

Tax year 2025 BOR no. \_\_\_\_\_  
County LOZAN Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	LINDA SNOW MOORE	11360 DURKEE RD GRAFTON, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 740.864.1714    beastcat113@gmail.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
11-00-087-000-003	11360 DURKEE RD, GRAFTON, OH 44044		
7. Principal use of property RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
11-00-087-000-003	\$200,000	\$287,910	\$87,910
9. The requested change in value is justified for the following reasons: RETAINING WALL IS BEYOND REPAIR HOUSE IS SLIDING FOUNDATION CRACKED			

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

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

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

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

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

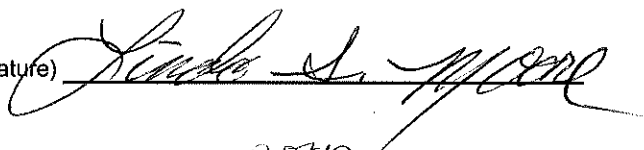
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3-20-25 Complainant or agent (printed) Linda S. Moore Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary Rebecca L Johnson



REBECCA L JOHNSON  
Notary Public  
State of Ohio  
My Comm. Expires  
November 13, 2026



Clear Form

Tax year 2024 BOR no. \_\_\_\_\_  
County LORAIN Date received March 20, 2025

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

### Complaint Against the Valuation of Real Property

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

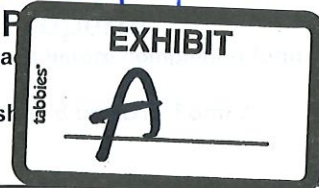
2025 MAR 28 AM 10:01

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	MARY ASPERY	6142 ROSEBELLE AVE. N. RIDGEVILLE OH 44039
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

(440) 610-2755 maryaspery1@gmail.com

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

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

6. Parcel numbers from tax bill

Address of property

07-00-020-127-044

6142 ROSEBELLE AVE. N. RIDGEVILLE OH 44039

7. Principal use of property

Residential

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-020127044	160,000	184,480	24,480

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

This home is in need of many repairs.  
There was an appraisal done in April 2024 valued at 176,000

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 \_\_\_\_\_ 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 3/28/2025 Complainant or agent (printed) MARY ASPERY Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Mary Aspery

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary Michelle Lynn Sas



MICHELLE LYNN SAS  
Notary Public  
State of Ohio  
My Comm. Expires  
September 1, 2026



Tax year 2025 BOR no. \_\_\_\_\_  
 County LORAIN Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

# 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.

EXHIBIT

A

tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Hydo Richard/NANCY</u>	<u>5263 Willow Ln. Sheffield OH</u>	
2. Complainant if not owner		<u>44654</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-523-1438 Rickhydo@yahoo.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>0300034101032</u>	<u>5263 Willow Ln.</u>		
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
<u>0300034101032</u>	<u>804,713</u>	<u>975550</u>	<u>170,837</u>
9. The requested change in value is justified for the following reasons: <u>Parcel # 0300036101009 value. 823850 for 3274 sq ft @</u> <u>251.63 x 3198 sq ft = 804,713 (see ABOVE) 251.63 sq. ft.</u>			

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

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

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

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

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

IA 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.

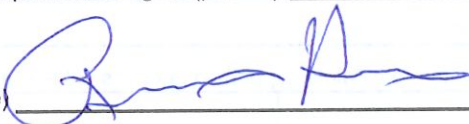
- |  |   |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty.   |
| <input type="checkbox"/> A substantial improvement was added to the property.  | <input type="checkbox"/> Occupancy change of 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 3/28/25 Complainant or agent (printed) owner. 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 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**

tabbies

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	DAVID + SUSAN RUNKIL	118 MARDON RD, ELYRIA OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person KDSINOHIO@GMAIL.COM 216-346-8179			
5. Complainant's relationship to property, if not owner OWNERS			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
1000007103020		118 MARDON RD, ELYRIA OH 44035	
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
1000007103020	500,000.00	797,590.00	297,590.00
9. The requested change in value is justified for the following reasons:  SEE ATTACHED Recent APPRAISAL			

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

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

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

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

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

SEE ATTACHED

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 3/27/25 Complainant or agent (printed) David Runkle Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 27<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary [Signature]



IVAN LUCIANO JR.  
Notary Public  
State of Ohio  
My Comm. Expires  
October 5, 2027

## 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.

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☒ Original complaint ☐ Counter complaint

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EXHIBIT

A

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Kal Biko Properties	1255 N Main St Amherst Ohio 44001	
2. Complainant if not owner	Khaled Bikawi	9271 Lindbergh Blvd Olmsted Falls Ohio 44138	
3. Complainant's agent			
4. Telephone number and email address of contact person 44050730337 khaled501@yahoo.com			
5. Complainant's relationship to property, if not owner Spouse			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
02-02-001-104-075	1255 N Main st Amherst Ohio 44001		
7. Principal use of property Currently vacant when ready it will be Used Car dealer			
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
	200,000	592,010	
9. The requested change in value is justified for the following reasons: The building has been vacant for more than three years, The whole roof is leaking all over (see pictures). The price of the lot and building and three other parcels 250,000, one of the parcel with the land is around 2 acres			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/11/2024and sale price \$ 250,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

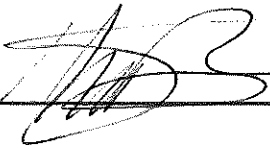
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.  
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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) Khaled Bikawi Title (if agent) Manager

Complainant or agent (signature) 

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

Notary \_\_\_\_\_



Tax year 2024

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

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Attach additional pages if necessary.

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☐ Original complaint ☐ Counter complaint

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**EXHIBIT****A**

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Tamie M. Lopez	419 10th Street, Elyria, OH, 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Mobile: (440) 865-6796 lopez_tm@hotmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
06-26-017-000-045	419 10th Street, Elyria, OH, 44035		
7. Principal use of property Refer to #9			
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
06-26-017-000-045	41,080.00	68,260.00	27,180.00
9. The requested change in value is justified for the following reasons: I Inherited this property from my Parents. My Dad was 92 when he passed away in 2019. Mom was 95 when she passed away in 2022, they did their best to maintain the property. I have continued to maintain the property on the outside but much work needs to be done on the inside which will need to be done by contractors. Major work needs to be			

(continue below)

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

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

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

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

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

9-Continue: done on the dining room (currently referred to as the sitting room) and basement as well as repairs to wall &amp; ceiling cracks, painting, and other unforeseen repairs.

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 MAR 27, '25 Complainant or agent (printed) Tamie M. Lopez Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Tamie M. Lopez

Sworn to and signed in my presence, this 27<sup>th</sup> day of March 2025

(Date)

(Month)

(Year)

Notary Hillary Sabo



## 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.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Mark &amp; Mary Kaminski</u>	<u>18643 Gifford Rd. Wellington OH 44090</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 281 6376 makaminski23@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>1309 043 000 015</u>		<u>18643 Gifford Rd. Wellington OH 44090</u>	
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
<u>1309043000015</u>	<u>151,160.00</u>	<u>192,160.00</u>	<u>41,000.00</u>
9. The requested change in value is justified for the following reasons: <u>Please see attached explanation 2 pages and photos @ pages.</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 December 2023 and total cost \$ 7,000.0013. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown



## Complaint against valuation of real property – 2024 (1309043000015)

The 2024 valuation provided was an 85% (\$100,710.00) increase from the previous value of \$118,200 up to \$218,910. At the preliminary hearing on August 26, 2024 contesting such an increase to the value of the property, without having performed property improvements other than a new boiler furnace costing \$7,000.00, the value was adjusted to \$192,610.00. This new value still is a 62.5% (\$73,960.00) increase. I contest this new value is overstated for the age, condition and type of house on this property as well as the percentage of increase is more than double the “average fair market increase of 31%” that our County Board of Commissioners stated in their recent Newsletter addressing “Reappraisal for 2024”. I do not have an issue with paying taxes for the Fair Market Value of this property and the below information should better explain the reasoning for the Value to be adjusted accordingly.

Our house is an old farmhouse built prior to 1900 as there was no written record so the year of 1900 was stated for the sale to us back in 1993. Looking at and working with framework and foundation, contractors have stated it is probably 150 years old with odd shaped additions that were thrown on without regard for structure or proper building conformity. This being said we have made improvements in the 31 years of ownership but unfortunately cannot change the balloon style frame structure or multiple types of foundation to create a modern style home that is built to the standards and common comforts that could be found in the comparables used to come up with a value of \$218,910. If this figure was realistic, we would have listed the house on the market for said value the day we received this notice. The below factors of such an old build would be taken into consideration by a potential buyer, seller's asking price, and lending company when computing fair market value not just the overall square footage.

