

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	JANICE MUMMA	3423 DAYTON AVE, LORAIN OH 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 740 739 2612 none			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
02-01-003-232-003		3423 DAYTON AVE LORAIN OH 44053	
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
02-01-003-232-003	\$65,000	102,000	
9. The requested change in value is justified for the following reasons: THE ENTIRE BACK OF THE GARAGE NEEDS REPLACED, ALONG W/ GARAGE DOOR + 2 WINDOWS ON THE HOUSE, ALONG W/ THE ROOF. ELECTRICAL BOX IN THE HOUSE NEEDS REPLACED			

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 3/26/25 Complainant or agent (printed) JANICE McCOMMA Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2025 BOR no. _____
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☐ Original complaint ☐ Counter complaint

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	Name	Street address, City, State, ZIP code
1. Owner of property	JANICE MUMMA	3423 DAYTON AVE LORAIN OH 44055
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

740-739-2612 NONE

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

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

6. Parcel numbers from tax bill

Address of property

02-01-003-262-025

380 N. RIDGE RD W, LORAIN OH 44053

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
02-01-003-262-025	\$175,000		

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

ROOF NEEDS REPAIRED ON 1/2 THE BRDG, REPAIRED ON OTHER 1/2
SOME WINDOWS NEED REPLACED, SOME SIDING ON 2 BARN S + GARAGE
NEED REPLACED, 1 APARTMENT TRASHED BY TENANTS

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 11/1/23 and total cost \$ 6000.00

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.

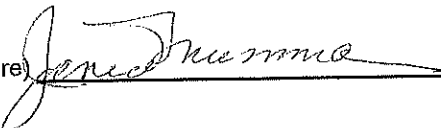
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/26/2025 Complainant or agent (printed) JANICE MUMMA Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

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☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Alan Bruce Wolff	5290 Trails End Ct.	
2. Complainant if not owner		Sheffield Village, Ohio 44054	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-281-2769 dpiperwolff@aol.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-014-000-074	5290 Trails End Ct, Sheffield Village, OH 44054		
7. Principal use of property <u>Residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-014-000-074	610,000	776,980	166,980
9. The requested change in value is justified for the following reasons: No house has sold in Sheffield Village in the last 24 months for this high a value and the change is justified by the current attached 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 N/A and total cost \$ _____

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

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

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

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

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

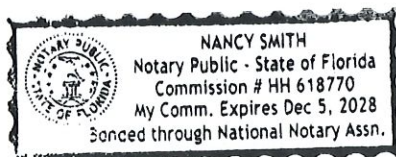
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-21-2025 Complainant or agent (printed) Alan B. Wolff Title (if agent) _____

Complainant or agent (signature) Alan B. Wolff

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

Notary Nancy Smith



Clear Form

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☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Bryan Kaspar	15100 Cowley Road Columbia Station OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Bryan Kaspar 3303213994			
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		
1600009000023	Rear Land Columbia Station		
7. Principal use of property Vacant lot with wetland agreement			
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
1600009000023	140000.00	193470.00	43470.00
9. The requested change in value is justified for the following reasons: Purchase was completed on 8/23/2023 in the amount of 150,000. It was purchased from my neighbor as I had access to it with my current parcel 15100 Cowley. I had combined this with my legal description for the aforementioned property, however due to county guidelines, it was required to have two parcels. Due to this, I am also not getting the owner occupancy credit, but the Vacant lot is listed as 514 Single family dwelling and there is no home on it and I am			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 08/23/2023

and sale price \$ 150000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

Date 03/25/2025 Complainant or agent (printed) Bryan Kaspar Title (if agent) _____

Complainant or agent (signature) *Bryan Kaspar*

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

Notary *E. A. Follen*



ELIZABETH A FOLLEN
Notary Public
State of Ohio
My Comm. Expires
May 22, 2028

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	CHARLES W. STEPHENS	738 N. CENTER ST, LAGRANGE, OH 44050	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-371-5744 CHUCKS1257@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		
1500035000037	738 N. CENTER ST, LAGRANGE OH 10, 44050		
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
1500035000037	291,600.00 *	382,980.00	(91,380.00)
	* REFLECTS 12% INC		
9. The requested change in value is justified for the following reasons: PARCEL 1500035000037 INCREASED 47.11% COMPARED TO SIMILAR HOMES IN NEIGHBORHOOD EXAMPLE: 15000350000105 14.8% 1500035000041 4.9% 1500035000040 16.2% } AVG 11.97%			

NOTE: ACTUAL SQUARE FOOTAGE = 2,698 SQ FT

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 NA and total cost \$ 0

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

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

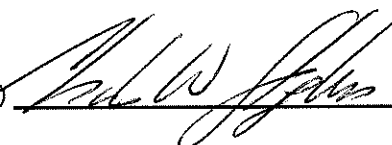
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3/26/25 Complainant or agent (printed) CHARLES STEPHENS Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Clear Form

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Michael & Jane E. Duraney	5321 Apple Creek Dr., Shef Vlg, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 934-6235 mduraney@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	
03-00-006-000-179		5321 Apple Creek Dr., Shef Vlg, OH 44054	
7. Principal use of property My Home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-006-000-179	\$220,000.00	\$262,830.00	\$42830.00
9. The requested change in value is justified for the following reasons: Originally bought for \$167,750 in 1998. A couple of minor upgrades years ago, but basically same house as before. There has been no upgrades or changes in last three years. Lost 4 landscaping trees. Two in front yard. Two in back yard, including a full grown Cleveland pear to the wind. Basement is not finished.			

