 are the exact same unit as unit 321. The size (square feet) and amenities are exactly the same. The value of these units should all be the same since they all share the exterior components which are exactly the same.			

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.

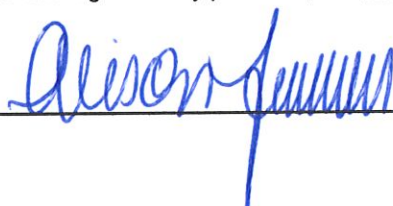
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/21/25 Complainant or agent (printed) Christopher Hammerschmidt Title (if agent) DC-Trustee

Complainant or agent (signature) 

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

Notary 



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	Michael W Radca & Lynn	36380 State Route 323 Grafton OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-225-5507 MRAD3@MSN.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	
16-00-045-000-024		36380 State Route 323 Grafton OH 44044	
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
16-00-045-000-024	439,360	400,000 <sup>00</sup>	39,360 <sup>00</sup>
9. The requested change in value is justified for the following reasons: Neighbor to east of me House was 329,000 appraised value has more 1 Bedroom & Apt. Above Garage. House & Section of Barn need a new Roof. Needs new carpets & Flooring.			

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 3/20/2025 Complainant or agent (printed) MICHAEL W. RADCA Title (if agent) \_\_\_\_\_

Complainant or agent (signature) MICHAEL W. RADCA

Sworn to and signed in my presence, this <sup>MSS</sup> 3/20/2025 <sup>20<sup>th</sup></sup> day of March 2025  
(Date) (Month) (Year)

Notary Melanie J. Sommers



MELANIE J. SOMMERS  
Notary Public  
State of Ohio  
My Comm. Expires  
October 27, 2025



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	Michael E. & Carol J. Stanek	32860 Fox Chappel Lane, Avon Lk, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-532-9500 michael.e.stanek@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		
0400017102116	32860 Fox Chappel Lane, Avon Lake, OH 44012		
7. Principal use of property	Personal residence		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400017102116	\$408,940	\$438,940	(\$30,000)
9. The requested change in value is justified for the following reasons: We have one of the smallest lots on Fox Chappel Lane and are being assessed at the same land valuation as the larger lots. For example, our .39 acre lot is assessed at a \$133,000 land valuation, exactly the same as the .56 acre lot across the street (parcel #0400017102099). Additionally, the house immediately next to us (parcel #0400017102117) is the exact same house with the exception that we have a peaked roof in the.....(please see attachment for full justification.)			

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

**Attachment to valuation complaint on parcel #0400017102116 (Stanek)**

We have one of the smallest lots on Fox Chappel Lane and are being assessed at the same land valuation as the larger lots. For example, our .39 acre lot is assessed at a \$133,000 land valuation, exactly the same as the .56 acre lot across the street (parcel #0400017102099).

Additionally, and more importantly, the house immediately next to us (parcel #0400017102117) is the exact same house with the exception that we have a peaked roof in front, yet the improvements valuation of that property is \$34,150 less than ours (and it sits on a lot that is 10% larger than ours). In our view, the combination of essentially the same house sitting on a larger lot justifies the valuations being much more similar.

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.

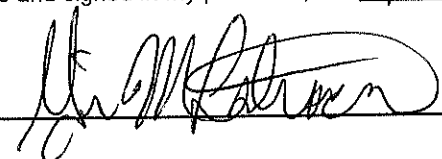
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

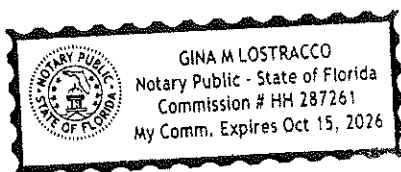
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/17/2025 Complainant or agent (printed) Michael E. Stanek Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this March 17, 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	PISCIONE RICHARD A. TRUSTEE PISCIONE CHAD R. TRUSTEE	7570 WEST RIDGE RD ELYRIA OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-452-7241 PISCIONE R A AOL.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0500085000052	7570 WEST RIDGE RD ELYRIA OH 44035		
7. Principal use of property SUMMER 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
0500085000052	\$375000.00	\$465230.00	\$90230.00
9. The requested change in value is justified for the following reasons: OWN REAR LAND I CUT ONCE A YEAR. FARMERS WHO RAISE CROPS AND MAKE A LIVING PAY THOUSANDS LESS THAN I DO. FOR EXAMPLE I BORDER A LARGE PARCEL WITH A POND, I BELIEVE ITS 10.80 ACRES, THOSE TAXES ARE \$122.00 A YEAR, IS THAT FAIR?? A REAPPRAISAL OF \$157,000.00 RESULTING IN A \$19000.00 INCREASE IN MY TAX BILL IS RIDICULOUS FOR A SENIOR TRYING TO LIVE.			