- Having balloon post and beam style framing is not desirable and is a fire hazard
- The house was built with non-dimensional lumber with the floor joist still having bark on them showing imperfections, decay and bug damage when installed
- Such lumber is more difficult and expensive to work with. Floors, walls and ceilings are not always plumb, square, level.
- Flooring has uneven transitions or steps between back and front additions
- Foundation consist of 4 different materials/styles: Sandstone, cement, block, and rocks/cement combined. Structurally not sound/uniform and an eye sore
- No known footer tile around basement perimeter creating damp wet conditions and will flood with rain conditions
- Basement/cellar height is only 6' with plumbing/heating pipes hanging below. Half of the basement is hand dug Michigan style. Could not be made into a livable area without extensive remodeling
- Bedrooms are narrow and small reflective of old homes
- Bathroom is small and entrance is right off the kitchen, very undesirable and would require extensive remodeling to move plumbing/electrical. Blocked in by stairwell so would require giving up downstairs bedroom if relocated.



- Stairwell to upstairs not to code: Much narrower than normal stairs at 32" and the landing to upstairs is only 28 ½" making it difficult to maneuver items up and down. The rise of steps is too steep and the run is too narrow making them noticeably different than normal stairs and not desirable nor safe.
- Stairwell to basement is worse, not to code and the half the length it should be. Common in old farm homes.
- Septic system, no public sewer as used in comparable house sales
- Fuel source is costly propane, gas is not currently available as used in comparisons'
- Barn structure has gravel dirt floor without bay doors nor man door and currently does not have electric. Structure is not secured from trespassers and subjected to the elements of the weather as well as home to birds, mice, rats, raccoons and stray animals. Is not comparable to a sound garage.
- House "as is" would not go through a conventional loan unless certain repairs are made which eliminates prospective buyers or low bids by contractors or fix/flip companies

#### Critical improvements that needed to prevent damage/depreciation

- Basement foundation repaired with sandstone or block to a sound structure
- Basement single pain vintage windows replaced with 2 glass block
- Footer drain installed on inside of wall directed to a new working sump system
- Drains installed directing water from downspouts away from foundation
- Excavation around foundation of house/barn to correct slope/grade
- Floor joist reinforced and attached to perimeter beams

Above repairs estimated at costing 20k-30k

#### Substantial improvements to modernize house

- Cement floor in barn
- Man door and bay doors installed in barn as well as electric installed for lighting and electric sockets
- Replace windows that are near 30 years old with modern energy efficient ones
- Update kitchen cabinets and bathroom
- Split units installed for AC

Above repairs estimated at costing minimal 50k

If this house was built in the 50's or later I could understand a stronger market value as homes usually do increase value at a higher rate through the years. However as explained there are circumstances that cannot be improved with some older homes causing a lesser value. Old farm homes like ours without tall ceilings, fancy woodwork, consistent foundations and framing are not as desirable in the housing market for economical and practicality reasons. More often than not, homes of this age are taken down as they are not up to date and too expensive to repair. Thank you for your consideration.

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

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

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

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

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

Date March 27, 2025 Complainant or agent (printed) Mark Kaminski Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27 day of march 2025  
(Date) (Month) (Year)

Notary Jaden Ritchie 06/30/2029



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

Clear Form

Tax year 2024 BOR no. \_\_\_\_\_ DTE 1  
Rev. 12/22LORAIN COUNTY  
BOARD OF REVENUECounty Lorain Date received \_\_\_\_\_**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

2025 MAR 28 AM 10:06

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	LINDSAY RIVERA	17526 St. Rt. 57 GRAFTON, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 598-0732 / LINDSWESE@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	
16-00-069-000-014		17526 ST RT 57	
7. Principal use of property <u>Single Family 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
16-00-069-000-014	219,050.00	461,490.00	242,399
9. The requested change in value is justified for the following reasons: The Lorain County Auditor's valuation claims my property increased in value by \$176,010 in improvements. However, no improvements, renovations, or additions have been made to the property during the relevant tax period. Online county auditor information inaccurately attributes this value increase to nonexistent work.			

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

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

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

12. If any improvements were completed in the last three years, show date 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 3/28/25 Complainant or agent (printed) Lindsay Rivera Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Lindsay Rivera*

Sworn to and signed in my presence, this 3/28/25 day of March 2025  
(Date) (Month) (Year)

Notary *David Istvan Gyenge*



DAVID ISTVAN GYENGÉ  
Notary Public  
State of Ohio  
My Comm. Expires  
April 18, 2028



Clear Form

Tax year 2025

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

DTE 1  
Rev. 12/22

County Lorain

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	MIGUEL & ROSE CASTRO	2148 E. 30TH ST LORAIN, OHIO 44055	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-785-7067			
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		
0201006148030	2138 Hamilton Ave		
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
0201006148030	\$35,000	\$64,760.00	\$29,760
9. The requested change in value is justified for the following reasons: Please see attached paperwork for each property and answer to line 12			

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 See part 9 and total cost \$ \_\_\_\_\_.

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

## **Exhibit B**

**PP#0201006148030, 2138 Hamilton Ave. Lorain, Ohio 44052**

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

- 1) Occupancy change (on commercial property) of at least 15% that had a substantial economic impact on the property.
  - A) Where 100% of property used to be used as a flower shop business. Property was used to store flowers and other equipment, now it is used as a rental property.
  - B) Property was rezoned to commercial 499 land use. Property is classified as "Legal non-conforming use". Due to the reason that it is a residential property on its own parcel and had a renter at time of rezoning.
  - C) Home is a 1 bedroom not 2 bedrooms.
  - D) Condition of property: Property is in need of repairs.
  - E) New roof was installed 12/10/24 cost \$4,500
  - F) Comparable show lesser values

### **Appraisal Breakdown: Comparable & Adjustments:**

- 1) All homes I believe are not Arm's length transactions. I could not find any Arm's length transaction comparable with said property.
- 2) All properties purchased within 1 year of 3/18/25
- 3) All properties within 1 mile of said property.
- 4) Price of \$10,000 is a guess. Property was purchased together with 0201006148019 for a total of \$37,400.00
- 5) New roof was calculated at 60% of cost.
- 6) Room adjustment was set at 13% of sold value. With avg. being \$4,323
- 7) Properties were assumed to be in the same interior condition, since except for 1, I could not see the interior.
- 8) Home is 1 bedroom with no fireplace
- 9) 2014 Pole Ave. was adjusted with the idea that I install my own HVAC and it would cost me less than \$2,000 to install a new AC without labor cost.
- 10) 759 Brownell roof was adjusted, because from pics it is a 3 tab shingle & new roof is an architectural shingle. I assume being older.
- 11) Properties of note are properties that in one way or another share some characteristics with said property, but in my estimation they are not in the same market neighborhood. However they do give some weight to the final valuation of said property.
- 12) Most weight was given to 2014 Pole Ave. & 1224 W 23<sup>rd</sup> St.. Their proximity to said property & 2014 Pole being of close proximity to the exterior design of said property and 1224 W. 23<sup>rd</sup> St. being closest to said property and interior being of same makeup. Brings home to a valued opinion of **\$35,000.**



Property	PP	Price	Sold	Bedroom	Fireplace	AC	Roof
2138 Hamilton	0201006148030	\$18,750	1/8/2021	1	(\$1,000)	0	\$2,700
2014 Pole	020204116068	\$33,000	12/2/2024	(\$4,290)	0	(\$2,000)	\$0
1224 W. 23rd. St	0202016103013	\$50,000	4/3/2024	(\$6,500)	0	0	\$0
736 Brownell	0202026111026	\$25,000	5/22/2024	(\$3,250)	0	0	\$0
759 Brownell	0202026112006	\$25,000	7/2/2024	(\$3,250)	0	0	\$1,700

Property	Price	Adjustments	Total
2138 Hamilton	\$18,750	\$1,700	\$20,450
2014 Pole	\$33,000	(\$6,290)	\$26,710
1224 W. 23rd. St	\$50,000	(\$6,500)	\$43,500
736 Brownell	\$25,000	(\$3,250)	\$21,750
759 Brownell	\$25,000	(\$1,550)	\$23,450
Properties of Note	PP	Price	Sold
1374 Nichols	0202023103017	\$31,745	8/6/2024
1335 Madison	0202023110026	\$18,308	7/26/2024
222 Iowa	0200051104034	\$41,000	6/4/2024
431 Idaho	0200051116046	\$40,000	7/26/2024
711 Georgia	0200051140029	\$47,500	8/12/2024

