

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

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

Attach additional pages if necessary.

2025 MAR 25 AM 9:05

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	Beatrice De La Pena	137 Notre Dame Circle	
2. Complainant if not owner		Elyria Ohio 44035	
3. Complainant's agent			
4. Telephone number and email address of contact person 216-513-2457 Don Spry @ yahoo.com			
5. Complainant's relationship to property, if not owner Husband			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-25-040-101-010	776 Washington Ave Elyria Ohio 44035		
7. Principal use of property Vacant			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-040-101-010	400,000		
9. The requested change in value is justified for the following reasons: House has been Vacant 8 yrs the left side of House has sunk 4" \$53,480 The Roof needs Replaced \$30,648			

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 3/25/2025 Complainant or agent (printed) Don Spradley Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

LORAIN COUNTY
BOARD OF REVISION

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

DTE 1
Rev. 12/22

2025 MAR 25 PM 10:03

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before filling out this form.
Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	Carmine & Elizabeth Ruggiero	5441 Fountain Cir, North Ridgeville, OH 44039
2. Complainant if not owner	N/A	N/A
3. Complainant's agent	N/A	N/A
4. Telephone number and email address of contact person	Carmine Ruggiero 440-454-1601 cbmruggiero@yahoo.com	

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
N/A	N/A
N/A	N/A
N/A	N/A

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
0700043105012	\$243,400	\$275,350	\$39,950

9. The requested change in value is justified for the following reasons:
Parcel #0700043105011 is the same house as mine. It sold for \$236K in '21 & is now valued @ \$243,380, slightly more than purchase price & \$39K less than my home. Maybe this is because my prop description states 6 RMs when, like my neighbor, I only have 5 RMs. I'm on fixed income and w/out this valuation reduction, my taxes will go up \$971 in one year.

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

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

12. If any improvements were completed in the last three years, show date 8/2/24 and total cost \$ 7,860.

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) Carmine Puggero Title (if agent) _____

Complainant or agent (signature) *Carmine Puggero*

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

Notary *Christine L. Gentry*



CHRISTINE L. GENTRY
Notary Public, State of Ohio
My Commission Expires 11-05-25

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 filing.

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	David Korte	37680 Butternut Ridge Rd.	
2. Complainant if not owner		NORTH RIDGEVILLE OHIO 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person N/A daddytoothpick@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-089-000-017	37680 Butternut Ridge Rd		
	NORTH RIDGEVILLE OHIO 44039		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
11-00-089-000-017	\$ 184,000.00	264,000.00	\$ 80,000.00
9. The requested change in value is justified for the following reasons: Appraisal REPORT C			

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. NOT LISTED

12. If any improvements were completed in the last three years, show date N/A and total cost \$ 0.00

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 3-17-2025 Complainant or agent (printed) David S. Kotke Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



VICTORIA CULLER
Notary Public, State of Ohio
My Commission Expires:
April 07, 2027

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

2025 MAR 25 AM 10:00

☒ 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	Nicholas Spanos	47748 Hughes Road, Wellington Ohio 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-308-9853 nicholas.spanos@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		
14-00-049-000-010	47748 Hughes Road		
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
14-00-049-000-010	665,000	719,600	54,600
9. The requested change in value is justified for the following reasons: Appraisal			

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

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

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

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

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

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

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

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

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

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

Date 3/20/2024 Complainant or agent (printed) Nicholas Spas Title (if agent) owner

Complainant or agent (signature) [Signature]

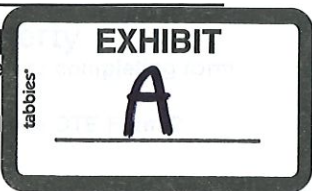
Sworn to and signed in my presence, this 20 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



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 filling out this form.
Attach additional pages if necessary.
This form is for full market value complaints only. All other complaints should be filed on a different form.
☒ Original complaint ☐ Counter complaint
Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Rahi Hotels LLC	c/o Sunny Patel, 8606 Hayes Ave, Sandusky, OH 44870	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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	
0700003102085		32801 Lorain Rd., 50-No Ridgeville City/No Ridgeville CSD	
7. Principal use of property Motel & Tourist Cabins			
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
0700003102085	\$900,000	\$1,462,120	(\$562,120)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

Date 3/21/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

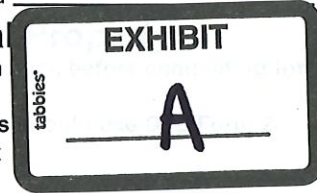
Date received _____

Complaint Against the Valuation of Real EstateAnswer all questions and type or print all information. Read instructions on
Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Ujjam LLC	c/o Sunny Patel, 8606 Hayes Ave, Sandusky, OH 44870	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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	
0624032104019 et al.		621 Midway Blvd, 50th St, 33-Elyria City/Elyria CSD	
(See attached breakdown)			
7. Principal use of property Motel & Tourist Cabins; Commercial Vacant Land			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624032104019 et al.	\$1,950,000	\$2,633,650	(\$683,650)
(See attached breakdown)			
Totals	\$1,950,000	\$2,633,650	(\$683,650)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

File Number: 25133-2024/JL

Parcel Number	Column A	Column B	Column C
	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change In Value
0624032104019	\$12,260	\$16,550	(\$4,290)
0624032104020	\$24,510	\$33,110	(\$8,600)
0624032104021	\$24,510	\$33,110	(\$8,600)
0624032104043	\$1,888,720	\$2,550,880	(\$662,160)
Totals	\$1,950,000	\$2,633,650	(\$683,650)

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.