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 AUGUST 2004 and total cost \$ \$24,000.00.

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

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

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

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

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

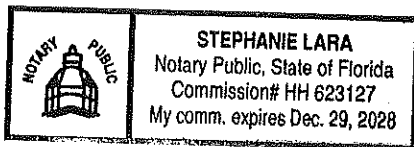
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-19-2024 Complainant or agent (printed) RICHARDA PISCIONE Title (if agent) TRUSTEE

Complainant or agent (signature) *Richard A. Piscione*

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

Notary *[Signature]*



\* PLEASE DON'T SCHEDULE BEFORE MAY 15TH

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Paul Zentkovich	PO Box 551, columbia station, oh 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-241-4648</u> <u>ffast65@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>1200029000004</u>		<u>24355 Emmons Road</u>	
7. Principal use of property <u>Vacant overgrown</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>1200029000004</u>	<u>\$130,000</u>	<u>\$180,820</u>	<u>\$50,820-</u>
9. The requested change in value is justified for the following reasons: Property purchased on October 12, 2024 at sheriff sale in general poor condition with no utilities since 2020 and had been gross neglected for more than 10 years before purchase.			

2025 MAR 24 PM 12:58  
LORAIN COUNTY  
BOARD OF REVISION

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/12/2024  
and sale price \$ 130,100 ; 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 \$ \$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.

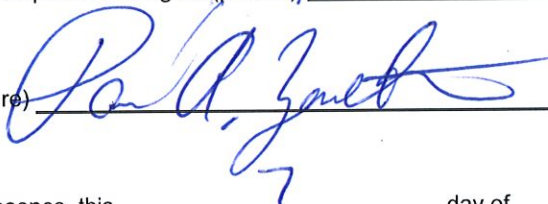
- ☒ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/7/2025 Complainant or agent (printed) Paul A. Zentkowski Title (if agent) —

Complainant or agent (signature) 

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

Notary 



SHANE DADDARIO  
Notary Public, State of Ohio  
My Comm. Expires June 22, 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.

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	DOWNNA M. EDWARDS	34 EDGEWOOD GRAFTON OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-458-4040 DE6900369@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
10-00-015-111-014		34 EDGEWOOD DR. GRAFTON OH. 44044	
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
10-00-015-111-014	\$ 250,000	\$ 250,000	\$ 175,000
9. The requested change in value is justified for the following reasons:  NOT MARKET VALUE. AUDITORS VALUE TOO HIGH			

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

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

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

12. If any improvements were completed in the last three years, show date 0 and total cost \$ 0.

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

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.

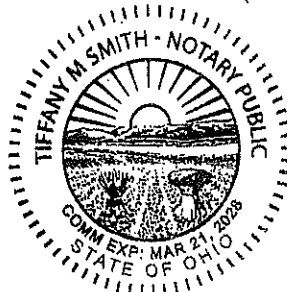
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/20/2025 Complainant or agent (printed) DONNA EDWARDS Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Donna Edwards*

Sworn to and signed in my presence, this 20<sup>th</sup> day of March 2025

Notary *Tiffany M. Smith*





## Clear Form

Tax year 2020 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	LISA N. CARRICO	123 YUNKER CT., ELYRIA, OH 44035	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person 440-567-4350 lisanervt@yahoo.com (NO CAPS, NO SPACES)			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
10-00-006-112-033	123 YUNKER CT., ELYRIA, OH 44035		
7. Principal use of property HOME (RESIDENCE)			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-00-006-112-033	\$120,000.-	\$153,960.00	-\$33,960.-
9. The requested change in value is justified for the following reasons: 1) ALL WINDOWS IN DIRE NEED OF REPLACEMENT: MISSING STORM WINDOWS/SCREENS, SEVERE PEELING AND SCRATCHES 2) ENTIRE KITCHEN NEEDS WORK: ORIGINAL CABINETS, CHIPPED FLOOR TILES, NO WOOD TRIM, PEELING PAINT * SEE ATTACHED PAGE FOR ADDITIONAL			