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 03/25/2025 Complainant or agent (printed) MICHAEL DURANAY Title (if agent) _____

Complainant or agent (signature) *Michael Duranay*

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

Notary *Wade U. Hammond II*



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

VB

SEE ATTACHMENT--1694

Tax year 2024 BOR no. _____

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Eastlake Properties, Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0201008101389		4355 Oberlin Avenue, Lorain, Ohio 44053	
7. Principal use of property. <u>Commercial / Garage</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
0201008101389	\$150,000	\$218,660	-\$68,660
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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


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

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

Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:49 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

County Lorain Date received _____

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Eastlake Properties Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0201003107008	960 E Erie Avenue, Lorain, Ohio 44052		
7. Principal use of property. <u>Apartments</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
0201003107008	\$384,000	\$455,710	-\$71,710
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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


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

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

Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:49 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

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

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	NTP Willows, LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0201008101132	4745 Oberlin Avenue, Apt. 3A, Lorain, Ohio 44053		
0201008101142	Oberlin Avenue, Lorain, Ohio 44053		
0201008101143	4745 Oberlin Avenue, Apt. 3, Lorain, Ohio 44053		
7. Principal use of property. <u>Apartment</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
0201008101132	\$830,000	\$1,045,290	-\$215,290
0201008101142	\$20,000	\$24,430	-\$4,430
0201008101143	\$750,000	\$830,210	-\$80,210
Totals	\$1,600,000	\$1,899,930	-\$299,930
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition Issues. Issues from next door property. story of vacancy.			

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

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

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

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

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

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

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


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

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Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

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Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Olympic Property Group II LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0201006190033		1040 Tower Boulevard, Lorain, Ohio 44052	
7. Principal use of property. <u>Apartment</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
0201006190033	\$500,000	\$702,270	-\$202,270
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues. Eight Units off-line due to flooding.			

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

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

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

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

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

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

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

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

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

03/24/2025 05:42 PM EDT

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

Complainant or agent (signature) _____

Kelly Bauernschmidt



03/24/2025 05:49 PM EDT

Sworn to and signed in my presence, on _____

Jennifer Hardy



Jennifer Hardy
Comm Expires 11/13/2026

Notary _____

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

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

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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	Olympic Property Group, LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <input checked="" type="checkbox"/> Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0624030000080		13 Revere Lane, Elyria, Ohio 44035	
0624030000087		Rear Land, Elyria, Ohio 44035	
7. Principal use of property. Apartments			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624030000080	\$2,330,000	\$3,023,100	-\$693,100
0624030000087	\$70,000	\$102,580	-\$32,580
Totals	\$2,400,000	\$3,125,680	-\$725,680
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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03/24/2025 05:42 PM EDT

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

Kelly Bauernschmidt



Complainant or agent (signature) _____

03/24/2025 05:50 PM EDT

Sworn to and signed in my presence, on _____

Jennifer Hardy



Jennifer Hardy
Comm Expires 11/13/2026

Notary _____

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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.
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Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Shorehouse Apartments Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0200051103001		E Erie Avenue, Lorain, Ohio 44052	
0200051103002		1102 E Erie Avenue, Lorain, Ohio 44052	
0200051103078		1120 E Erie Avenue, Lorain, Ohio 44052	
7. Principal use of property. <u>Apartments</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
0200051103001	\$16,000	\$16,950	-\$950
0200051103002	\$250,000	\$318,090	-\$68,090
0200051103078	\$823,000	\$1,065,420	-\$242,420
Totals	\$1,089,000	\$1,400,460	-\$311,460
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

- ☐ The property was sold in an arm's length transaction
- ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property.
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03/24/2025 05:42 PM EDT

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

Complainant or agent (signature) Kelly Bauernschmidt 

03/24/2025 05:50 PM EDT

Sworn to and signed in my presence, on _____

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Shorehouse Apartments Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0200051103008		212 Indiana Avenue, Lorain, OH	
7. Principal use of property. <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0200051103008	\$76,000	\$92,230	-\$16,230
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

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Notary Jennifer Hardy   Jennifer Hardy
Comm Expires 11/13/2026

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Complaint Against the Valuation of Real Property

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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	Southwyck Apartments, LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <input checked="" type="checkbox"/> Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0624030000067, et al (see attachment)		127 Fox Hill Lane, Elyria, Ohio 44035, et al (see attachment)	
7. Principal use of property. <u>Apartment/Duplex/Retail/Warehouse</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
0624030000067, et al (see attachment)	\$5,705,000	\$6,959,670	-\$1,254,670
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

Southwyck Apartments, LLC. - 2024 Complaint Attachment				
PPNs	Address	Complainant's Opinion of Value	Current Value	Change in Value
624030000067	127 Fox Hill Lane	\$500,000	\$659,160	-\$159,160
624030000069	123 Fox Hill Lane	\$500,000	\$601,020	-\$101,020
624030000063	128 Fox Hill Lane	\$600,000	\$768,900	-\$168,900
624030000088	132 Fox Hill Lane	\$945,000	\$1,128,300	-\$183,300
624030000103	1448 West River Rd N	\$390,000	\$434,070	-\$44,070
624030000061	1444 West River Rd N	\$945,000	\$1,109,720	-\$164,720
624030000076	1442 West River Rd N	\$400,000	\$451,940	-\$51,940
624030000105	1450 West River Rd N	\$1,425,000	\$1,806,560	-\$381,560
		\$5,705,000	\$6,959,670	-\$1,254,670

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

- ☐ The property was sold in an arm's length transaction
- ☐ The property lost value due to a casualty.
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Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt
(99661) Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:50 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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



SEE ATTACHMENT-1691

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

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Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	T.V.P. Enterprises, Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0201006114024	1174-1176 W 8th Street, Lorain, Ohio 44052		
7. Principal use of property. <u>Duplex</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
0201006114024	\$80,000	\$109,640	-\$29,640
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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

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

Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:50 PM EDT
Jennifer Hardy 
Notary Jennifer Hardy  Jennifer Hardy
Comm Expires 11/13/2026

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

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	T.V.P. Enterprises Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0300100113020		1832, 1834, 1840 and 1842 E 42nd Street, Lorain, Ohio 44055	
7. Principal use of property. <u>Two Duplex / Buildings</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
0300100113020	\$160,000	\$222,940	-\$62,940
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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


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Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

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Jennifer Hardy 
Notary _____