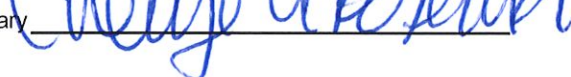
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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 filing.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

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EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Echo Avon Lake LLC	31990 Walker Rd., Avon Lake, OH 44012	
2. Complainant if not owner	Riser Foods Company	c/o Amanda Knowles, 700 Cranberry Woods Dr, Cranberry Township, PA 16066	
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner Tenant			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-030-141-041		31990 Walker Rd., 11 - Avon Lake City-Avon Lake CSD	
7. Principal use of property Supermarkets			
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
04-00-030-141-041	\$4,000,000	\$8,498,800	(\$4,498,800)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

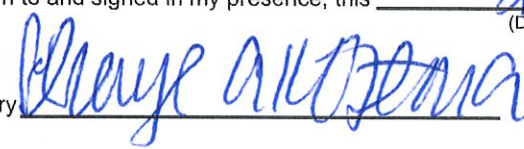
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/20/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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 filing.

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	RiteOH LLC	c/o Peter Kraus, 1608 E Broward Blvd, Fort Lauderdale, FL 33301	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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	
03-00-083-105-001 et al.		2853 Grove Ave, E. 28th St., Grove Ave, E 29th St., 42 Lorain City	
(See attached breakdown)			
7. Principal use of property Other Retail Structures; Commercial Vacant Land; Parking Garage, Structure & Lots			
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
03-00-083-105-001 et al.	\$700,000	\$1,201,180	(\$501,180)
(See attached breakdown)			
Totals	\$700,000	\$1,201,180	(\$501,180)
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. The sale was part of a portfolio purchase and does not represent the fee simple as if unencumbered value of the real estate.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/6/2022and sale price \$ \$2,288,378 ; 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

File Number: 12089-2024/SN

Parcel Number	Column A	Column B	Column C
	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change In Value
03-00-083-105-001	\$653,020	\$1,120,580	(\$467,560)
03-00-083-105-002	\$5,860	\$10,060	(\$4,200)
03-00-083-105-003	\$2,660	\$4,570	(\$1,910)
03-00-083-105-013	\$7,460	\$12,810	(\$5,350)
03-00-094-108-001	\$6,370	\$10,920	(\$4,550)
03-00-094-108-002	\$6,370	\$10,910	(\$4,540)
03-00-094-108-003	\$17,260	\$29,600	(\$12,340)
03-00-094-108-013	\$1,000	\$1,730	(\$730)
Totals	\$700,000	\$1,201,180	(\$501,180)

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.

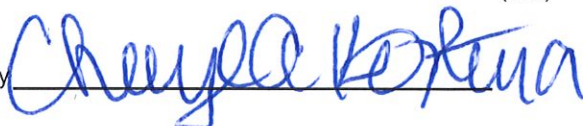
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/15/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary





CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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 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	Nehal Patel & Hetal Patel	c/o Nehal Patel, 32142 Ventanas Cir, Avon Lake, OH 44012	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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		
0400019144370	32142 Ventanas Cir, 11 Avon Lake City/Avon Lake CSD		
7. Principal use of property Single Family Dwelling			
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
0400019144370	\$675,000	\$761,160	(\$86,160)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

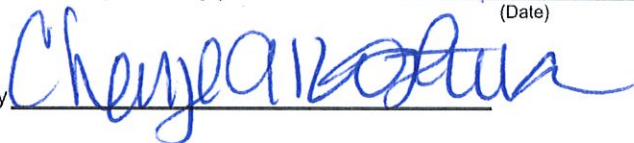
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/18/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary





CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

Tax year **2024**

BOR no. _____

DTE 1
Rev. 12/22County **Lorain**

Date received _____

Complaint Against the Valuation of Real Property

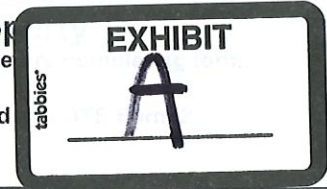
Answer all questions and type or print all information. Read instructions on back before filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	7944 Broadview, LLC	c/o Brandy Monty, PO Box 347, Columbus, IN 47202	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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		
10-00-003-125-010 et al.	705 Oberlin Elyria Rd, Lagrande Rd., 22-Carlisle Twp/Midview LSD		
(See attached breakdown)			
7. Principal use of property Other Food Services; Commercial Vacant Land			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-00-003-125-010 et al.	\$435,000	\$490,840	(\$55,840)
(See attached breakdown)			
Totals	\$435,000	\$490,840	(\$55,840)
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. Recent, arm's-length sale of subject property.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 2/25/2022and sale price \$ \$435,000 ; 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 N/A and total cost \$ N/A.13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