APPRaised 100%	
PROPERTY	Final Value
2138 Hamilton Ave.	\$35,000

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 03/27/2025 Complainant or agent (printed) Miguel Castro Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_



Clear Form

Tax year 2025

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

DTE 1  
Rev. 12/22

County Lorain

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

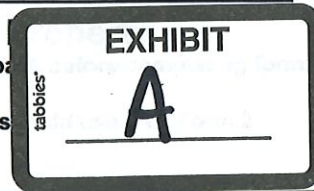
## Complaint Against the Valuation of Real

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	MIGUEL & ROSE CASTRO	2148 E. 30TH ST LORAIN, OHIO 44055	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-785-7067</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>0201003173026</u>	<u>116 W 23RD ST</u>		
<u>0300096108067</u>	<u>1717 E 29TH ST.</u>		
<u>0300096108035</u>	<u>1721 E 29TH ST.</u>		
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0201003173026</u>	<u>\$37,000</u>	<u>\$73,060.00</u>	<u>\$36,060</u>
<u>0300096108067</u>	<u>\$35,000</u>	<u>\$80,430.00</u>	<u>\$45,430</u>
<u>0300096108035</u>	<u>\$22,000</u>	<u>\$54,390.00</u>	<u>\$32,390</u>
9. The requested change in value is justified for the following reasons: Please see attached paperwork for each property and answer to line 12			

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 See part 9 and total cost \$ \_\_\_\_\_

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

## **Exhibit B**

**PP#0201003173026 116 W 23rd st. Lorain, Ohio 44052**

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

- A) Condition of property: Property is in need of repairs.
- B) New roof was installed 5/11/2022 cost \$8,000
- C) Comparable show lesser values

### **Appraisal Breakdown: Comparable & Adjustments:**

- 1) All homes I believe are not Arm's length transactions.
- 2) All properties purchased within 1 year of 3/26/25
- 3) All properties are within 1 mile of said property. Neighborhood 30500 was used to find comparables.
- 4) New roof was calculated at 35% of cost. Being the percentage the county uses.
- 5) Room adjustment was set at 13% of sold value. With avg. being \$5,675
- 6) Properties are not assumed to be in the same interior condition, except for the properties noted.
- 7) Most weight was given to 401 W. 22<sup>nd</sup> & 410 W. 23rd. Both because they are the closest to said property and of similar comparison with minor monetary adjustments. Though the interior condition of both properties seem to be of better condition. 124 W 29<sup>th</sup> st. is the newest sale & though requiring more adjustments, photos of interior conditions resemble condition of said property, however the adjustments brings it lower or the same as the closet two properties. 823 W 21 st. was also a newer sale, but father away, but still within the market neighborhood. But both newer sale still represent the same market value of the other two properties.
- 8) Bringing the home to a valued opinion of **\$37,000.**
- 9) Properties of note are properties that in one way or another share some characteristics with said property. But for one reason or another were not used. However they do give some weight to the final valuation of said property.

Property	PP	Price	Sold	Bedroom	Bathroom	Roof	Miles
116 W. 23rd St.	0201003173026	\$11,500	9/15/2009	0	\$0	\$0	0.0
124 W. 29th st.	201003199024	\$50,000	3/12/2025	(\$6,700)	\$0	(\$2,800)	0.5
401 W. 22nd st.	0201003171015	\$50,000	12/4/2024	\$0	\$0	(\$2,800)	0.2
410 W 23rd st.	0201003171024	\$36,000	4/5/2024	\$0	\$0	\$0	0.2
823 W 21st st.	0201006151005	\$36,000	3/14/2025	(\$4,650)	\$0	\$0	0.6

Property	Price	Adjustments	Total	
116 W. 23rd St.	\$11,500	\$0	\$11,500	
124 W. 29th st.	\$50,000	(\$9,500)	\$40,500	Interior resembles said property//Newest sale
401 W. 22nd st.	\$50,000	(\$2,800)	\$47,200	Somewhat better condition
410 W 23rd st.	\$36,000	\$0	\$36,000	Appears in Better Condition
823 W 21st st.	\$36,000	(\$4,650)	\$31,400	Newer Sale
Properties of Note	PP	Price	Sold	
322 E. 21st st.	0200093105012	\$22,550	9/11/2024	Interior unknown
2613 Lexington ave.	0201003190002	\$50,000	9/6/2024	Better Condition/2 baths
				0.4
				0.4

APPRAISED 100%

PROPERTY

Final Value

1717 E. 29th St.

\$37,000



## **Exhibit B**

**PP#0300096108035, 1721 E. 29<sup>th</sup> st. Lorain, Ohio 44052**

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

- A) Condition of property: Property is in need of major repairs.
- B) Home is actually 10 rooms, 5 bedrooms, and 2.5 baths
- C) Comparable show lesser values

### **Appraisal Breakdown: Comparable & Adjustments:**

- 1) All homes I believe are not Arm's length transactions. All properties purchased within 1 year of 3/27/25
- 2) All properties are within 4 miles of said property. It became difficult to find valid comparable sells within 1 mile of said property or within the 30700 neighborhood/market. Neighborhood 30500 was used to find comparables.
- 3) It was necessary to leave the market neighborhood to find comparables that even comes close to said property. 30500 was used because in my opinion it is the closest in market to said neighborhood. Though I did look at other markets.
- 4) Property is a 2,240 sq. home 5/2 rooms with nothing but inside framing. No walls, plumbing, heating, electrical, with supplies & rubbish.
- 5) Properties are not assumed to be in the same interior condition to said property. In-fact all are assumed to be in better condition to said property.
- 6) No adjustments were made to properties, for so many adjustments could end up making the comparables, non-comparable.
- 7) Most weight was given to the known sq. footage & room count of comparables, as stated all comparables are assumed to be in better interior condition than said property, even the lowest cost property. But a fair value must be given.
- 8) Assuming that even the lowest property is in better interior shape, my valued opinion is **\$22,000.**



Property	PP	Price	Sold	Bedroom	Bathroom	SQ.FT	Miles
1721 E. 29th St.	0300096108035	\$8,000	1/13/2009	5	2.50	2,240	0.0
1319 W. 5th	202026107007	\$27,500	5/6/2024	5	2.00	2,071	3.7
336 W. 8th st.	0201004106009	\$21,000	1/8/2025	4	1.00	2,024	2.9
1161 W 8th	0202006115007	\$59,000	4/19/2024	4	2.00	2,071	3.2

APPRAISED 100%

PROPERTY Final Value

1721 E. 29th St. \$22,000

## **Exhibit B**

**PP#0300096108067, 1717 E. 29<sup>th</sup> st. Lorain, Ohio 44052**

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

- A) Condition of property: Property is in need of repairs.
- B) New roof was installed 5/11/2022 cost \$8,000
- C) Comparable show lesser values

### **Appraisal Breakdown: Comparable & Adjustments:**

- 1) All homes I believe are not Arm's length transactions. Except for 2707 Apple Ave.
- 2) All properties purchased within 1 year of 3/25/25
- 3) All properties are within 1.5 mile of said property. It became difficult to find valid comparable sells within 1 mile of said property or within the 30700 neighborhood/market. Neighborhood 30500 was used to find comparables within 1.5 miles of said property
- 4) Property was purchased together with garage. However garage was not considered, for the reason that it is on its own parcel, 0300096108066.
- 5) New roof was calculated at 35% of cost. Being the percentage the county uses.
- 6) Room adjustment was set at 13% of sold value. With avg. being \$2,983
- 7) Properties are not assumed to be in the same interior condition, except for the properties noted.
- 8) Roofs were adjusted at 35% or \$2,800 for properties I believed were aged.
- 9) Most weight was given to 1830 E. 30<sup>th</sup> st. & 1211 Factory. 1830 E 30 st. because it is the closes to said property and of similar comparison with minor adjustments. Though the interior condition is not known. 1211 Factory, for its proximity to said property, though requiring more adjustments, photos of interior conditions resemble condition of said property. 2707 Apple is the closes in design & interior condition of said property. I know the owner & have recently been inside home. The home is 1.3 miles from said property & in a different neighborhood/market area. But in fairness was used to bring said property value up, but still remain within the 30700 market area value.
- 10) Bringing the home to a valued opinion of **\$35,000.**
- 11) Properties of note are properties that in one way or another share some characteristics with said property, but in my estimation they are not in the same market neighborhood. However they do give some weight to the final valuation of said property.