Jennifer Hardy
Comm Expires 11/13/2026

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

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	T.V.P. Enterprises Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0202005114019		1403 Herbert Drive, Lorain, Ohio 44053	
7. Principal use of property. <u>Apartment</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
0202005114019	\$320,000	\$426,860	-\$106,860
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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

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


03/24/2025 05:42 PM EDT

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

Complainant or agent (signature) Kelly Bauernschmidt 

03/24/2025 05:50 PM EDT

Sworn to and signed in my presence, on _____

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

1/1

SEE ATTACHMENT--1679

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

2025 JAN 25 7:12:29 ☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	T.V.P. Enterprises, Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0300100113011		1844-1846 E 42nd Street, Lorain, Ohio 44055	
7. Principal use of property. <u>Duplex</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
0300100113011	\$80,000	\$104,510	-\$24,510
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

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

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


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

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

Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:50 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

10

SEE ATTACHMENT--1678

Tax year 2024 BOR no. _____

DTE 1
Rev. 12/22

County Lorain Date received _____

Complaint Against the Valuation of Real Property

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☒ Original complaint ☐ Counter complaint

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1. Owner of property	T.V.P. Enterprises Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0300100113010	1848-1850 E 42nd Street, Lorain, Ohio 44055		
7. Principal use of property. <u>Duplex</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
0300100113010	\$80,000	\$104,510	-\$24,510
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

- ☐ The property was sold in an arm's length transaction ☐ The property lost value due to a casualty.
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Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:50 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

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1. Owner of property	T.V.P. Enterprises Ltd.	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner Owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0300100113006		1864 - 1866 East 42nd Street, Lorain, Ohio 44055	
7. Principal use of property. Duplex			
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
0300100113006	\$80,000	\$110,670	-\$30,670
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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


- ☐ The property was sold in an arm's length transaction
- ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property.
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Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

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Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

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3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0202005114020		5707 Ashland Avenue, Lorain, Ohio 44053	
7. Principal use of property. <u>Apartments</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
0202005114020	\$210,000	\$255,760	-\$45,760
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition Issues.			

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

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

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

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

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Date 03/24/2025 05:42 PM EDT Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/24/2025 05:50 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

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

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	Name	Street address, City, State, ZIP code	
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2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0300100113007		1860-1862 East 42nd Street, Lorain, Ohio 44055	
7. Principal use of property. <u>Duplex</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
0300100113007	\$80,000	\$110,070	-\$30,070
9. The requested change in value is justified for the following reasons: One or more of the three traditional approaches to value. Condition issues.			

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

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

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

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

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

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

03/24/2025 05:42 PM EDT

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

Kelly Bauernschmidt



Complainant or agent (signature) _____

03/24/2025 05:49 PM EDT

Sworn to and signed in my presence, on _____

Jennifer Hardy



Jennifer Hardy
Comm Expires 11/13/2026

Notary _____

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

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	Trent Perchinsky	156 Pearl St Amherst MA 01001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 984 8605			
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		
0201003133015			
7. Principal use of property <u>unsure</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
0201003133015	20,000	91,890.00	71,890
9. The requested change in value is justified for the following reasons: Comps, Paid Price of 20,000. House is worth less than purchase price of 20,000. Need complete renovation			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/17/2023
and sale price \$ 20,000 ; 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) Trent Perchinsky Title (if agent) _____

Complainant or agent (signature) Trent Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

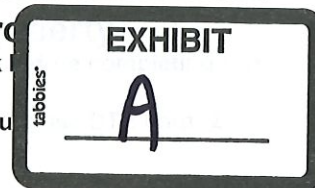
Answer all questions and type or print all information. Read instructions on back of form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troy1213@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	
0626070000001		144 W BRIDGE ST ELYRIA OH 44035	
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0626070000001	43,000	84,390.00	-41,390
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in. Also based off actual sale price.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/16/2022
and sale price \$ 34,119.50 ; 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 3/26/25 Complainant or agent (printed) Tony Perchinsky Title (if agent) _____

Complainant or agent (signature) Tony Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

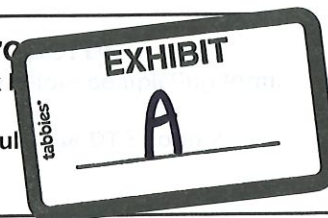
Answer all questions and type or print all information. Read instructions on back of form.

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	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troyp1213@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		
0201003160014	606 W 21ST ST LORAIN OH 44052		
0300098115006	3061 ELYRIA AVE LORAIN OH 44055		
0202025111012	1235 W 17TH ST LORAIN OH 44052		
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0201003160014	75,000	92,230.00	-17,230
0300098115006	35,000	57,020.00	-22,020
0202025111012	50,000	55,250.00	-5,250
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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 3/26/25 Complainant or agent (printed) Troy Perchinsky Title (if agent) _____

Complainant or agent (signature) Troy Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

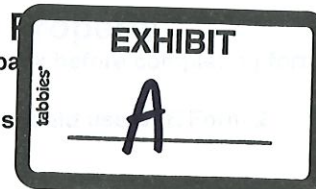
Answer all questions and type or print all information. Read instructions on back.

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	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troyp1213@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		
1000004101015	1710 MIDDLE AVE ELYRIA OH 44035		
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
1000004101015	75,000	96,590.00	-21,590
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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.

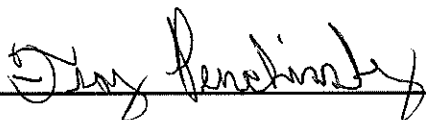
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/26/25 Complainant or agent (printed) Troy Penchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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.

2025 MAR 26 AM 11:59

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troyp1213@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		
0202026116001	1241 W 9TH ST LORAIN OH 44052		
0201006129011	1029 W 14TH ST LORAIN OH 44052		
0201005115014	908 W 8TH ST LORAIN OH 44052		
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0202026116001	50,000	86,050.00	-36,050
0201006129011	50,000	66,180.00	-16,180
0201005115014	55,000	82,170.00	-27,170
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in. The one house had lead orders on it that significantly devalue it and make it more costly to renovate (9th).			