File Number: 21749-2024/JL

Parcel Number	Column A	Column B	Column C
	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change In Value
10-00-003-125-010	\$9,540	\$10,780	(\$1,240)
10-00-003-125-011	\$421,120	\$475,160	(\$54,040)
10-00-003-125-013	\$4,340	\$4,900	(\$560)
Totals	\$435,000	\$490,840	(\$55,840)

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

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

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

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

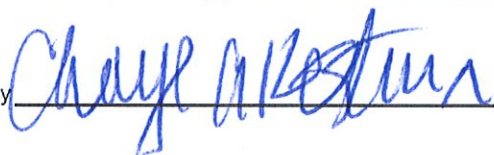
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/18/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary





CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2028

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 filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	New Marshall Plaza Associates, LLC	c/o David Roth, 23925 Commerce Park Rd, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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		
02-02-017-109-010	1942 W 27th St., 2512 Marshall Ave., Apt A3, 42 Lorain City/Lorain CSD		
02-02-017-109-011			
7. Principal use of property Apartments 40 or more units			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-02-017-109-010	\$822,170	\$1,710,000	(\$887,830)
02-02-017-109-011	\$1,277,830	\$2,657,730	(\$1,379,900)
Totals	\$2,100,000	\$4,367,730	(\$2,267,730)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/18/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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

2025 MAR 25 AM 7:55

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	New Kensington Square Associates, LLC	c/o David Roth, 23925 Commerce Park Rd, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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		
06-25-012-106-004	525 S Abbe Rd., Apt G1; 555 S Abbe Rd., Apt A2, 33 Elyria City		
06-25-012-106-006			
7. Principal use of property Apartments 40 or more units			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-012-106-004	\$2,148,490	\$5,261,110	(\$3,112,620)
06-25-012-106-006	\$1,251,510	\$3,064,680	(\$1,813,170)
Totals	\$3,400,000	\$8,325,790	(\$4,925,790)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/18/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary





CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Arlington Preservation Associates, LLC	c/o David Roth, 23925 Commerce Park Rd, Beachwood, OH 44122	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
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		
06-24-029-101-009	142 David Dr., Apt D7, 33 Elyria City/Elyria CSD		
7. Principal use of property Apartments 40 or more units			
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
06-24-029-101-009	\$1,500,000	\$3,278,970	(\$1,778,970)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/18/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	HONES, KEVIN T	212 ALDRICH RD VERMILION, OH 44089	
2. Complainant if not owner			
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person (216) 235-3526			
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		
0100002104029	212 ALDRICH ROAD VERMILION, OHIO 44089		
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
0100002104029	\$118,000		
9. The requested change in value is justified for the following reasons: I DO NOT AGREE W/VALUE. NO IMPROVEMENTS MADE. RESIDENCE ORIGINAL SINCE PURCHASED.			

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

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

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

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

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

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

- ☐ The property was sold in an arm's length transaction. ☐ 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 25 March 2025 Complainant or agent (printed) KEVIN T. HOWES Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary _____

Clear Form

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

DTE 1
 Rev. 12/22

LORAIN COUNTY
 BOARD OF REVISION
 2025 MAR 25 AM 10:16

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	Robert Smith	403 Fuller Rd. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-322-5880 (house phone) heyladylucinda@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	
		SEE "SEPARATE PAPER"	
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
	SEE "SEPARATE PAPER"		
9. The requested change in value is justified for the following reasons: ALL Properties are land locked AND IN THE WOODS. THE AMOUNT OF THESE INCREASES ARE ABOUT 900%. NO STREET AVAILABLE. The city block next to these is 16 LOTS AND ARE TOTALING 23.00 FOR ALL OF THEM.			

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

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

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

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

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

Property address Wade Ave.

Parcel number	Column A. Complainants	Column B current Value	Column C Change in Value
10.00.004.116.001	1,000.00	7,030.00	6,030.00
10.00.004.116.002	1,000.00	6,070	5,070
10.00.004.116.003	1,000	6,070	5,070
10.00.004.116.004	1,000	6,070	5,070
10.00.004.116.005	1,000	6,070	5,070

Property ADDRESS ————— Harper AVE.

Parcel number	Column A.	Column B	Column C
10.00.004.116.009	1,000	6,070	5,070

PROPERTY ADDRESS ————— NELSON ST.
Column A Column B Column C

10.00.004.116.010	1,000	6,070	5,070
10.00.004.116.011	1,000	6,070	5,070
10.00.004.116.012	1,000	6,070	5,070
10.00.004.116.014	1,000	6,070	5,070

Property ADDRESS ————— REAR LAND

Parcel number	Column A	Column B	Column C
10.00.004.117.001	1,000	10,080	9,080
10.00.004.117.002	1,000	10,920	9,920

1A 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.

1A 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.