Property	PP	Price	Sold	Bedroom	Bathroom	Roof	Miles
1717 E. 29th St.	0300096108067	\$10,000	1/11/2022	0	\$0	\$2,800	0.0
1830 E 30th st	300095103003	\$30,000	9/26/2024	\$0	\$3,000	\$2,800	0.3
1211 Factory	0300097116033	\$20,000	7/3/2024	\$2,600	\$2,000	\$2,800	0.8
2707 Apple Ave	0200093112001	\$45,200	6/11/2024	\$0	\$0	\$0	1.3
701 E 34th St.	0300098127037	\$45,000	7/24/2024	\$5,850	\$0	\$0	1.5
124 W. 29th St.	0201003199024	\$50,000	3/25/2025	\$5,000	\$0	\$0	1.5
Property	Price	Adjustments	Total				
1717 E. 29th St.	\$10,000	\$2,800	\$12,800				
1830 E 30th st	\$30,000	\$5,800	\$35,800				
1211 Factory	\$20,000	\$7,400	\$27,400	Interior resembles said property.			
2707 Apple Ave	\$45,200	\$0	\$45,200	Interior resembles said property.			
701 E 34th St.	\$45,000	\$5,850	\$50,850	Appears in Better Condition			
124 W. 29th St.	\$50,000	\$5,000.00	\$55,000	Newest Sale			
Properties of Note	PP	Price	Sold				
121 E 32nd st.	0300098114013	\$36,750	1/27/2025	Newer Sale & Better Condition			1.7
2613 Lexington ave.	0201003190002	\$50,000	9/6/2024	Better Condition			1.7

PROPERTY	APPRAISED 100%
1717 E. 29th St.	Final Value \$35,000

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 03/27/2025 Complainant or agent (printed) Miguel Castro Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_



Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back 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	TG3 Real Estate - Elyria, LLC	c/o Joanna Joyce, 50 Nashua Rd, Suite 203, Londonderry, NH 03053	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegettax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
06-24-172-000-038	1553 West River Road; Rear Land, 33-Elyria City/Elyria CSD		
06-24-173-000-024			
7. Principal use of property Other Retail Structures; Other Commercial Structures			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-24-172-000-038	\$939,540	\$1,496,080	(\$556,540)
06-24-173-000-024	\$35,460	\$56,460	(\$21,000)
Totals	\$975,000	\$1,552,540	(\$577,540)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

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

Complainant or agent (signature) 

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

Notary 



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

Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

**EXHIBIT****A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	NIMU LLC	c/o Sunny Patel, 8606 Hayes Ave, Sandusky, OH 44870	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0624027105037	910 Lorain Blvd, 33-Elyria City/Elyria CSD		
7. Principal use of property Motel & Tourist Cabins			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624027105037	\$900,000	\$1,404,500	(\$504,500)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/24/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) [Signature]

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

Notary [Signature]



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



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

DTE 1  
Rev. 12/22

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

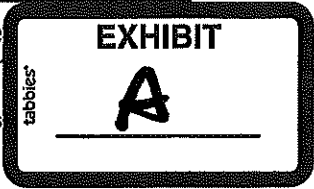
**Complaint Against the Valuation of Real Property**

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



	Name	Street address, City, State, ZIP code	
1. Owner of property	BML E 40th Street LLC	c/o Angelo Russo, 21380 Lorain Rd, Fairview Park, OH 44126	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0625073103001		720 East River Street, 33-Elyria City/Elyria CSD	
7. Principal use of property Other Commercial Structures			
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
0625073103001	\$32,000	\$385,960	(\$353,960)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. 12/20/24 recent arms length sale.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/20/2024

and sale price \$ \$32,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) [Signature]

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

Notary [Signature]



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

Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

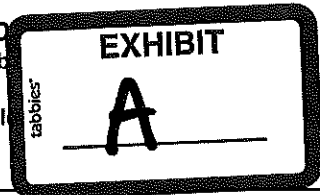
Answer all questions and type or print all information. Read instructions on back of form.

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	GetGo Portfolio II, LP	101 Alpha Dr. RIDC Park, Pittsburgh, PA 15238	
2. Complainant if not owner	GetGo Operating, LLC	c/o Amanda Knowles, 700 Cranberry Woods Dr, Cranberry Township, PA 18066	
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner Tenant			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-028-102-185	33501 Just Imagine Dr., 10 - Avon City-Avon LSD		
7. Principal use of property Automotive Service Station			
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
04-00-028-102-185	\$3,800,000	\$5,225,650	(\$1,425,650)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/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 3/24/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

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

Notary 



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



Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

**EXHIBIT****A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	JoAnne Greer Beyer Doyle	c/o Joanne Doyle, 129 Ridgeland Dr, Amherst, OH 44001	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0500042104095		45940 North Ridge Rd, et al., Amherst City	
7. Principal use of property Office 1-2 Stories			
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
0500042104095	\$850,000	\$1,652,040	(\$802,040)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/26/2025 Complainant or agent (printed) Cecilia Hyun Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) *Cecilia Hyun*

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

Notary *Cheryl A. Kostura*



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

Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

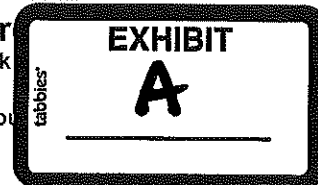
Answer all questions and type or print all information. Read instructions on back.

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	Timber Lake Apartments Limited Partnership	c/o Rob Schwarz, 233 S. Wacker Dr., Suite 4700, Chicago, IL 60606	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
0400009000063 et al.		1604 Cypress E., 37830 Chester Rd., 10-Avon City/Avon LSD	
(See attached breakdown)			
7. Principal use of property Apartment, 40+ Units; Commercial Vacant Land			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400009000063 et al.	\$11,500,000	\$19,390,880	(\$7,890,880)
(See attached breakdown)			
Totals	\$11,500,000	\$19,390,880	(\$7,890,880)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income. Statutory valuation formula for affordable housing - R.C. 5715.01(A)(4).			

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

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

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

File Number: 25085-2024/SN

Parcel Number	Column A	Column B	Column C
	Complainant's Opinion of Value (Full Market Value)	Current Value (Full Market Value)	Change In Value
0400009000063	\$2,470,110	\$4,165,000	(\$1,694,890)
0400009000084	\$5,460	\$9,200	(\$3,740)
0400009000121	\$9,024,430	\$15,216,680	(\$6,192,250)
Totals	\$11,500,000	\$19,390,880	(\$7,890,880)



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.

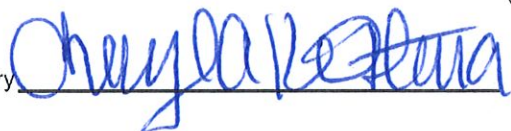
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

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

Complainant or agent (signature) 

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

Notary





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

Tax year **2024**

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

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

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

**Complaint Against the Valuation of Real Property**

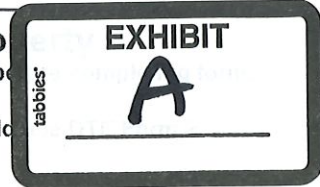
Answer all questions and type or print all information. Read instructions on back of form.

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	Sheffield Crossing Station LLC	c/o Amanda Knowles 700 Cranberry Woods Dr, Cranberry Township, PA 16066	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person	216-763-1004 siegeljennings@siegeltax.com		
5. Complainant's relationship to property, if not owner	N/A		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-012-000-182	5231 Detroit Road, 65 Sheffield Village		
7. Principal use of property	Neighborhood shopping center		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-012-000-182	\$9,000,000	\$14,438,580	(\$5,438,580)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

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

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

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

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

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

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

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

Date 3/26/2025 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26th day of March 2025

(Date)

(Month)

(Year)

Notary 



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



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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Josanne R. Wedell	25689 Royalton Road, Col. Sta., OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-496-8560 - josannw@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
12-00-055-101-055	25689 Royalton Road, Col. Sta., OH 44028		
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
12-00-055-101-055	200,500	277,880.	77,380.
9. The requested change in value is justified for the following reasons: "To high of a Value." Senior should not be at Your Full Market Value! Percentage is way to high for a hit on Senior with a limited budget. This is why State's that do not tax for School are so popular.			

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) JOSANNE WEDELL Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Josanne Wedell

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

Notary Shane Daddario



SHANE DADDARIO  
Notary Public, State of Ohio  
My Comm. Expires June 22, 2025

Tax year 2025 BOR no. \_\_\_\_\_  
County LORAIN Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

### Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 PM 12:52

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	MICHAEL A & JENNIFER N	5322 LEAR NAGLE RD
2. Complainant if not owner	BECKER	NORTH RIDGEVILLE
3. Complainant's agent	-	44039
4. Telephone number and email address of contact person	440-327-5817 becker crazy 7@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
070000701037	5322 LEAR NAGLE RD
	NORTH RIDGEVILLE OH
	44039

7. Principal use of property RESIDENCE

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
070000701037	214980	291420	76440

9. The requested change in value is justified for the following reasons: MY PROPERTY HAS HAD FLOODING ISSUES FOR THE HISTORY OF OUR OWNERSHIP, THE LAND VALUE SHOULD NOT BE RAISED, SHOULD BE REDUCED. ALSO IN AUG. OF 2019-2020 FRAME PORCH AND 100SF DECK WERE BOTH REMOVED. ALSO TAX REP SUPPOSEDLY FIXED ON MY TAXES AT MY VISIT - BUT IT IS STILL ON HERE?