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 3/26/25 Complainant or agent (printed) Tony Perchinsky Title (if agent) _____

Complainant or agent (signature) Tony Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troyp1213@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	
0201003203024		109 W 29TH ST LORAIN OH 44055	
0201006118010		1062 W 11TH ST LORAIN OH 44052	
0201005120018		969 WASHINGTON AVE LORAIN OH 44052	
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0201003203024	55,000	87,860.00	-32,860
0201006118010	50,000	84,250.00	-34,250
0201005120018	55,000	95,080.00	-40,080
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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 3/26/25 Complainant or agent (printed) Troy Perchinsky Title (if agent) _____

Complainant or agent (signature) Troy Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

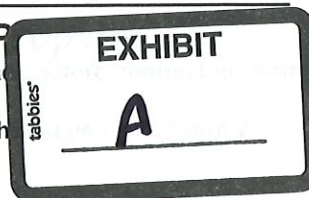
Answer all questions and type or print all information. Read instructions on back.

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	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troy1213@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	
0624108000002		341 WEST RIVER RD N, ELYRIA OH 44035	
0624026119002		1226 LAKE AVE ELYRIA OH 44035	
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624108000002	110,000	174,040.00	-64,040
0624026119002	65,000	120,030.00	-55,030
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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 3/26/25 Complainant or agent (printed) Troy Perchinsky Title (if agent) _____

Complainant or agent (signature) Troy Perchinsky

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440-986-0729 troyp1213@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	
0202026117005		1325 W 10TH ST LORAIN OH 44052	
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0202026117005	45,000	70,670.00	-25,670
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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.

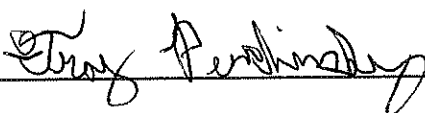
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/26/25 Complainant or agent (printed) Troy Perchinsky Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

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.

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	Troy Perchinsky	3076 Clague Rd North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-986-0729 troyp1213@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	
0300046118011		MCKINLEY ST LORAIN OH 44052	
0300046118012		3430 MCKINLEY ST LORAIN OH 44052	
0300098131003		810 E 34TH ST LORAIN OH 44055	
7. Principal use of property Residential Rental Property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300046118011	1000	4,570.00	-3,570
0300046118012	75,000	89,520.00	-14,520
0300098131003	50,000	68,710.00	-18,710
9. The requested change in value is justified for the following reasons: Comparable sales are way lower in value. Also, the cost of the required repairs to bring the properties to their full market value are not factored in.			

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 3/26/25 Complainant or agent (printed) Troy Perchinsky Title (if agent) _____

Complainant or agent (signature) Troy Perchinsky

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

Notary _____

Clear Form

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

DTE 1
 Rev. 12/22

Complaint Against the Valuation of Real Property

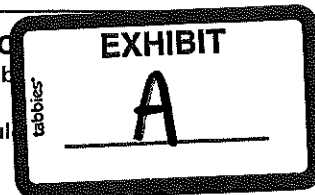
Answer all questions and type or print all information. Read instructions on back of form.

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	Kelly Wilmer	32401 Birchwood Lane	
2. Complainant if not owner		Aron Lake	
3. Complainant's agent		Ohio 44012	
4. Telephone number and email address of contact person 440375-5553, Kellymichellew@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	
0400019141378		32401 Birchwood Lane	
		Aron Lake OH 44012	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400019141378	\$435,000.00	\$447,320.00	\$12,320.00
9. The requested change in value is justified for the following reasons: I bought the house in Feb 2024, for the price below.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 2-27-2024

and sale price \$ 435,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

Date 3-23-25 Complainant or agent (printed) Kelly Wilson Title (if agent) Owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3-23-2025 day of March 2025
(Date) (Month) (Year)

Notary Julia B Ecker



JULIA B ECKER
Notary Public
State of Ohio
My Comm. Expires
December 28, 2029

Tax year 2025 BOR no. _____
 County Cornin 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	Carl Wilms Jr.	44097 Whitteley Rd Amherst OH 44001	
2. Complainant if not owner	Kelly Wilms / Valenti	4855 E Lake Rd Sheffield Lake OH 44054	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440 864-5634 440-315-5553 Kellymichelle w@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		
0300036101005	4855 E Lake Rd Sheffield Lake OH 44054		
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
20105012		577,600.00	
0300036101005	\$749,000.00	\$1,044,540.00	295,540.00
9. The requested change in value is justified for the following reasons:			
<p>not (See attached) owner occupied (so currently no credit given) also I thought the raise could only be a certain percentage of any increase (per term)</p> <p>Also comparative properties in area are not at this appraised value</p>			
10. Was property sold within the last three years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.			
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.			
12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____			
13. Do you intend to present the testimony or report of a professional appraiser? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 3/23/2025 Complainant or agent (printed) Kelly Williams Title (if agent) Owner

Complainant or agent (signature) [Signature]

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

Notary [Signature]



JULIA B ECKER
Notary Public
State of Ohio
My Comm. Expires
December 28, 2029

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Provident Trust GRP LLC Roth IRA EBO Thomas J Knoble	49716 Middle Ridge Rd Amherst Ohio 44001	
2. Complainant if not owner			
3. Complainant's agent	Thomas J Knoble (owner of IRA)	1833 Chiprock Dr Marysville OH 43040	
4. Telephone number and email address of contact person Thomas Knoble 614-582-5332 TJK1833@gmail.com			
5. Complainant's relationship to property, if not owner Self, owner of self directed IRA (retirement acct)			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
01-00-059-000-022	49716 Middle Ridge Rd. Amherst OH 44001		
7. Principal use of property No use, junk land with abandoned house (teardown)			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
01-00-059-000-022	0 Actually (Negative Value)	171,470.00 (web site)	-171,470.00

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

- I paid 24,900. for this property July 2024 (81,653 on website) includes 2 additional lots. → See attached pictures 5.67 Acres farmland
- House is a teardown, abandoned for many years → see pictures or come to property
- Abandoned Nat Gas "orphan" well discovered - must be capped see quote \$63,580. I am applying for ODNR to help pay this cost.