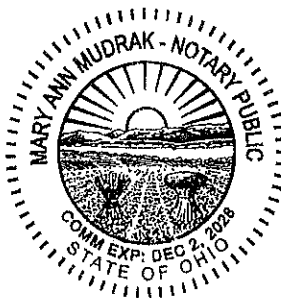
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-25-25 Complainant or agent (printed) Robert A. Smith Title (if agent) _____

Complainant or agent (signature) Robert A. Smith

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

Notary MJ



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

2025 MAR 25 AM 11:51

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property	MELANIE MORROW	425 WEST AVE. ELYRIA, OH. 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-315-5596 - NO EMAIL - NO COMPUTER			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-26-041-000-019		425 WEST AVE. 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
	\$90,000.00	\$119,490.00	\$29,490.00
9. The requested change in value is justified for the following reasons: MAJOR STRUCTURAL REPAIRS NEEDED, MAJOR INTERIOR REPAIRS NEEDED, EXTERIOR REPAIRS & PAINT NEEDED.			

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

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

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

12. If any improvements were completed in the last three years, show date 12-15-23 and total cost \$ 23,000.00.

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 3-19-25 Complainant or agent (printed) MELANIE MORROLA Title (if agent) _____

Complainant or agent (signature) Melanie Morrola

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

Notary Meghan Teter



MEGHAN RENEE TETER
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
09-11-27

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.

T13166-24	Name	Street address, City, State, ZIP code	
1. Owner of property	IRG Amherst I, LLC	Mark Miley IRG Realty Advisors 4020 Kinross Lakes Parkway Suite 200 Richfield, OH 44286	
2. Complainant if not owner	N/A		
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
05-00-009-000-095	112 N. Lake St. South/152 W. Main St. South		
05-00-010-101-049	Amherst		
7. Principal use of property: Previous board of education 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
05-00-009-000-095	53,630	297,320	- 243,690
05-00-010-101-049	196,370	1,088,600	-892,230
TOTAL	250,000	1,385,920	-1,135,920
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 12/9/2022and sale price \$ 10,000.00 ; 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. 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 3-22-25 Complainant or agent (printed) Robert K. Danzinger
 Title (if agent) Attorney

Complainant or agent (signature) _____

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

22nd
(Date)

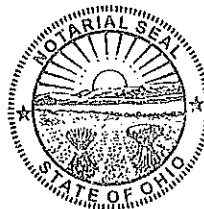
day of

March
(Month)

2025
(Year)

Notary _____

Jennifer Fischer



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

2025 MAR 25 AM 11:59

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	Gary M. & Patricia K. Hawkinson	2113 Hathaway Court Avon, Oh 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-937-1882 ghawkinson@roadrunner.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		
04-00-022-817-010	2113 Hathaway Court Avon, OH 44011		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-022-817-010	291,000	375,530	(84,530)
9. The requested change in value is justified for the following reasons: See Exhibit A attached			

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

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

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

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 03/24/2025 Complainant or agent (printed) Gary M. Hawkinson Title (if agent) _____

Complainant or agent (signature) *Gary M. Hawkinson*

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

Notary *Felicia Lavelle*



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	Broad and Depot Street Properties, LLC	90 Caesars Circle Amherst, Ohio, 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 419 651 8104 Thorgrim Ulfsson@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		
0626082 000013	321 Broad Street Elyria, Ohio 44035		
7. Principal use of property Commercial Storefront for rent			
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
0626082 000013	\$10,000. ⁰⁰	\$54,390. ⁰⁰	\$44,390. ⁰⁰
9. The requested change in value is justified for the following reasons: 321 Broad street was extensively damaged during the demolition of 327 Broad street. Further damages continue due to negligent backfilling. Lawsuits are still pending. The future viability of this property is in question. Damages are in the hundreds of thousands. Possibility of repair is not assured. Initial insurance estimate attached.			

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

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

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

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

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

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

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

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

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

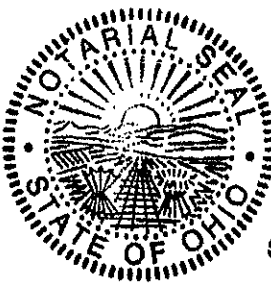
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2-26-2025 Complainant or agent (printed) James Jakopak Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 26th day of February 2025
(Date) (Month) (Year)

Notary [Signature]



COLLEEN M. BONK
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

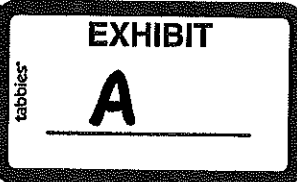
Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DT-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	AUX FUNDING LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700017123075</u>		<u>6070 WALLACE BLVD, North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700017123075</u>	<u>\$124,000</u>	<u>\$139,290</u>	<u>\$15,290</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/30/2022
 and sale price \$ \$124,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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 filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	AUX FUNDING LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person		330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0700007105026		5077 LEAR NAGLE RD, North Ridgeville, OH 44039	
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
0700007105026	\$154,000	\$172,760	-\$18,760
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 6/14/2022
 and sale price \$ \$154,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	RP2CUY LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700022106002</u>		<u>35143 BAINBRIDGE RD., North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700022106002</u>	<u>\$70,000</u>	<u>\$117,280</u>	<u>-\$47,280</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/19/2021

and sale price \$ \$70,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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 filing.
 Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property		AUX FUNDING, LLC	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ	
3. Complainant's agent		156 N. MAIN ST. #4, Hudson, OH 44236	
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0700018106098		5441 Cornell Avenue, North Ridgeville, OH 44039	
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
0700018106098	\$132,500	\$163,540	-\$31,040
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 9/9/2022

and sale price \$ \$132,500 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