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.

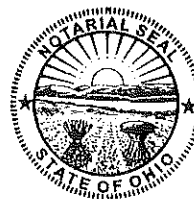
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/26/25 Complainant or agent (printed) Jennifer N Becker Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Jennifer N Becker

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

Notary Brian Horvath



Brian Horvath  
Notary Public, State of Ohio  
My Commission Expires:  
June 11, 2029



Clear Form

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

DTE 1  
Rev. 12/22

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

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back.  
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	Richard Rice	409 Michigan Ave Lorain, Oh 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-4230 hazeleyes_222@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		
03-00-049-106-009	409 Michigan Ave Lorain Oh 44052		
02-00-051-128-004	925 G street Lorain Oh. 44052		
7. Principal use of property 409 Michigan Ave - Residence 925 G street - Garage			
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
03-00-049-106-009	122,000	132,450	10,450
02-00-051-128-004	50,000	57,690	7,690
9. The requested change in value is justified for the following reasons: My neighbor has a much bigger house and so footage and just put up a new addition and his tax value was lowered. On 925 G street there is a garage the same size mine is and the taxes on that property were lowered. Down the street			

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

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

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

12. If any improvements were completed in the last three years, show date None and total cost \$ 0.

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



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

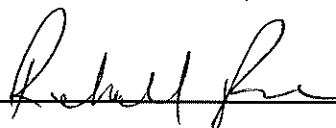
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3-28-25 Complainant or agent (printed) Richard Rice Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3/28/25 28<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary 



**BETH ANN CUSON**  
Notary Public, State of Ohio  
My Commission Expires  
November 15, 2027  
COMMISSION: 2022-RE-856356

# Clear Form

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

DTE 1  
Rev. 12/22

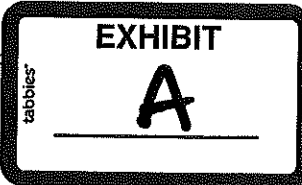
## Complaint Against the Valuation of Real

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	Richard Rice	409 Michigan Ave Lorain OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-4230 hazeleyes-222@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		
02-00-051-133-006	926 G street Lorain Oh. 44052		
02-00-051-129-009	1087 G street Lorain Oh. 44052		
7. Principal use of property 926 G st - Storage unit / 1087 G st. Storage unit			
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
02-00-051-133-006	75,000	89,100	14,100
02-00-051-129-009	50,000	61,950	11,950
9. The requested change in value is justified for the following reasons: There is A Storage unit down the street that has more units And is bigger Building that has A smaller tax value. Also My two Storage Buildings have the Same Amount of units but the tax values are different			

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

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

12. If any improvements were completed in the last three years, show date None and total cost \$ 0

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 3-28-25 Complainant or agent (printed) Richard Riga Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Richard Riga

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary Beth Ann Cuson



**BETH ANN CUSON**  
Notary Public, State of Ohio  
My Commission Expires  
November 15, 2027  
COMMISSION: 2022-RE-856356

Clear Form

DTE 1  
Rev. 12/22

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

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

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	MICHAEL H CONSTANTINO	20600 WEST RD WELLINGTON	
2. Complainant if not owner		OHIO 44090	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-454-4903 MICHAELHCONSTANTINO@GMAIL.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
18-00-005-000-007	20600 WEST RD WELLINGTON		
	OHIO 44090		
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 B.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
18-00-005-000-007			
	355,000	433,000	78,000
9. The requested change in value is justified for the following reasons:			

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

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

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

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

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



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

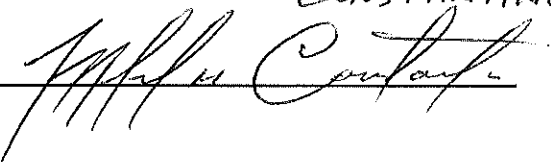
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3-28-2025 Complainant or agent (printed) MICHAEL H. CONSTANTINO Title (if agent) PROPERTY OWNER

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Clear Form

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

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

### Complaint Against the Valuation of Real Property

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

2025 MAR 28 PM 1:20

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	Adamich Robert & Judith Ann	3165 RIVER RUN AVON OHIO 44011	
2. Complainant if not owner	Trustees		
3. Complainant's agent			
4. Telephone number and email address of contact person Robert.adamich@gmail.com 440-474-5637			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-023-102-066		3165 RIVER RUN AVON OHIO 44011	
7. Principal use of property OUR 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
04-00-023-102-066	422040 - SAME	481760	59,720
	MODEL HOME COUNTY	THIS IS WHAT	
	Value THEM	you COUNTY has valued	
9. The requested change in value is justified for the following reasons: The same model home around the corner from us is valued 59,720 less with more sq footage. Large home with more bedrooms finished basement w bath 600 sq foot more SOLD \$515,000 (2023) Valued 460,120 2 doors from us 3109 RIVER RUN.			

31522  
Saddle  
Creek

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

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

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

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

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

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

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

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

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

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

Date 3/28/25 Complainant or agent (printed) Robert J. Adamich Trustee Judith Ann Adamich Title (if agent) Trustee

Complainant or agent (signature) [Signature] Trustee Judith Ann Adamich Trustee

Sworn to and signed in my presence, this 28 day of march 2025

(Date) (Month) (Year)

Notary [Signature]



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



Clear Form

Tax year 2025 BOR no. \_\_\_\_\_  
County Lorain Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Carole Zigmont/Palinhik	18715 S. Boone Rd. Col. Sta. Ohio 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 236 8731 No Email			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
12-00-012-000-08	18715 S. Boone Rd. Columbia Station, Ohio 44028		
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
12-00-012-000-08	\$300,000.00	\$396,870.00	85,890.00
9. The requested change in value is justified for the following reasons: The House and barn are in need of repair. The house has not been updated since 1978 and is not air conditioned. The property had been draintiled 100 years ago and now all the draintiles are blocked creating holes throughout the property.			

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

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

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

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

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) Carole Palinchik Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Carole Zigmont Palinchik*

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

Notary \_\_\_\_\_

Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	JOHN GAREL	10720 MITCHELL COLUMBIA STN. 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-534-8546 MR. FALCON63@WINDSTREAM.NET			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
12-00-082-000-003		10720 MITCHELL, COLUMBIA STATION	
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
12-00-082-000-003	\$90,000	\$172,650	\$82,650
9. The requested change in value is justified for the following reasons: SEVERE NOISE POLLUTION FROM LARGE AUTOMATIC WEAPONS. MY PROPERTY IS ABOUT 1/2 MILE AWAY. HAVE TO GO INSIDE FOR ANY CONVERSATIONS. ANY POTENTIAL BUYERS WOULD WALK AWAY. I FEEL 50% REDUCTION IS JUSTIFIED. NO STRAY BULLETS, YET.			

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 3-28-2025 Complainant or agent (printed) JOHN GABEL Title (if agent) \_\_\_\_\_

Complainant or agent (signature) John Gabel

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary Kori N. Moore



Kori N. Moore  
Notary Public, State of Ohio  
My Commission Expires:  
8/22/2029



Clear Form

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

DTE :  
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	LESTER J & CHERYLE E. MCCORMICK	26847 OSBORNE RD, COLUMBIA STATION, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-236-3688 LESTER.MCCORMICK789@GMAIL.COM			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
12-00-078-000-032	26847 OSBORNE RD, COLUMBIA STATION, OH 44028		
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
12-00-078-000-032	200,000	290,570.	90,570
9. The requested change in value is justified for the following reasons: SEE ATTACHED PAPER FOR THIS QUESTION			

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



LESTER J. & CHERYLE E. MCCORMICK

26847 OSBORNERD, COLUMBIA STATION, OH 44028

12-00-078-032

WE ARE ON THE SOUTH SIDE OF OSBORNE RD.  
COLUMBIA WAR MACHINE SHOOTS FROM THERE  
SOUTHWEST CORNER ON TOP OF A HILL THAT  
IS DIRECTLY ACROSS FROM OUR HOUSE. BEING  
ON A HILL NOT EVEN THE HOUSE ACROSS THE  
STREET BLOCKS THE NOISE OR STRAY BULLETS.  
C.W.M. SHOOTS AT ANYTIME AT ANYTHING,  
CUTTING CARS IN HALF, BLOWING UP THINGS, EVEN  
FROM MOVING HELICOPTERS.