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7/12/2024

and sale price \$ 24,900 ; and attach information explained in "Instructions for Line 10" on back.
(81,653. included 2 additional lots) → See attached

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 No improvements and total cost \$ 0

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

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

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

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

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

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

Date 3/25/2025 Complainant or agent (printed) Thomas J Knoble Title (if agent) _____

Complainant or agent (signature) Thomas J Knoble Thomas J Knoble

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

Notary [Signature]



SHANNON YEISER
Notary Public, State of Ohio
My Commission Expires
April 13, 2028

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.

Attach additional pages if necessary.

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

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Michael D Gedeon, Rachel M Gedeon	31505 Avon Rd. Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-413-0356			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-028-102-148		31505 Avon Rd. Avon, Ohio 44011	
7. Principal use of property Primary residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-028-102-148	\$489,000.00	538,740.00	\$49,740.00
9. The requested change in value is justified for the following reasons: Comparable sales inclusive of the recently closed sale of the only adjacent property. Location being within 75 yards of I-90 and a closed road.			

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) Rachel Gedeon Title (if agent) _____

Complainant or agent (signature) R Gedeon

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

Notary Leslie Popiel



LESLIE POPIEL
Notary Public, State of Ohio
My Comm. Expires 05/25/2027

Clear Form

2024

Tax year _____ 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 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.

EXHIBIT

A

1. Owner of property		Name Daynamar <u>Santiago</u>		Street address, City, State, ZIP code 926 Osborn Avenue Lorain Ohio 44052	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill		Address of property			
0202027115017		926 Osborn Avenue Lorain Ohio 44052			
7. Principal use of property <u>Primary Residence</u>					
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.					
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
0202027115017	\$130,400	\$179,400	\$49,000		
9. The requested change in value is justified for the following reasons: The property isn't valued at the price you placed on it.					

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

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

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

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

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

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

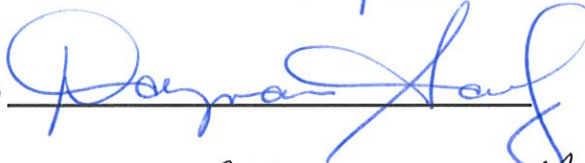
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

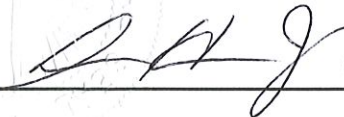
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/24/25 Complainant or agent (printed) Daynamar Santiago Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



ANTHONY J HORN JR
Notary Public
State of Ohio
My Comm. Expires
March 23, 2026

Clear Form

LORAIN COUNTY
BOARD OF REVISION
2025

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 this 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	Oberlin Community Land Trust	600 Kendal Drive, Oberlin, OH 44074	
2. Complainant if not owner			
3. Complainant's agent	Ann O'Malley	600 Kendal Drive, Oberlin, Ohio 44074	
4. Telephone number and email address of contact person 440.775.9812 aomalley@kao.kendal.org			
5. Complainant's relationship to property, if not owner		Treasurer of Oberlin Community Land Trust	
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
0900086106025	98 E. Vine St. Oberlin, Ohio 44074		
	Property home owner, Lavonda Smith has 99 yr. renewable lease		
	Oberlin CLT holds the land in trust		
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
0900086106025	167,750.00	198,640.00	\$30.890
9. The requested change in value is justified for the following reasons: Please see attached documentation explaining the closing of the property and gross proceeds on Jan. 13, 2023. This an explanation of why this property valuation needs to be reduced.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale Jan. 13, 2023
and sale price \$ \$167,750 ; 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) Ann O'Malley Title (if agent) Treasurer, Oberlin Community Land Trust

Complainant or agent (signature) *Ann O'Malley*

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

(Date)

(Month)

(Year)

Notary *Bryan P. O'Malley*

BRYAN P. O'MALLEY, Attorney
Notary Public, State of Ohio
My comm. has no expir. date
Section 147.03 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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	JOHN J. BIG	32538 SCHODDER CT. AVON LAKE OHIO 44012	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person		johnjbig@gmail.com	
(440) 933-8700			
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	
04-00-018-174-019		CANTERBURY RD, AVON LAKE, OHIO	
04-00-018-174-020		CANTERBURY RD	
04-00-018-174-021		CANTERBURY RD	
7. Principal use of property WOODS			
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
04-00-018-174-019	\$ 2,500.00	\$ 10,460.00	\$ 7,960.00
04-00-018-174-020	2,500.00	10,460.00	7,960.00
04-00-018-174-021	2,500.00	10,460.00	7,960.00
9. The requested change in value is justified for the following reasons: SEE ATTACHED SHEET			

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

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

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

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

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

REASONS FOR DECREASE IN MARKET VALUE OF PROPERTIES:

- EACH OF THE PROPERTIES ARE 50' BY 118' not 150' by 118' AS SHOWN ON THE TAX STATEMENTS. THEY DO NOT MEET AVON LAKE MINIMUM REQUIREMENTS FOR A BUILDING OR HOUSE.
- CANTERBURY ROAD IS NOT A FINISHED ROAD. THE ROAD IS PART OF THE WOODS AND DOES NOT HAVE ANY CITY SERVICES. MOST OF THE ROAD IS NOW PART OF METRO PARKS AND AS SUCH WILL PROBABLY NEVER BE COMPLETED SINCE NO HOMES OR BUSINESSES WILL BE BUILT ON THE METRO PARKS PROPERTY.
- THE PROPERTIES ARE SURROUNDED BY METRO PARKS PROPERTY ON TWO SIDES, A THIRD SIDE BY A HOUSE ON ARMOUR RD AND THE FOURTH SIDE BY A HOUSE ON SCHOONER COURT. THE PROPERTIES CAN ONLY BE ACCESSED BY WALKING.
- THE COLUMN A PRICE SHOWN IS THE AMOUNT THAT I PAID FOR THE PROPERTY. WHEN I PURCHASED THEM KOPF CONSTRUCTION OWNED MOST OF THE PROPERTY AROUND CANTERBURY ROAD AND BECAUSE OF THAT I ANTICIPATED THE IT WOULD BE DEVELOPED IN THE FUTURE. SINCE THEN THE PROPERTY IN THAT AREA HAS BEEN DONATED OR SOLD TO METRO PARKS. AS SUCH THERE IS NO EXPECTATIONS THAT THE PROPERTY WILL BE DEVELOPED FOR HOUSING OR BUSINESSES. WITH THIS BEING THE CASE, I'M NOT SURE I COULD SELL THE PROPERTY FOR MY ORIGINAL PUCHASE PRICE.