Sworn to and signed in my presence, this 20 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 this form.
 Attach additional pages if necessary.

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

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

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property		RP2CUY LLC	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ	
3. Complainant's agent		156 N. MAIN ST. #4, Hudson, OH 44236	
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0700017109011		4741 JAMES RD., North Ridgeville, OH 44039	
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
0700017109011	\$160,000	\$197,340	-\$37,340
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 6/14/2021

and sale price \$ \$160,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

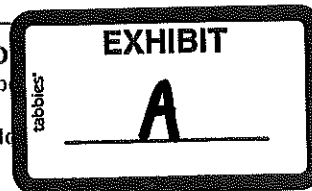
Answer all questions and type or print all information. Read instructions on back of form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property		RP3 FUNDING LLC	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ	
3. Complainant's agent		156 N. MAIN ST. #4, Hudson, OH 44236	
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0700017101031		5811 Deborah Drive, North Ridgeville, OH 44039	
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
0700017101031	\$166,000	\$174,920	-\$8,920
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/14/2022

and sale price \$ \$166,000 ; 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 UNKNOWN and total cost \$ _____

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

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


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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

Tax year 2024 BOR no. _____ DTE 1
 County LORAIN 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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	RP2CUY LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700015108003</u>		<u>34111 BAINBRIDGE RD., North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700015108003</u>	<u>\$130,000</u>	<u>\$138,750</u>	<u>-\$8,750</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5/19/2022

and sale price \$ \$130,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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 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	AUX FUNDING, LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700008109016</u>		<u>5877 BROAD BLVD., North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700008109016</u>	<u>\$137,500</u>	<u>\$184,610</u>	<u>-\$47,110</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 9/7/2022

and sale price \$ \$137,500 ; 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 UNKNOWN and total cost \$ _____

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

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


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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

Tax year 2024 BOR no. _____ DTE 1
 County LORAIN 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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	AUX FUNDING, LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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		
0700008103058	5719 MAIN AVE., North Ridgeville, OH 44039		
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
0700008103058	\$122,000	\$130,250	-\$8,250
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 3/28/2022

and sale price \$ \$122,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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 filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	AUX FUNDING, LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700007122051</u>		<u>5422 PLEASANT ST., North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700007122051</u>	<u>\$149,850</u>	<u>\$162,420</u>	<u>-\$12,570</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/10/2021

and sale price \$ \$149,850 ; 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 UNKNOWN and total cost \$ _____

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

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


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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

Tax year 2024 BOR no. _____ DTE 1
 County LORAIN 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.
 Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	RP2CUY LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-653-5763; NICHOLAS@CARDINAL-LAWYER.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>0700007117052</u>		<u>5271 BROAD BLVD., North Ridgeville, OH 44039</u>	
7. Principal use of property <u>RENTAL</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0700007117052</u>	<u>\$129,000</u>	<u>\$135,810</u>	<u>-\$6,810</u>
9. The requested change in value is justified for the following reasons: <u>ARM'S LENGTH TRANSACTION</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 6/2/2021

and sale price \$ \$129,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

Tax year 2024 BOR no. _____ DTE 1
 County LORAIN Date received _____ Rev. 12/22

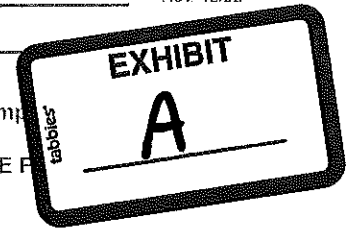
Complaint Against the Valuation of Real Property

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	RP3 FUNDING LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0700007117047		5395 Broad Boulevard, North Ridgeville, OH 44039	
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
0700007117047	\$80,000	\$150,410	-\$70,410
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 9/22/2023

and sale price \$ \$80,000 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

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

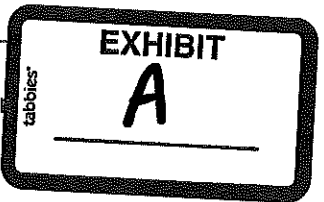
DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

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

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



	Name	Street address, City, State, ZIP code	
1. Owner of property	AUX FUNDING LLC		
2. Complainant if not owner	NICHOLAS J. CARDINAL, ESQ	156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0400018182001		32689 REDWOOD BLVD., Avon Lake, OH 44012	
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
0400018182001	\$235,000	\$332,930	-\$97,930
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 3/28/2022

and sale price \$ \$235,000 ; 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 UNKNOWN and total cost \$ _____