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

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

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

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

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 3-19-2025 Complainant or agent (printed) LISA N. CARRICO Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-19-2025 day of MARCH 2025  
(Date) (Month) (Year)

Notary 



DEBRA A MILLIS  
Notary Public  
State of Ohio  
My Comm. Expires  
January 17, 2030

CONTINUED FROM NUMBER 9:

- 3) BATHROOM NEEDS WORK: ~~NO~~ PEELING WALL (NOT JUST WALL PAPER) THE WALL ITSELF, OLD LINOLEUM FLOORING WITH TEARS; PEELING PAINT
- 4) SEVERE WEARING AND UNEVEN HARDWOOD IN 2 BEDROOMS NEEDS REPLACED.
- 5) PEELING PAINT IN MULTIPLE ROOMS: KITCHEN, BATH, BEDROOMS
- 6) THIS HOUSE WOULD NEVER SELL FOR \$153,900.00 OR ANYWHERE NEAR.
- 7) UNFINISHED BASEMENT

PLEASE CALL WITH ANY QUESTIONS  
440-567-4350



Clear Form

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

DTE 1  
Rev. 12/28

## 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	GRANFORS KEITH & TJOTJOS DONNA	19070 Landing Ln. Columbia Station, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-552-5895 granfors@twc.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	
1200071000040		Rear Land for 19070 Landing Ln.	
7. Principal use of property Pond			
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
1200071000040	Less than \$5000.00	\$37,240.00	-\$32,240.00
9. The requested change in value is justified for the following reasons: Land is half pond, partial wooded. Land is landlocked to the north by detention basin and private property, to the east by our property, to the south by a working farm and to the west by woods, Plum Creek and private property. Land is essentially wetland and unbuildable. Internet puts wetland values between \$1000.00 to \$6000.00 per acre. See attached photo of parcel and internet estimate of value. My estimate is this 2 Acre parcel around \$5000.00.			

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 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.

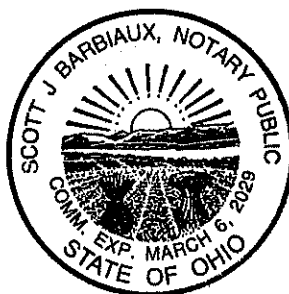
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date MARCH 21, 2025 Complainant or agent (printed) KEITH GRANT Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

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

Notary [Signature]





Tax year 2024 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.

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	GEORGE E. + VICTORIA L. SIMKOVICH	38924 ROBSON RD., GRAFTON, OH 44044	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person	440/242-1683 vsimkovich@windstream.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		
06-24-114-000-010	6262 WEST RIVER RD S, ELYRIA, OH 44035		
7. Principal use of property	RENTAL		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-24-114-000-010	\$105,000	\$147,890	\$42,890
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. N/A

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.

GEORGE E SIMKOVICH

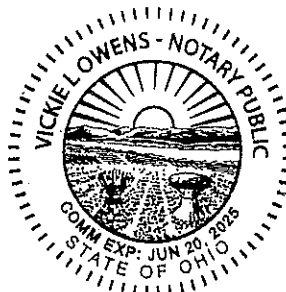
VICTORIA L SIMKO VICK

Date 3-20-25 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) George E Simkovich  
Victoria L Simkovich

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

Notary Vickie L Owens



Complaint Against the Valuation of Real Property – Parcel Number 06-24-114-000-011  
Owner – George E. & Victoria L. Simkovich

Our appraised value increased from \$86,640 in 2023 to \$147,890 in 2024 – an increase in value of \$61,250.00 or 70.7%. Our 2024 appraised value is well above the auditor's appraised values for other homes on our street (by as much as \$32,000), including the 4 bedroom 2 bath homes that were built in 2006.

Similar homes in comparable neighborhoods within a half mile radius have sold for \$51,000 to \$115,000 within the last year (comps from MLS attached).