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

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

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

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

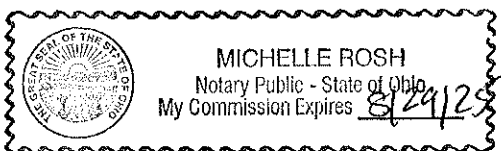
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/21/25 Complainant or agent (printed) JOHN J. BIG Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



Clear Form

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County LORRAIN 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	<u>David + Marnee Gruber</u>	<u>581 Leer rd Avon Lake Ohio 44002</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>(440) 258-9530 dgruber28@gmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>04-00-029-101-049</u>		<u>581 Leer road Avon Lake Ohio 44012</u>	
7. Principal use of property <u>Primary Residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>04-00-029-101-049</u>	<u>\$ 730,630.00</u>	<u>\$ 997,250.00</u>	<u>266,620</u>
9. The requested change in value is justified for the following reasons: <u>we think a 36% increase in the value of our property is unreasonable given that no comparable homes to ours have sold in the past 6 years. In addition, there have been no improvements to the property other than routine maintenance during that time.</u>			

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

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

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

12. If any improvements were completed in the last three years, show date N/A and total cost \$ _____13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown

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


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

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

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

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

Date March 21, 2025 Complainant or agent (printed) David Gruber Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 24 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 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	HALAGAN FRANCIS E + MARIANETTE 34211 BAINBRIDGE RD.		
2. Complainant if not owner	N. RIDGEVILLE, OHIO 44039		
3. Complainant's agent			
4. Telephone number and email address of contact person			
440 327-8291			
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		
07-00-015-107-015	34211 BAINBRIDGE RD. N. R. Ohio 44039		
7. Principal use of property RESIDENTIAL			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-015-107-015	\$195,950.	\$294,150.00	\$98,200.00
9. The requested change in value is justified for the following reasons:			
I Think it is Taxed way to High for the age of the 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 3/21/25 Complainant or agent (printed MARIAN F. HALAGAN Title (if agent) _____

Complainant or agent (signature) Marian F. Halagan Trustee

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

Notary Christine M Ashdown



CHRISTINE ASHDOWN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-11-2027

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

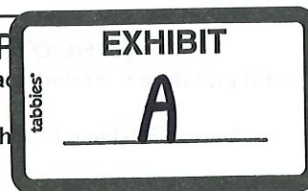
Answer all questions and type or print all information. Read instructions on back.

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	Blaise + Tammy Miller Trust	1/2 Case Rd N. Ridgewille	
2. Complainant if not owner		OH 44039 WAS	
3. Complainant's agent	Tammy Miller	5315 Case Rd.	
4. Telephone number and email address of contact person 1-216-789-0686 Tammy@MillerHT.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		
07-00-043-103-041 = 1.56 ACRES			
7. Principal use of property VACANT LAND			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

9. The requested change in value is justified for the following reasons:
We also own 1/2 07-00-043-103-042 which is valued at \$10,820 for 1.24 acres makes no sense 1.56 acres has a value of 29,030

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5-9-2024
and sale price \$ 35,000 ; 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 5-20-24 we demolished existing junk house to have 1/2

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 3-5-25 Complainant or agent (printed) TAMMIE MILLER Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 3/5/25 day of MARCH 2025
(Date) (Month) (Year)

Notary Zachary Alexander Green



ZACHARY ALEXANDER GREEN
Notary Public
State of Ohio
My Comm. Expires
October 28, 2029

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Collette A. Wille Kos	5345 Willow Lane Sheffield Lake, OH 44057	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-823-3374 Kissatilla@yahoo.com		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-033-101-026			
03-00-033-101-010			
03-00-033-101-025			
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
03-00-033-101-026			
03-00-033-101-010	750,000	1,042,210	292,210
03-00-033-101-025	90,000	228,290	138,290
	110,000	280,040	170,040
9. The requested change in value is justified for the following reasons: net 90' to develop or build 1 multiple non-developed (woods) land. Home old / Dispersed other lots			

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 3-26-2025 Complainant or agent (printed) Aetla K. S. Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Parcel number	Complainants opinion of value	Current Value	Change in Value
03-00-033-101-024	100,000	281,830	181,830
03-00-033-103-007	20,000	48,000	23,000
03-00-033-103-006	20,000	50,000	30,000
03-00-003-103-005	20,000	50,000	30,000

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 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.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Anthony Lupinacci	4358 Elyria Ave Lorain, OH 44055	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-242-8469</u> <u>love.naw@aol.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
03-00-108-112-060		4358 Elyria Ave Lorain, OH 44055	
7. Principal use of property <u>residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-108-112-060	\$63,000	\$233,470.00	\$170,470.00
9. The requested change in value is justified for the following reasons: Functional and Economic obsolescence.			