WHEN WE WENT TO COLUMBIA MEETINGS THE  
TRUSTEES SAID THERE IS NOTHING THEY OR  
THE COUNTY CAN DO.

C.W.M IS GETTING BIGGER & BOLDER  
EVER YEAR NOW SHOOTING U.S. M134 MINI GUNS.  
EVEN FOX 8 I-TEAM DID A STORY ON THEM,  
CHECKING WITH THE LORAIN COUNTY SHERIFF  
AND FAA. NO CHARGES FILED.

I TRULY BELIEVE WE ARE ENTITLED  
TO A LOWER TAX BREAK.

THANK YOU

*Lester McCormick*

LESTER MCCORMICK  
440-236-3688

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) CHERYLE MCCORMICK  
LESTER MCCORMICK Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Cheryl McCormick  
Lester McCormick

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

Notary Gary Fitzgerald



GARY FITZGERALD  
Notary Public  
State of Ohio  
My Comm. Expires  
April 13, 2029



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	Danee J & David W Sr Goodell	810 Dodge Drive, Amherst, Ohio, 44001	
2. Complainant if not owner	NA		
3. Complainant's agent	NA		
4. Telephone number and email address of contact person 440-309-3655			
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		
0500035101002	810 Dodge Drive, Amherst, Ohio, 44001		
7. Principal use of property Single Family Dwelling			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500035101002	140,000.00	182,660.00	-42,660.00
9. The requested change in value is justified for the following reasons: Built 1958 (67 yr home). Needs New Roof; Cracked, crumbling, major leaking (into basement) Original Chimney needs replaced/repared; Drafty, rotting Original Basement Windows need replaced; Cracked, crumbling Original Foundation needs waterproofed & all Original Drain Tiles need replaced; Cracked, leaking Siding & Gutters need replaced; Cracked,			

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

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

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

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

Built 1958 (67 yr home). Needs New Roof; Cracked, crumbling, major leaking (into basement) Original Chimney needs replaced/repared; Drafty, rotting Original Basement Windows need replaced; Cracked, crumbling Original Foundation needs waterproofed & all Original Drain Tiles need replaced; Cracked, leaking Siding & Gutters need replaced; Cracked, crumbling Original Concrete Front Porch & Crumbling Original Front Porch Steps & Rusting, crumbling Original Front Porch Rails all need replaced; Uneven Original Side Walk sections to porch need replaced; Original Clay Pipes/Plumbing under basement to road need replaced; Original Electrical box with all Original Wiring throughout house needs updated & replaced; Entire Drafty Home Windows need replaced; Storm doors & wood doorway frames/thresholds,etc Drafty with weather damage need replaced; Original Kitchen needs major repairs & updated; Living Room Original Floor needs replaced; Back Yard Patio Tiles cracked, uneven, crumbling need replaced; Back Yard Fence needs replaced from weather damage; Entire Yard/Landscaping Uneven with pits/holes and sink hole areas need repaired; Garage Doors & Window & hardware need replaced; Original Driveway is severely Crumbling, Uneven with missing pavement needs completely replaced; Small Shed is at least 50 yrs & is old crumbling, falling apart & needs replaced. Neighbor behind us with similar home & Large newer Garage/Shed (0500035101003) Appraised on Auditor website for \$144,100.00.

Danee J & David W Sr Goodell

810 Dodge Drive, Amherst, Ohio, 44001

0500035101002



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 03/27/2025 Complainant or agent (printed) Danee J & David W Sr Goodell Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Danee J Goodell David W Goodell Sr*

Sworn to and signed in my presence, this March 27<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary *David G Stambol*



**David G. Stambol**  
Notary Public, State of Ohio  
My Commission Expires Jan. 31, 2028

Clear Form

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

DTE 1  
Rev. 12/22

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 AM 11:52

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	MCELWAIN AARON D TRUSTEE &	21123 State Route 301, Wellington OH 44090	
2. Complainant if not owner	MCELWAIN SANDRA J TRUSTEE		
3. Complainant's agent	Not applicable.		
4. Telephone number and email address of contact person Sandra McElwain (216) 956-1531 iamsweetpotato@rocketmail.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		
1904012000002	21123 State Route 301, Wellington, OH 44090		
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
1904012000002	\$175,000.00	\$243,820.00	\$68,820.00
9. The requested change in value is justified for the following reasons: There have been no significant improvements to the property to justify the much higher market value.			

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

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

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

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

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

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

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

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

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

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

Date 3/26/2025 Complainant or agent (printed) Sandra McElwain Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary Mark J. Lambenthal  
Expires 09/24/2028

## Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Carnegie Residential Development Corp	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
2. Complainant if not owner	Owner		
3. Complainant's agent	Jonathan Khouri, Esq.	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
4. Telephone number and email address of contact person (440) 892-6800 jkhour@carnegiecorp.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		
04-00-024-116-171	Crown Colony Drive, Sublot 334		
7. Principal use of property Undeveloped residential lot			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-024-116-171	\$70,000	\$120,000	\$50,000
9. The requested change in value is justified for the following reasons: Current value not supported by comparable sales.			

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

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

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

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



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


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

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


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

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

Date 03/20/2025 Complainant or agent (printed) Jonathan Khouri Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



STEVEN M EDELMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
February 4, 2028

## Clear Form

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Carnegie Residential Development Corp	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
2. Complainant if not owner	<b>Owner</b>		
3. Complainant's agent	Jonathan Khouri, Esq.	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
4. Telephone number and email address of contact person (440) 892-6800 jkhouri@carnegiecorp.com			
5. Complainant's relationship to property, if not owner <b>Owner</b>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-024-116-141	Crown Colony Drive, Sublot 259		
7. Principal use of property <b>Undeveloped residential lot</b>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-024-116-141	\$90,000	\$120,000	\$30,000
9. The requested change in value is justified for the following reasons: Current value not supported by comparable sales.			

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

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

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

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

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



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

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

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

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

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

Date 03/20/2025 Complainant or agent (printed) Jonathan Khouri Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



STEVEN M EDELMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
February 4, 2028

# Clear Form

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

DTE 1  
Rev. 12/22

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

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Carnegie Residential Development Corp	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
2. Complainant if not owner	Owner		
3. Complainant's agent	Jonathan Khouri, Esq.	27500 Detroit Rd. Ste. 300 Westlake OH 44145	
4. Telephone number and email address of contact person (440) 892-6800 jkhouri@carnegiecorp.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		
04-00-025-000-271	Red Tail East Subdivision, Excess Rear Land		
7. Principal use of property Undeveloped buffer 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
04-00-025-000-271	\$7,200	\$124,250	\$117,050
9. The requested change in value is justified for the following reasons: Current value not supported by per acre comparable sales and valuations.			

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

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

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

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

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



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

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

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

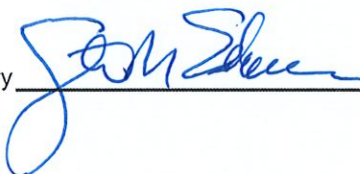
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 03/20/2025 Complainant or agent (printed) Jonathan Khouri Title (if agent) Attorney

Complainant or agent (signature) 

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

Notary 



STEVEN M EDELMAN  
Notary Public  
State of Ohio  
My Comm. Expires  
February 4, 2028



Clear Form

Tax year 2024

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

DTE 1  
Rev. 12/22LORAIN COUNTY  
BOARD OF REVISIONCounty Lorain

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

2025 MAR 28 PM 12:14

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	Geehan Botros / Emad Gergis	4250 St. Francis Ct, Avon 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-396-0439 gebotros@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	
0400024115010		4250 St. Francis Court, Avon 44011	
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
0400024115010	600,000	650,000	
9. The requested change in value is justified for the following reasons: 1-Property condition and age. 2-Comparable sales.houses in the neighbourhood with upgrade and renovationsold sold for 650,000. 3- Market Trends: recent real estate trends show decrease in property value in this neighbourhood due to high cost home association, other mandatory association fee.			

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)(3) 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 03/28/2025 Complainant or agent (printed) Geehan Botros Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Tax year 2024 BOR no. \_\_\_\_\_DTE 1  
Rev. 12/22County Ohio 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	Tatter, Kenneth J & Karen N	3671 E Lake Rd. Sheffield Lake, Ohio 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Kenneth J Tatter 216 544-9592			
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		
0300044101022	3671 E Lake Rd. Sheffield Lake, Ohio 44054		
7. Principal use of property residential owner occupant			
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
0300044101022	508730	265550	243180
9. The requested change in value is justified for the following reasons: Improvements value is considered to be somewhat accurate. However, land value is significantly higher than other properties in the neighborhood.			