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

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


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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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 filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, Zip code	
1. Owner of property		RP2CUY LLC	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ	
3. Complainant's agent		156 N. MAIN ST. #4, Hudson, OH 44236	
4. Telephone number and email address of contact person			
330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0400018108030		158 BROOKFIELD RD., Avon Lake, OH 44012	
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
0400018108030	\$142,500	\$153,770	-\$11,270
9. The requested change in value is justified for the following reasons:			
ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/30/2021

and sale price \$ \$142,500 ; 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 UNKNOWN and total cost \$ _____

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

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


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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) 

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

Notary 



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

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

DTE 1
Rev 12/22

Complaint Against the Valuation of Real Property

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property		RP3 FUNDING LLC	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ 156 N. MAIN ST. #4, Hudson, OH 44236	
3. Complainant's agent			
4. Telephone number and email address of contact person 330-653-5763; NICHOLAS@CARDINAL-LAWYER.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	
0400007127012		225 Moorewood Avenue, Avon Lake, OH 44012	
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
0400007127012	\$167,500	\$200,050	-\$32,550
9. The requested change in value is justified for the following reasons: ARM'S LENGTH TRANSACTION			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/20/2022

and sale price \$ \$167,500 ; 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 UNKNOWN and total cost \$ _____

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

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

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

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

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

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

Date 3/20/25 Complainant or agent (printed) NICHOLAS J. CARDINAL Title (if agent) ATTORNEY

Complainant or agent (signature) [Signature]

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

Notary [Signature]



SHACHI MODY
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

2025 MAR 25 PM 1:04

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	CRYSTALYNN FIGUEROA		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-315-4103 CRYSTALYNNNDENKO@YAHOO.COM			
5. Complainant's relationship to property, if not owner SELF			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0300042119055		970 ROBERTS ST SHEFFIELD LAKE OH 4405	
0300042119056		970 ROBERTS ST SHEFFIELD LAKE OH 4405	
0300042119084		970 ROBERTS ST SHEFFIELD LAKE OH 4405	
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
0300042119055	DECREASE IN MARKET VALUE		DECREASE IN MARKET VA
0300042119056	DECREASE IN MARKET VALUE		DECREASE IN MARKET VA
0300042119084	DECREASE IN MARKET VALUE		DECREASE IN MARKET VA
9. The requested change in value is justified for the following reasons: <i>Property is not worth the value given or stated. Please revise.</i>			

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

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

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

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

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

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

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

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

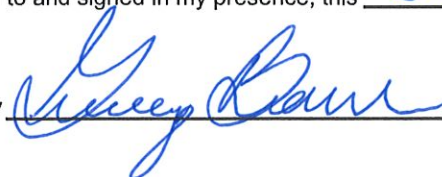
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 03/17/2025 Complainant or agent (printed) CRYSTALYNN FIGUEROA Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

LOKAIN COUNTY
BOARD OF TAX assessors**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.

2021 MAR 25 PM 12:12

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	NANCY LINDEN	31828 Chestnut Ridge	
2. Complainant if not owner		N. Ridgeville 44039	
3. Complainant's agent		Zle Zle	
4. Telephone number and email address of contact person 440-570-7129 nancycornfest@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
07-00-004-104-059		same as above	
7. Principal use of property resident			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-004-104-0059	214 030.00	334 880.000	
9. The requested change in value is justified for the following reasons: old farm house has not been remodeled since 1957 except for siding. Garage was moved in early 1970s attached to house			

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 3/25/25 Complainant or agent (printed) NANCY EVELINDEN Title (if agent) _____

Complainant or agent (signature) Nancy Eve Linden

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

Notary _____

Clear Form

DTE 1
Rev. 12/22

LUKAIN COUNTY
BOARD OF REVISION
2025 MAR 25 PM 12:26

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	Anthony Mazzarella	10531 Mitchell Rd, Columbia St, Oh. 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-849-7832 ajm@amerilimo.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 residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-081-000-071	\$247,615.00	\$495,230.00	50%
9. The requested change in value is justified for the following reasons: I request a 50% reduction due to the proximity to the Columbia War Machine property!			

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

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

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

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

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

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

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

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

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

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

Date 3/24 Complainant or agent (printed) Anthony J Mazzarella Title (if agent) [Signature]

Complainant or agent (signature) [Signature]

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

Notary [Signature]



EDWARD JAY MAZZARELLA
Notary Public
State of Ohio
My Comm. Expires
April 17, 2027

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	CHARLES C KOPP	36540 RUMMEL MILL DRIVE	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-371-0497 CHUCKKOPP@ICLOUD.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
07-00-031-000-215		36540 RUMMEL MILL DRIVE NORTH RIDGEVILLE	
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
07-00-031-000-215	\$445,000	\$487,480	\$42,480
9. The requested change in value is justified for the following reasons: PROFESSIONAL APPRAISAL			