We currently rent this home for \$975 per month (which we acknowledge is well under the going rate, but what we feel is appropriate for the area). Using the Gross Rent Multiplier approach to value this property at the current GRM for Elyria (7), we arrive at a value of \$81,900.

Using a more inflated rent of \$1,250 per month (which is more the norm for better neighborhoods), the value of our property would be \$105,000.

George E. Simkovich  
George E Simkovich

Victoria L. Simkovich  
Victoria L. Simkovich

3-20-2025  
Date

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

Vickie Lowens  
Notary



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 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>Roberta Stout</u>	<u>5371 Walker Rd</u>	
2. Complainant if not owner	<u>Trustee</u>	<u>Sheffield Lake, Oh</u>	
3. Complainant's agent		<u>44054</u>	
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		
<u>03-00-033-109-044</u>	<u>5371 Walker Rd.</u>		
	<u>Sheffield Lake, Oh 44054</u>		
7. Principal use of property <u>Home</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) <u>Appraised Value</u>	Column C Change in Value
<u>03-00-033-109-044</u>	<u>This rate percentage</u>	<u>2/24 159,590</u>	
	<u>rate is too high</u>	<u>2/25 278,280</u>	
	<u>Others 30% rate</u>		
9. The requested change in value is justified for the following reasons: <u>The percentage increase</u> <u>rate is close to 90%, much higher than most peoples</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 3/22 and total cost \$ 10,000.00.

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



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

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

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

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

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

Date 3/18/25 Complainant or agent (printed) Roberta Stout Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Roberta Stout

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

Notary Faith Knittle



**FAITH KNITTLE**  
Notary Public, State of Ohio  
My Commission Expires  
**July 22, 2026**

Tax year \_\_\_\_\_ BOR no. \_\_\_\_\_  
 County OH 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	Leonard Imbrogno	1110 Arrowhead Drive	
2. Complainant if not owner		Vermilion, ohio 44089	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-714-4255 speedsquad@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		
01-00-016-117-063	1110 Arrowhead Dr.		
7. Principal use of property personal 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
01-00-016-117-063	<del>\$</del> 358,118	<del>\$</del> 388,760	<del>\$</del> 30,642
9. The requested change in value is justified for the following reasons: Homes of similar values on both sides of me and across the street increased anywhere from 33.9% to 37.4%. Mine, however, went up 48.7% from \$261,400 to \$388,760. Cannot understand why. If I use the higher end percentage @ 37% the new value would be \$358,118.			

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

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

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

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

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

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

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

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

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

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

Date 3/21/2025 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 21<sup>st</sup> day of MARCH 2025  
(Date) (Month) (Year)

Notary [Signature]



BECKY BINGER KALEP  
Notary Public  
State of Ohio  
My Comm. Expires  
October 28, 2027



<b>Leonard Imbrogno</b> Vermilion, Ohio 44089	<u>2023 APPRAISED VALUE</u>	<u>2024 APPRAISED VALUE</u>	<u>% INCREASE</u>
1110 Arrowhead dr.	\$261,400	\$388,760	<b>48.7%</b>
1115 Arrowhead dr.	\$304,810	\$413,250	35.5%
1105 Arrowhead dr.	\$242,710	\$325,150	33.9%
1104 Arrowhead dr.	\$255,010	\$347,180	36.1%
1071 Arrowhead dr.	\$289,400	\$397,810	37.4%

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	Alexander Maul	248 Seaward Way; Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (419) 239-9059 Alex.Maul@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		
0400030128058	248 Seaward Way; Avon Lake, OH 44012		
7. Principal use of property Residential / 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
0400030128058	\$570,000	\$655,540	(\$85,540)
9. The requested change in value is justified for the following reasons: See attached considerations including recent sale support, comparable neighboring valuations, and comparable sales.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale July 2021  
and sale price \$ 530,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

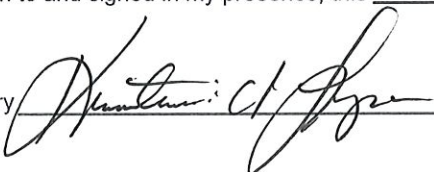
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/21/25 Complainant or agent (printed) Alexander Maul Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary 



KRISTINE D LUGO  
Notary Public  
State of Ohio  
My Comm. Expires  
December 26, 2027