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 03/26/2025 Complainant or agent (printed) Kenneth J Tatter Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kenneth J Tatter

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

Notary Kelsey Leftwich



KELSEY LEFTWICH  
Notary Public  
State of Ohio  
My Comm. Expires  
April 21, 2029

Clear Form

DTE 1  
Rev. 12/22

Tax year 2025 BOR no. \_\_\_\_\_  
County Lorain Date received \_\_\_\_\_

## Complaint Against the Valuation of Real Property

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jeremy Seeds	347 Gayle Dr. Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-533-1847 naimesl@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		
0300032105023	347 Gayle Dr. Sheffield Lake, OH 44054		
7. Principal use of property Dwelling / <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
0300032105023	\$145,000	\$171,110	\$26,110
9. The requested change in value is justified for the following reasons: The condition of the property and repairs needed is not consistent with recently sold comps in the neighborhood. The 1973 Furnace and AC are in need of replacement, the basement has foundation issues and is prone to leaking. The windows and doors are original and the garage roof needs replacement. The kitchen needs updating.			

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) JEREMY SEEDS Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 26<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Diana J. Meyers



DIANA J MEYERS  
Notary Public  
State of Ohio  
My Comm. Expires  
January 27, 2026

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	Kellee M. Dawson	10043 Colfax Ave., Columbia Station, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 310-6918 kmdaws83@hotmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
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
1200020113020	\$100,621	\$143,910	\$43,289
9. The requested change in value is justified for the following reasons: Please see attached addendum.			

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 2022 and total cost \$ \$4125.

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



## **Addendum to Complaint Against the Valuation of Real Property**

Parcel number: 1200020113020

Property address: 10043 Colfax Ave., Columbia Station, OH 44028

Homeowner: Kellee M. Dawson

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An increase of \$67,100 or 87% is unjustified. Complainants' opinion of value is based on the Lorain County average increase of 31%. It is very unlikely that the house would sell for \$143,910 in its current condition.

The house has not had any major updates since 2007. New front door in 2022 for security purposes. The house needs new windows, gutters, flooring, paint, and plaster repairs. Furnace and roof are 18 years old. Asphalt driveway is badly deteriorated and needs to be repaired.

Second bedroom has limited accessibility, the ceiling is not tall enough to stand, and requires going up very small, steep, narrow stairs that the adults in the home (and most others) cannot go up.

Uneven floors in the living room and kitchen.

Homeowner is low income. Elderly mother resides with the homeowner and is on a fixed income.

Adjoining lot is not buildable and it floods.

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) Kellee M. Dawson Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kellee M. Dawson

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

Notary Arina Terlizzi



ARINA TERLIZZI  
Notary Public  
State of Ohio  
My Comm. Expires  
June 19, 2029

Tax year 2025 BOR no. 3-24-25  
 County Lorain Date received ↓

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVENUE  
2025 MAR 28 11:12:32

## 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	Gordon Janette	14507 Station Rd. 44028	
2. Complainant if not owner	(TRUSTEE)	14481 Station Rd 44028	
3. Complainant's agent		(CHRIS + CHARLES ADDRESS)	
4. Telephone number and email address of contact person 904-238-6969			
5. Complainant's relationship to property, if not owner Brother of Trustee			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
12-00-075-104-040	14481 Station Rd. 44028		
7. Principal use of property Residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-075-104-040	\$101,200	\$202,400	-5090
	(MAYBE OLD AMOUNTZ)		
9. The requested change in value is justified for the following reasons: Columbia Station, War Machine, neighbors south, west, east, north excessive gun fire			

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

and sale price \$ 0 ; and attach information explained in "Instructions for Line 10" on back.

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

12. If any improvements were completed in the last three years, show date Nov. 2024 and total cost \$ 200.

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.

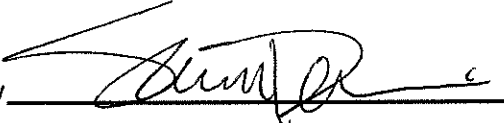
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) Gordon Title (if agent) Trustee  
Janette Trustee

Complainant or agent (signature) Janette Gordon Trustee

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

Notary 



SHANE DADDARIO  
Notary Public, State of Ohio  
My Comm. Expires June 22, 2025



Clear Form

Tax year 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	Jenna Boumeun	50883 Peck Wadsworth Rd
2. Complainant if not owner		Wilmington, OH 44090
3. Complainant's agent		

4. Telephone number and email address of contact person

4409356070 jennaboumeun@howardhanra.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

1707003000018

Address of property

50883 Peck Wadsworth Rd  
 Wilmington OH 44090

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
1707003000018	200,000	293,870	

9. The requested change in value is justified for the following reasons: This is a 2 bedroom home on an acre of land. It would never sell @ 293K. I am a realtor + comp daily. I have done many market analysis and I believe we are way closer to 200K. I have seen no 2 beds sell @ 293K in Wilmington. We built for 180K + bought the land for 8K.

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 Jan 2024 and total cost \$ 180,000.00

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

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

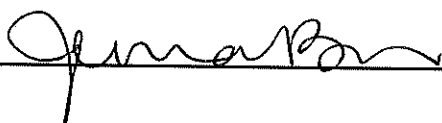
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.  
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3.25.25 Complainant or agent (printed) Jenna Bulman Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

this is a duplicate - I sent  
in around 3/12 but when  
I called they didn't have  
record of mine.



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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Joyce & Barry Motsch	4485 Oakhill Blvd, Lorain OH 44053	
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		
02-03-004-741-001	4485 Oakhill Blvd, Lorain, OH 44053		
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
02-03-004-741-001	\$197,170.00	221,740.00	24,570.00
9. The requested change in value is justified for the following reasons: This condo was purchased on 10/6/2020 for \$153,710.00 the increase to \$221,740 (a \$68,030.00 increase) is not justified especially in light of the other 8 condo valuations and the apartments on the south side of Oakhill Blvd.			

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

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

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

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

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

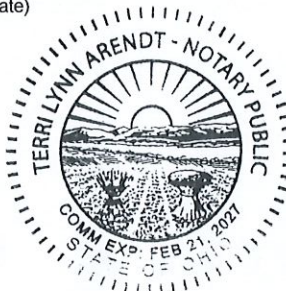
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/26/2025 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Bary B. M...

Sworn to and signed in my presence, this 03/26/2025 day of March 2025  
(Date) (Month) (Year)

Notary Terrilyn Arendt





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	Laura Everett-Tvrđik	10844 Mitchell Rd Columbia Station, Ohio 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-346-4732 lauraeverett8@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have - 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
12-00-082-000-023		161.370	
9. The requested change in value is justified for the following reasons: The Columbia War Machine 50% Reduction in property Tax			

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.

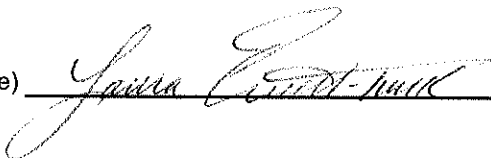
- ☐ The property was sold in an arm's length transaction. ☒ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/24/2026 Complainant or agent (printed) LAURA EVERETT-TURK Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Tax year 2024/2025

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

DTE 1  
Rev. 12/22LORAIN COUNTY  
BOARD OF REVENUECounty LORAIN 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.

2025 MAR 28 PM 1:37

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	ROBERT + CATHERINE WELLS		2394 CHELSEA ST, AVON, OH 44011
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-666-8206, 440-396-0248, 440-934-1365 bnellwells@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04 00 003 106 629		2394 CHELSEA ST. AVON, OH 44011	
7. Principal use of property RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400003106629	300,000	367,220	
9. The requested change in value is justified for the following reasons: property estimate too high. We are both 70 years old and the budget is very tight. Homes our size are selling for less than \$367,220.			