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

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

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

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

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

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

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

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

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

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

Date 03/24/2025 Complainant or agent (printed) Anthony Lupinacci Title (if agent) _____

Complainant or agent (signature) 

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

Notary 
LOUIS D. CALABRESE



NOTARY PUBLIC
STATE OF OHIO
LOUIS D. CALABRESE
MY COMMISSION EXPIRES
APRIL 25, 2026

Clear Form

Tax year 2024-2025

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	Mary Addi	10312 Aspen Ct. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Telephone: 440-666-1971, email: addimary@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	
10-00-005-107-131		10312 Aspen Ct., Elyria, OH 44035	
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
10-00-005-107-131	300,000		
9. The requested change in value is justified for the following reasons: The property assessments reflect improvements. However, there have not been any improvements in the property since the initial purchase in 2017 (Benjamin Allen & Mary Addi). The decks and porches were in existence at the time of the original sale purchase and no improvements have been made to date. After my divorce, the court granted sole ownership to me, Mary Addi, and as a consequence, Ben Allen's name was removed from the title, but the house was not sold to			

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

K

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.

3/26/2025
~~02/19/2025~~ Date Complainant or agent (printed) Mary Addi Title (if agent) Owner

Complainant or agent (signature) *Mary Addi*

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

Notary *Nicole Lucian Isabell*



NICOLE LUCIAN ISABELL
Notary Public
State of Ohio
My Comm. Expires
June 15, 2026

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	Bear Bros Masonry	8847 West Ridge Rd
2. Complainant if not owner	Charlene M Rankin Pres.	Elyria OH 44035
3. Complainant's agent	Charlene M Rankin Pres	
4. Telephone number and email address of contact person		

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

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

6. Parcel numbers from tax bill

Address of property

06-2A-003-10A-097

8847 West Ridge Rd, Elyria OH 44035

7. Principal use of property

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-2A-003-10A-097	164460	305,630	(141,170)

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

Given that the land value increased 45% while the building value increased 423%, we feel this is either a clerical error or a gross over valuation and an equal 45% increase for building is better justified

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.

- | | |
|--|---|
| <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 3/25/25 Complainant or agent (printed) Charlene M. RANKIN Title (if agent) President
President of Bur Bros Masonry
Complainant or agent (signature) Charlene M. Rankin

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

Notary M. Hendershot



Margaret A. Hendershot
For the State of Ohio,
Lorain County
My Commission has no expiration
Section 147.03 R.C.

Clear Form

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

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

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	KALien/KISA Carter	18601 Athon St. Rt. 83	
2. Complainant if not owner	N/A	Grafton, Oh	
3. Complainant's agent	N/A	44044	
4. Telephone number and email address of contact person 440-341-1715			
5. Complainant's relationship to property, if not owner <u>OWNER</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
16 00 086 000 036	18601 St. Rt. 83 Grafton, Oh 44044		
7. Principal use of property <u>Dwelling</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
1600086000036	\$ 364,100.00	\$403,590.00	\$ 39,490.00
9. The requested change in value is justified for the following reasons: <u>See attached documents.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/A
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. *N/A*
- ☐ A substantial improvement was added to the property. *N/A*
- ☐ The property lost value due to a casualty.
- ☐ Occupancy change of at least 15% had a substantial economic impact on my property. *N/A*

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

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

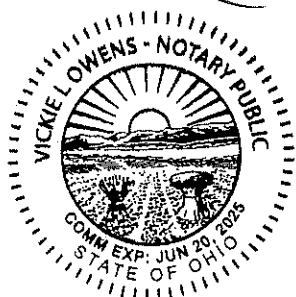
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-25-25 Complainant or agent (printed) Kalven Carter Jr. Title (if agent) _____

Complainant or agent (signature) *Kalven Carter Jr.*

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

Notary *Vickie Lowens*



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

Attach additional pages if necessary.

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

☐ 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	DWIGHT A. PETO +	2267 EAST ERIE LORAIN, OH	
2. Complainant if not owner	Lucia Peto	44052	
3. Complainant's agent			
4. Telephone number and email address of contact person	440-288-9814 LuciPeto@yahoo.com 440-522-7210-Cell		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-049-101-008	2267 EAST ERIE AVE LORAIN OH 44052		
7. Principal use of property	HOME		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-049-101-008	\$ 340,000	\$ 521,170.00	\$ 181,170.00
9. The requested change in value is justified for the following reasons: Retainer wall needs repairs, New driveway needed. Porch Pillars repaired + painted. Shed/Barn needs siding to match house. Basement walls, stairs, waterproofing + electrical needs rewiring. Garage doors needs replaced. New deck needed + 2 sliding doors replaced. Bathrooms need shower doors. Many more improvements and repairs 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 _____ and total cost \$ _____

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

Complaint against Valuation of Property — 2267 E. ERIE AVE.

Retainer wall needs to be repaired. Front of yard
Retainer wall hill eroded needs repairs - left side
Driveway needs to be replaced
Pillars on front Porch need repairs and painted
Basement walls and floor need painting
Electrical wiring needs updating on half of house to code
New garage door needed + electrical updated to code
Carpeting - living Rm, dining room, Stairs + Bd Rm 26 yrs old
Vent and Duct work needed
Shore and Seal concrete walls - Basement
Replace Deck and sliding glass door
Shower doors in both bathrooms needed
Gutters and downspouts on flat roof needed
Basement stairs need replaced to code
Replace rotted wood on shed and install siding to match
Basement - Stairway and Bileo style door leak + need updating
Basement Needs waterproofing
other misc repairs needed.

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 3/25/25 Complainant or agent (printed) DWIGHT PETO Title (if agent) _____

Complainant or agent (signature) Dwight A. Peto

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

LURAIN COUNTY
BOARD OF REVISION
2025 MAR 26 PM 12:04**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 use Form 100.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Christina Cottom	16074 West River Road	
2. Complainant if not owner		19202 DAVINWOOD DR	
3. Complainant's agent		CLEVELAND OH. 44135	
4. Telephone number and email address of contact person 216-904-6566. Email chrctottom@yahoo.com			
5. Complainant's relationship to property, if not owner same			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
12-00-054-000-027	16074 West River Rd		
12-00-054-000-043	16074 West River Rd		
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
12-00-054-000-027	0	216,730.00	216,730.00
12-00-054-000-043	0	11,480.00	11,480.00
9. The requested change in value is justified for the following reasons: The above property has extensive damage and is not in livable condition. The foundation of the home was built between the years 1850-1900 and tree trunks were used for floor joist and have extensive termite damage. The ceiling has extensive water damage that has occurred for several years thus damaging the wall in some rooms of the house.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12-18-2024

and sale price \$ 123,900.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

X

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.