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	Kathleen Frederick & Gerald Daehn	43053 Hastings Rd	
2. Complainant if not owner		Oberlin OH 44074	
3. Complainant's agent			
4. Telephone number and email address of contact person			
(330) 618-1606 BJFRF126@aol.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
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
1000020103113	257,000. <sup>00</sup>	198,000. <sup>00</sup>	53,000. <sup>00</sup>
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 6-2022  
and sale price \$ 239,500.<sup>00</sup> ; 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.

was up for sale in 2017 for 146,000.<sup>00</sup> and again in 2019 for 169,000.<sup>00</sup>

12. If any improvements were completed in the last three years, show date 2024 and total cost \$ 23,000.<sup>00</sup>

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

new  
sale

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 3-24-25 Complainant or agent (printed) Kathleen Frederick Title (if agent) \_\_\_\_\_

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

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

Notary \_\_\_\_\_

Kathleen Frederick & Gerald Hoehn  
43053 Hastings Rd  
Oberlin, Ohio 44074  
[bjfkf126@aol.com](mailto:bjfkf126@aol.com)  
(330) 618-6060

March 20, 2025

Board of Revision

I hope this letter finds you well. I am writing to request a review of the assessed value for my property located at 43053 Hastings Rd , which is currently listed at an assessed value of \$251,000.(we Paid \$238,500.) in 2022 I believe the current assessment is higher than the fair market value of my property, and I respectfully ask for a reduction based on the following reasons:

We purchased this house in 6/2022 during COVID where homes were priced and sold for outrageous prices like ours. The owner of the property tried selling it for \$146,000. in 2017, No Sale They tried again in 2019 for \$169,00.00 No Sale. Covid hit and they put it up again was offered 209,000. Did not sell because of septic., The house was presented as a 3 bedroom 2 bath, actually a 2 bedroom and 1 and ½ bath. The half bathroom water flows under the slab to a broken tile pipe by the register.

**The property condition:** Nothing has been updated since this house was built. (stated in inspection) No insulation in the house. Windows need replacement badly. The cabinet we lead base and painted over several times. Ceiling was leaking after purchase and now again in living and family The house has been neglected by the owners and the house was a rental for several yrs. The basement North East corner gets moisture after a heavy rain.(stated in inspection) The grading of the property slopes into our house, when it rains heavily, water comes in the back foundation of our garage and we have puddles in the garage.as for our yard we are the lowest with no drainage. Stated in inspection house needed many updates.

**Close Comparable Home:** 43079 Hastings sold in 2023 for \$270,00. and was **reduced to \$212,000.** which has 4 bedroom, 2 baths, Garage (Not listed) and was completely updated.. No comparison to ours.

**Last for the creek,** Our yard is being eroded away at 1 part of our property where Hasting Rd water flows West to East into our creek washing out the ground. Not sure if water was rerouted on Hastings as water ran on North side of road and could easily go into the creek there. But instead a pipe was put across the road North to South where the water dead ends into our property. Carlisle Twp told this property is a flood zone per trustee As map shows

I kindly ask that you review our case and consider adjusting the assessed value of my property. to \$198,000. We over paid for this house, and for the condition and repairs that need to be done. I would be happy provide further information to assist in this review.

Thank you for your time and consideration of my request. I look forward to hearing from you soon and hope we can reach a fair resolution.

P.S. you might like this and for the 2, 5 gallon bag bees nest that we recovered in the kitchen wall had to be taken down,

Sincerely,

Kathleen Frederick  
(330) 618-6060



## Clear Form

Tax year 2024 BOR no. \_\_\_\_\_  
 County LORAIN Date received 3/24/25

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	Michael D. NORMAN	33605 Hawkesbury Ct Avon OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-773-4424 LMNORMAN30TH@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		
04-00-023-105-284	33605 Hawkesbury Ct Avon, OH 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
04-00-023-105-284	\$30,000	\$80,730	-50,730
9. The requested change in value is justified for the following reasons: 3 COMPARABLES IN IMMEDIATE AREA INCLUDING SAME STREET. See Appraisal From Certified 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 N/A and total cost \$ \_\_\_\_\_