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

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

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

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

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

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

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

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

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

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

Date 03/24/2025 Complainant or agent (printed) CHARLES KOPP Title (if agent) _____

Complainant or agent (signature) _____

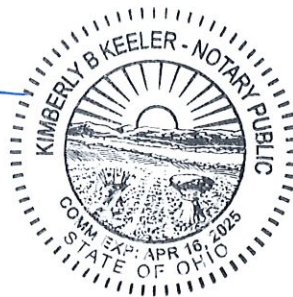
Sworn to and signed in my presence, this 24th day of March 2025

(Date)

(Month)

(Year)

Notary _____



Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 25 PM 1:28

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	Mark A and Pamela S Harder	42063 Griswold Rd Elyria Oh 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-371-8050 unclmoke51@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	
06-24-039-000-078		42063 Griswold Rd	
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
06-24-039-000-078	242,000	274,910	-32,910
9. The requested change in value is justified for the following reasons: On site appraisal by Jonathan B Underhill Legacy Appraisals			

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.

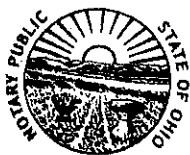
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-24-25 Complainant or agent (printed) Max A Harder Title (if agent) Notary Public
Dom Harder

Complainant or agent (signature) _____

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

Notary Yvonne C Muck



YVONNE C MUCK
Notary Public
State of Ohio
My Comm. Expires
May 9, 2025

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	DAVID M. SELESTAK	39332 FRENCH CREEK RD	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	216-577-0211 DSELESTAK@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		
0500037113025	58410 JACKSON ST. ATHERST		
7. Principal use of property	RENTAL INCOME		
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
0500037113025	\$210,000.00	\$262,200.00	\$52,200.00
9. The requested change in value is justified for the following reasons: SEE ACCOMPANYING DOCUMENTATION.			

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 25 PM 1:51
BOARD OF REVISION
CLERK COUNTY

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) DAVID M. SEBESTAK Title (if agent) _____

Complainant or agent (signature) David M. Sebestak

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

Notary _____

03/24/2025

To: Board of Revision

From: David M. & Annette G. Selestak

Subject Property: **534/536 Jackson St. Amherst, OH (Parcel 0500037113025)**

The following information and accompanying documentation are being submitted as justification for the purpose of challenging the auditor's current valuation on Parcel 0500037113025, Two Family Dwelling and substantiating an alternative valuation. Upon review of the latest revaluation, the complainant believes that the **\$262,200.00** valuation (**\$107.00/Sq. Ft.**), which represents a **50% increase**, is excessive for the following reasons:

- 1) The list of comparisons properties as provided by the auditor's department (**Neighborhood 20716**) that were utilized for revaluation, do not appear to be representative of the parcel being challenged.
- 2) The comparison properties utilized for the most part, appear to be primarily **single-family dwellings vs. multi-family**.
- 3) All but four of the comparison properties are **not located on Jackson St.** and of the four **only one is located near Nordson Corporation**, which is across the street from the parcel being challenged. **This point is of importance** as Nordson has discontinued operations, thus **closed most of its buildings on Jackson St.** and as a result **the buildings are sitting vacant**, which the complainant believes is a **detriment to adjacent properties valuations**.
- 4) The accompanying documents represent five nearby properties (**within approximately 1 mile**) for comparative review alternatively to the parcel being challenged, **all of which are two family dwellings**.
- 5) These alternative properties for the most part have **similar square footage, number of rooms, lot sizes and although they vary in age**, appear to all be in **comparable condition**.
- 6) The respective valuations of these properties vary, but **average \$160,135.00 @ an average \$98.00/Sq. Ft.** and an **average valuation increase of 20%**.
- 7) With this information and documentation provided. the complainant believes that a more appropriate valuation on the parcel being challenged would be in the **\$200,000.00 to \$210,000.00 range**.

Questions and comments regarding this information are welcomed. Your thoughtful consideration is appreciated.

Tax year 2025 BOR no. _____DTE 1
Rev. 12/22LOKAIN COUNTY
BOARD OF REVENUECounty 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.

2025 MAR 25 PM 2:32
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	Franklin Hamza	18121 whitehead RD	
2. Complainant if not owner		Lagrange OH 44050	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-452-3794 FMH440@yahoo.com			
5. Complainant's relationship to property, if not owner residence			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
15-00-077-000-005			
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
15-00-077-000-005	\$ 220,000		
9. The requested change in value is justified for the following reasons: House is 68 years old no updates have been done, very close to RR track is very loud and put House in flood zone, Basement floods, need windows doors electrical needs updated. Plumbing is in bad shape			

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 3-5-25 Complainant or agent (printed) Franklin Hanza Title (if agent) _____

Complainant or agent (signature) Frank Hanza

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

Notary [Signature]



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Kurt V. & Cindy M. Wagner	33003 Detroit Road, Avon, OH 44011	
2. Complainant if not owner	N/A	N/A	
3. Complainant's agent	N/A	N/A	
4. Telephone number and email address of contact person 216-402-3422 kwagner@thevongroup.org			
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	
04-00-027-102-072		33003 Detroit Road, Avon, OH 44011	
7. Principal use of property Primary Residence / Agricultural (Animal Husbandry)			
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
04-00-027-102-072	\$ 1,272,000	\$ 1,800,910	\$ 528,910
9. The requested change in value is justified for the following reasons: The Primary residence of 6,087sf was completed in 2019 for \$843,805. Value assigned by the Lorain County Board of Revision 5/3/21 \$1,210,000. No additional improvements have been made to the property since construction was completed in 2019. Additional valuation info supporting \$1,272,000 value may be found in Appraisal Report, 2/15/25.			