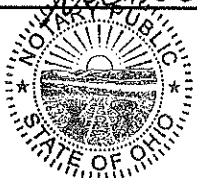
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/26/2025 Complainant or agent (printed) CHRISTINA COTTON Title (if agent) _____

Complainant or agent (signature) Christina Cotton

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

Notary Marcela Bytyci



MARCELA BYTYCI
Notary Public, State of Ohio
My Comm. Expires 01-02-2027

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 use Form 100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Kalien Carter Sr.</u>	<u>34790 Cooley Rd. Columbia St, OH 44028</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>11-00-028-000-017</u>	<u>34790 Cooley Rd. Columbia Station</u>		
7. Principal use of property <u>dwelling</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>11-00-028-000-017</u>	<u>135,100.00</u>	<u>160,560</u>	
9. The requested change in value is justified for the following reasons:			

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

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

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

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

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

Date 3/17/2025 Complainant or agent (printed) KATHLEEN CORTESE Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



MERRISSA CREADON
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 7/10/2027

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County LORAIN

Date received _____

Complaint Against the Valuation of Real

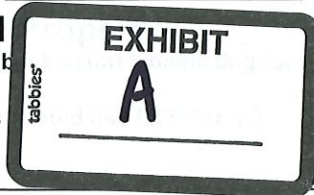
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	W C LLC	P.O. Box 26, Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent	Jay C. Marcie	1001 Jaycox Road, Ste. 1, Avon, Ohio 44011	
4. Telephone number and email address of contact person (440) 937-6600 jcm@marcielaw.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	
18-00-029-000-061		151 Commerce Drive, Wellington, Ohio 44090	
7. Principal use of property Wellington Branch of Lorain County Community College			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
18-00-029-000-061	\$1,591,740.00	\$1,825,260.00	\$233,520.00
9. The requested change in value is justified for the following reasons: The 2024 valuation does not reflect the actual value of the property.			

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

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

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.

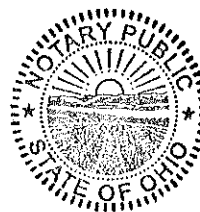
Date 03/25/2025 Complainant or agent (printed) Jay C. Marcie Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 03/25/2025 day of March, 2025

(Date) (Month) (Year)

Notary _____



WENDIE A. FLEMING
Notary Public, State of Ohio
My Commission Expires 2-24-26

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	Elyria Block Development LLC	P.O. Box 26, Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent	Jay C. Marcie	1001 Jaycox Road, Ste. 1, Avon, Ohio 44011	
4. Telephone number and email address of contact person (440) 937-6600 jcm@marcielaw.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		
06-26-077-000-009	413 Broad Street, Elyria, Ohio 44035		
	(there are 8 other addresses for this parcel)		
7. Principal use of property Vacant retail/office			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-077-000-009	\$400,000.00	\$2,088,930.00	\$1,688,930.00
9. The requested change in value is justified for the following reasons: The 2024 valuation does not reflect the actual value of the property.			

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

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

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.

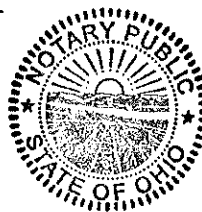
Date 03/25/2025 Complainant or agent (printed) Jay C. Marcie Title (if agent) Attorney

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 03/25/2025 day of March, 2025

(Date) (Month) (Year)

Notary _____



WENDIE A FLEMING
Notary Public, State of Ohio
My Commission Expires 2-24-26

Clear Form

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

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

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

Attach additional pages if necessary.

2025 MAR 25 AM 8:05

This form is for full market value complaints only. All other complaints must 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	Bell Michelle E & Bell Steven J	36359 Thornbury St, North Ridgeville, OH 44039
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person Michelle Bell
pedley1919@gmail.com 440-759-0575

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
0700029000304	36359 Thornbury St, 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
0700029000304	413,000	458,220	45,220

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

I had this house appraised in 2020 at the value then was \$350,000. Some of the comparables used to determine my house value were based off of larger homes and larger land parcels. My property also butts up to HOA wetlands which has had significant drainage problems for 6 years. My backyard floods and the water levels come near the foundation of the home. Because of the drainage problem we have had 8 large trees fall on our house and property creating a safety

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 03/25/2025 Complainant or agent (printed) Michelle Bell Title (if agent) _____

Complainant or agent (signature) Michelle Bell

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

Notary Neelraj Arjune



Neelraj Arjune
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Clear Form

DTE 1
Rev. 12/22

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

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 26 AM 10:24

Complaint Against the Valuation of Real Property

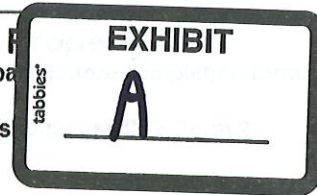
Answer all questions and type or print all information. Read instructions on back.

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	Kevin Huffman	46561 Russia Rd. Amherst OH. 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 371 4413 KHUFFMAN@AMBARINUTRITION.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
09-00-024-000-028	46561 Russia Rd. Amherst OH. 44001		
7. Principal use of property Home Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
09-00-024-000-028	\$ 500,000	692,820	192,820

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

Due to the drainage issues, the easement on the property, and the quality of construction, I don't believe I could sell this property for more than \$500,000. I had an appraisal done that came in at \$502,000.

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

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

12. If any improvements were completed in the last three years, show date 7/1/24 and total cost \$100,000.

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

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

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

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

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

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

Date 3-26-25 Complainant or agent (printed) Kevin Huffman Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____