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

025 MAR 24 PM 1:56

LORAIN COUNTY  
BOARD OF REVISION

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

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

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

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

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

Date 3/24/25 Complainant or agent (printed) Michael Norman Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Michael Norman

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

Notary

[Signature]  
Commission expires  
April 28, 2029



LEIGH ANNE ADDISON  
Notary Public  
State of Ohio  
My Comm. Expires  
April 28, 2029

Clear Form

Tax year 2025 BOR no. \_\_\_\_\_ DTE 1  
 County Lorian Date received \_\_\_\_\_ 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	George Diantha Denko	10454 Mitchell Rd Columbia Station OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-236-9018 diantha1726@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		
12-00-081-000-060	10454 Mitchell Rd		
7. Principal use of property owner occupancy			
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
12-00-081-000-060			
9. The requested change in value is justified for the following reasons: <u>Columbig War Machine</u>			

2025 MAR 24 PM 1:59  
 COLUMBIA COUNTY  
 BOARD OF REVISION

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

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

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

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

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



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

- ☐ 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.

*Diantha R. Denko*

Date 3-18-24 Complainant or agent (printed) George Denko Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Diantha R. Denko*

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

Notary *Tammy Rehs*  
TAMMY REHS  
Notary Public  
State of Ohio  
My Comm. Expires  
February 7, 2026

Tax year FIRST HALF 2024 BOR no. \_\_\_\_\_County LORAIN Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before 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	DAVID A. & JANET P. KARPINSKI	221 BRANDT AVE., AMHERST OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person DAVID 440-541-6715 janetkarp@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	
05-00-022-114-003		221 BRANDT AVE., AMHERST, OH 44001	
7. Principal use of property <u>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
05-00-022-114-003	251,900	330,430.00	78,530
9. The requested change in value is justified for the following reasons: Ranch homes in area sell for low \$200,000. No sidewalks, street is blacktop. \$330,430 is an extremely high range for this area.			

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

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

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

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

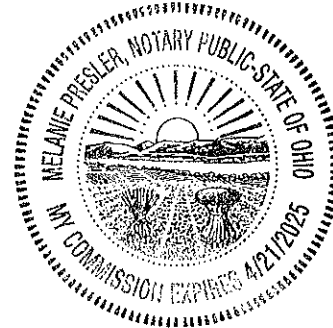
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-24-2025 Complainant or agent (printed) JANET P. KARPINSKI Title (if agent) \_\_\_\_\_  
Janet P. Karpinski

Complainant or agent (signature) [Signature]

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

Notary Melanie Presler





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	RICHARD E. AND SHIRLEY J. JURCZYNSKI	6224 OAK POINT EST. LORAIN OH. 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 282-5619 Shirley 6224@gmail			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-24-030-000-083		119 FOX HILL LANE ELYRIA OH. 44035-2703	
7. Principal use of property APARTMENT 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
06-24-030-000-083	585,000.00	756,600.00	171,600.00
9. The requested change in value is justified for the following reasons: BASED ON REAL ESTATE APPRAISAL BY; BUCKHOLTZ, CALDWELL COMMERCIAL APPRAISALS DOUGLAS J. FIRCA			

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 2021-2023 and total cost \$ 18,000.00

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

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

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

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

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

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

Date 3/24/2025 Complainant or agent (printed) RICHARD SHIRLEY JURCZYNSKI Title (if agent) F. Jurczyk SK

Complainant or agent (signature) Richard F. Jurczyk Shirley J Jurczyk

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

Notary Amanda Marrero



AMANDA MARRERO  
Notary Public  
State of Ohio  
My Comm. Expires  
August 22, 2029

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	Brian K. Wilbert, Yorki J. Encalada	42 S. Cedar St. Oberlin OH 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-935-2183, bwilbert@oberlin.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		
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
0900085102033	\$154,580.00	\$271,680.00	\$117,100
9. The requested change in value is justified for the following reasons: Please see the attached statement. Thank you.			