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 \$ 0.00

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.

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

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

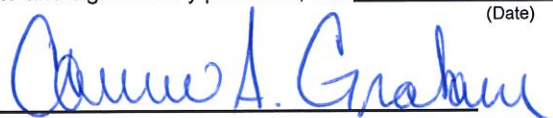
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 03/24/2025 Complainant or agent (printed) Kurt Wagner Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



CARRIE A GRAHAM
Notary Public
State of Ohio
My Comm. Expires
December 1, 2029

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	Joseph + Nicole Marcum	38824 Arbor Ct, Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-281-4401 marcumjs@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		
10-00-016-000-152	38824 Arbor Ct, Grafton, OH 44044		
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
10-00-016-000-152	915,000	1,024,250	49,250
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5/21and sale price \$ 780,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

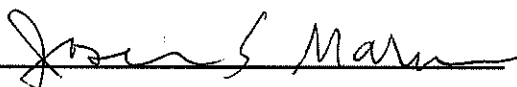
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

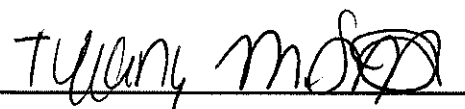
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

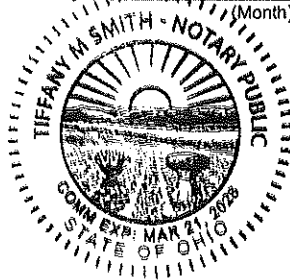
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/25/25 Complainant or agent (printed) Joseph S Marcy Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LorainDate received 08-06-2024**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	MUHAMMAD SHAKEEL	23867 Audreys way Columbia statn OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-201-9747 SCHKEEL@GMAIL.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
12-00-0167-000-024		23867 Audreys Way Columbia station OH 44028	
7. Principal use of property Residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-0167-000-024	\$378,583	\$434,110	-\$55,527
9. The requested change in value is justified for the following reasons: Please see the attached documents where I have listed all the reasons.			

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

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

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

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

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

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

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

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

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

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

Date 03/24/2025 Complainant or agent (printed) Muhammad Shakeel Title (if agent) _____

Complainant or agent (signature) _____

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

Notary [Signature]



LORAIN COUNTY
BOARD OF REVISION

2025 MAR 25 PM 3:45

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	Christine M. Windisch	8845 Timber Edge Dr.	
2. Complainant if not owner		N. Ridgeville, OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 614-937-5148 - Windisch Christine@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		
07-00-002-102-129	8845 Timber Edge Dr.		
	N. Ridgeville, OH 44039		
7. Principal use of property Single Family Home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-002-102-129	\$335,000.00	\$379,390.00	\$44,390.00
9. The requested change in value is justified for the following reasons: I do not believe I could sell my house for your estimated value. Please 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

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 3/25/25 Complainant or agent (printed) Christine Menasian Title (if agent) N/A

Complainant or agent (signature) *Chmenasian*

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

Notary *Ryan Dilorio*



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		Beverly Favorito	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-441-1496 stormylost@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	
1600088000014		34688 Neff Rd, Grafton, OH 44044	
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
1600088000014	350000	454720	104720
9. The requested change in value is justified for the following reasons: Professional appraisal			

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

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

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

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

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

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

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

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

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

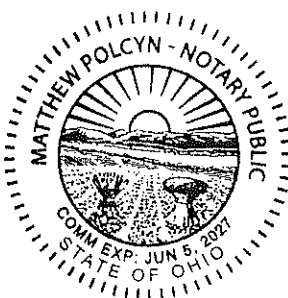
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/25/25 Complainant or agent (printed) Beverly Favorito Title (if agent) _____

Complainant or agent (signature) Beverly Favorito

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

Notary Matthew Polcyn



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	George Wransky	143 Dorset Court Elyria, Ohio 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-371-6734 gwransky@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	
065025000011		143 Dorset Court	
7. Principal use of property Living in - family home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
065025000011	146,500.00	193,170.00	
9. The requested change in value is justified for the following reasons: central A/c needs total replacement, face boards & gutters need all replaced, doors & windows, Basement ceiling due to water line break, ceiling in lower bedroom due to bad window above, driveway siding needs replaced, bathtub not working, downstairs shower needs replaced flooring etc.			

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 3/25/25 Complainant or agent (printed) George Wlansky Title (if agent) _____

Complainant or agent (signature) George Wlansky

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

Notary _____