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

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

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

12. If any improvements were completed in the last three years, show date 0 and total cost \$ 0.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown



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 03/24/2024 Complainant or agent (printed) Brian K. Wilbert, Yorki J. Encalada Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Brian K. Wilbert + Yorki J. Encalada

Sworn to and signed in my presence, this 24<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary Ashley M Milas



ASHLEY M MILAS  
Notary Public  
State of Ohio  
My Comm. Expires  
November 15, 2025

**Attachment for Box 9. on the Lorain County DTE 1 Form for 42 S. Cedar St.  
Oberlin, OH 44074, filled out on 03/24/2025 by owners Brian K. Wilbert and Yorki  
J. Encalada**

Our property value went up over \$117,000.00 this year. We have made no major improvements or repairs in the past three years. A quick survey of the homes in our neighborhood reveals there are many homes which are the same size or larger, in terms of square feet; and these homes are on pieces of property the same size or larger than ours; and several of these homes underwent major improvements and significant repairs during the past three years. Yet none of these property values went up as significantly as ours did. We respectfully request that our property values be lowered to reflect the same percentage of value increases as the other properties in our neighborhood of similar size. If not, we would very much like to hear from the Board of Revision as to why our property was singled out for such a significant increase which has upped our property taxes over \$1000 from previous years. Please note we have requested a meeting with a county appraiser as well in search of a rationale for such a significant increase in property value. Thank you.

## Clear Form

DTE 2  
Rev. 12/22

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

**Complaint Against the Assessment of Real Property Other than Market Value**

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	RANGER FARMS LLC	15789 Mennell Road Grafton, Ohio 44044	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	(440) 452-3822		
5) Email address of complainant	jrlongwell@yahoo.com		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
1600024000011	4.00	MENNEL ROAD GRAFTON OH 44044	
1600024000017	5.69	MENNEL ROAD GRAFTON OH 44044	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input checked="" type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

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

The easement establishes contiguity, effectively linking all four parcels on the CAUV application as contiguous parcels to be treated as a single unit for CAUV purposes, ensuring compliance with CAUV requirements. For further reasoning, please refer to the attached letter and supporting documents.

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

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

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

Date 2/19/25 Complainant or agent [Signature] Title (if agent) \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_

Notary [Signature] Signature



MELANIE SZABO  
 Notary Public, State of Ohio  
 My Commission Expires  
 October 11, 2027

year 2025



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	Donald E Longwell Jr, Inga M Longwell	15758 Indian Hollow Rd, Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 669-0876 dlongwell@longwelllegal.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		
1500029000026	15758 Indian Hollow Road Grafton, Ohio 44044		
7. Principal use of property Primary Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
1500029000026	850,000.00	930,230.00	(80,230)
9. The requested change in value is justified for the following reasons:  The property was purchased in 2023 for \$850,000 in an arm's-length transaction between unrelated parties. This sale price represents the true market value of the property and provides the most accurate and up-to-date valuation. The auditor's appraised value of \$930,230 does not reflect the recent sale and appears to be overstated.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale May 30, 2023  
and sale price \$ 850,000.00 ; 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.

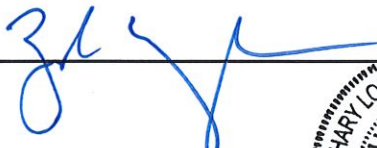
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/23/25 Complainant or agent (printed) Donald E. Longwell, Jr., CPA/JD Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 23rd day of March 2025  
(Date) (Month) (Year)

Notary 





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	Chris Cuda	36402 N Reserve Cir Avon Ohio 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 4403410270 chriscudalisw@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		
04-00-015-801-005	36402 N Reserve Cir Avon Ohio 44011		
7. Principal use of property Occupation by owner			
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
04-00-015-801-005	Est. \$230K	Est. \$323K	\$93K

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

Error #1: In Ohio, you can not count a finished basement as part of the home's square feet unless it has a walk-out or two or more of the basement walls are above ground. If that applies, then you can add a basement's square footage into the total for the home's living space. The current value erroneously includes the basement as living area. Error #2: There are only 2 full baths and 2 half baths. Error #3 There are only 2 bedrooms. Error #4 The age of home is 22 years without upgrades to interior.

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) CHRIS CUDDA Title (if agent) \_\_\_\_\_

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

Sworn to and signed in my presence, this 3/24/25 day of March 2025  
(Date) (Month) (Year)

Notary \_\_\_\_\_



THOMAS DIPAOLO  
Notary Public, State of Ohio  
My Commission Expires:  
March 27, 2027