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) ROBERT + CATHERINE WELSER Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [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 of form.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

**EXHIBIT****A**

2025 MAR 28 PM 2:08

	Name	Street address, City, State, ZIP code	
1. Owner of property	TANSEY, WILLIAM	52782 R.20 WAKEMAN, OH	
2. Complainant if not owner		44889	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 328 7345			
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	
13200220000.34			
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
13200220000			
13200220000.34	\$100,000.00 OR LESS	\$232,560.00	132,560.00
9. The requested change in value is justified for the following reasons: CONDITION OF HOME WOULD MAKE BANK LOAN NEARLY IMPOSSIBLE, INCLUDING ROOF, LACK OF CENTRAL HEAT, LACK OF ADEQUATE INSULATION, GENERAL POOR CONDITION			

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 03-28-25 Complainant or agent (printed) William Trausey Title (if agent) \_\_\_\_\_

Complainant or agent (signature) William Trausey

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

Notary \_\_\_\_\_

Clear Form

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

DTE 1  
Rev. 12/22

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

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints must be filed on a separate 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	SCOTT & SUE GAUDREAU	36751 CRANLYN TERRACE	
2. Complainant if not owner	—	AVON, OH 44011	
3. Complainant's agent	—	—	
4. Telephone number and email address of contact person H = (440) 934-3232 SA GAUDREAU C GMAIL.COM			
5. Complainant's relationship to property, if not owner —			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
04-00-011-108-118		36751 CRANLYN TERRACE AVON, OH 44011	
7. Principal use of property PRIMARY RESIDENCE.			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-011-108-118	\$724,700.	\$784,310.	\$59,610.
9. The requested change in value is justified for the following reasons: ADJUSTED VALUE OF PRIMARY RESIDENCE ON MARCH 28TH, 2025 TO REFLECT (5) COMPARABLE SALES. INFORMATION AVAILABLE.			

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.

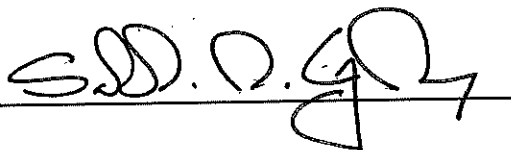
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

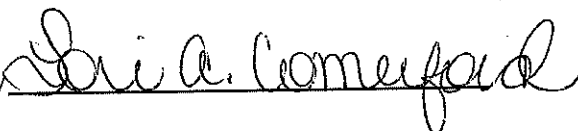
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-28-2025 Complainant or agent (printed) SLOTT GAUDREAU Title (if agent) OWNER

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary 



LORI A COMERFORD  
Notary Public  
State of Ohio  
My Comm. Expires  
January 28, 2029



## Clear Form

Tax year 2024

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

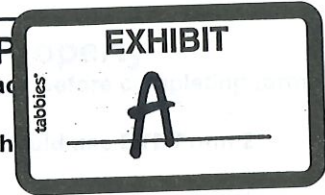
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints shall be filed on a separate 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	JG Avon LLC	Fifth Third Center - Suite 2440 600 Superior	
2. Complainant if not owner		Avenue East, Cleveland, Ohio 44114	
3. Complainant's agent	Douglas Krause, Esq.	2569 Center Road, Hinckley, Ohio 44233	
4. Telephone number and email address of contact person 440-476-0238 Dkrause@rejacobsgroup.com			
5. Complainant's relationship to property, if not owner Attorney for owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0400028101124	Nagel Road, Avon, Ohio 44011		
7. Principal use of property C-4/M-1 zoned land currently being used for agricultural purposes			
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
0400028101124	\$2,800,000.00	\$6,810,000.00	(\$4,010,000.00)
9. The requested change in value is justified for the following reasons: See Appraisal Report on East side of Nagel Road just south of the Norfolk Southern Railroad, Avon, Lorain County, Ohio prepared by C.P. Braman & Co., Inc. accompanying this Complaint			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale Under Contract for Saleand sale price \$ 2,800,000.00 ; 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 03/26/2025 Complainant or agent (printed) Douglas Krause, Esq. Title (if agent) Attorney for owner

Complainant or agent (signature) *Douglas Krause, Esq.*

Sworn to and signed in my presence, this 27<sup>th</sup> day of MARCH 2025  
(Date) (Month) (Year)

Notary *Donna Sauers*  
Donna Sauers  
ex. 2/15/2028



DONNA SAUERS  
Notary Public - State of Ohio  
My Commission Expires  
February 15, 2028



Clear Form

DTE 2  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

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

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	Children's Hospital Medical Center & Akron	One Perkins Square, Akron, OH 44308	
2) Complainant if not owner			
3) Complainant's agent	Thomas A. Gattozzi, Esq.	Roetzel, 600 Superior Ave. E., Suite 1600	
4) Telephone number of contact person	216-830-6831	Cleveland, OH 44114	
5) Email address of complainant	tgattozzi@ralaw.com		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
04-00-015-110-272	14.4905	Vacant Land, Center Road, Avon, Ohio 44011	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input checked="" type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

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

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

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

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

Date 3-27-2025 Complainant or agent [Signature] Title (if agent) Attorney

Sworn to and signed in my presence, this 27th day of March year 2025

Notary [Signature] Signature



CHERYL A. FOERSTER  
Notary Public  
State of Ohio  
My Comm. Expires  
November 28, 2027

**ATTACHMENT TO COMPLAINT AGAINST THE ASSESSMENT OF REAL  
PROPERTY OTHER THAN MARKET VALUE (DTE 2)**

**Complainant:** Children's Hospital Medical Center of Akron

**Parcel Number:** 04-00-015-110-272

**Line 10 – The requested change is justified for the following reasons:**

Complainant is seeking to cause the Property to be reinstated in the CAUV program and to remit recoupment.

Complainant acquired title to the Property on August 31, 2023. At the time of acquisition, the Property was designated as CAUV land and was subject to a farm lease with a farmer expiring at the end of 2023. Complainant renewed the lease with the farmer on May 1, 2024 (the "2024 Farm Lease") – after the date that the CAUV renewal application was due to be filed. See attached at Tab 1 a copy of the fully executed 2024 Farm Lease between Complainant and the farmer. Complainant just recently reached an agreement with the farmer to renew the lease for 2025 (the "2025 Farm Lease"). See attached at Tab 2 a copy of the fully executed 2025 Farm Lease (note that the agent for the Complainant has a copy of the farmer's signature page that is not of great quality and will provide a better copy to the Board upon receipt of same).

The Property has been used for agricultural purposes and has been in the CAUV program for many years. The Property was used for agricultural purposes in 2024 pursuant to the 2024 Farm Lease and will continue to be so used in 2025 pursuant to the 2025 Farm Lease. Complainant was unable to finalize the 2024 Farm Lease with the farmer prior to the March 1<sup>st</sup> deadline to file the CAUV Renewal Application. Complainant requests that the Board of Revision find good cause has been shown to cause the Property to be reinstated in the CAUV program and to remit recoupment to Complainant.



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	Susan M. Tansey	144 Williamsburg Dr. Avon Lake, OH, 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440-865-1225 mstansey6@gmail.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
7. Principal use of property			
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
04-00-019-134-016	375,000.00	416,660.00	41,660.00
9. The requested change in value is justified for the following reasons: There have been no significant improvements or changes made to this property since the last county audit of 2021. The professional appraisal at that time was 275,000.00. The most current professional appraisal as of March 2025 is now 375,000.00			

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

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

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

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

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

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

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

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

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

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

March 28, 2025

Susan M. Tansey

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

Complainant or agent (signature) Susan Tansey

Sworn to and signed in my presence, this 28<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Carole Fischler



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

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	Melanie G Bender	3227 W 230th St., North Olmsted, Ohio 44070	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-655-9919 melgbender@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		
0700026701002	36498 Suger Ridge Rd North Ridgeville OH 44039 Unit 2		
7. Principal use of property storage			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0700026701002	\$54,720.00	\$74,510.00	\$19,790.00
9. The requested change in value is justified for the following reasons: You currently have my unit valued at \$103.49 per Sq Ft. I have attached info that shows other Storage Condos in Lorain County valued at \$76.00 per Sq Ft., therefore my reason for reduction in value. Also, no improvements have been made since we purchased the Unit in 2004.			

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 3-25-2025 Complainant or agent (printed) Melanie G. Bender Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Melanie G. Bender

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

Notary \_\_\_\_\_



MICHAEL TUROVSKY  
Notary Public  
State of Ohio  
My Comm. Expires  
August 21, 2029

Tax year 2025

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jeffrey and Angela Ondich	3168 Edgewater Blvd Vermilion OH 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Angela Ondich 440-781-1404 angelaondich@hotmail.com		
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" Instruction.		
6. Parcel numbers from tax bill	Address of property		
0100004102013	3168 Edgewater Blvd Vermilion Ohio 44089		
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
0100004102013	\$560,000.00	\$637120.00	77120.00
9. The requested change in value is justified for the following reasons: We purchased the home in 11/2019 at \$460000.00. The new assessment is showing improvements of \$225130.00 in less than a 5 yr period. We have not done improvement to the home. Painting and upkeep. New builds are assessed with this type of value. Our house was built 1994. without the new items of a new home- windows, doors, flooring-etc. Also, the living space is including a a basement with no above ground access.. I can see appreciation, but it is too high			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 11/2019  
and sale price \$ 460000.00 ; 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.

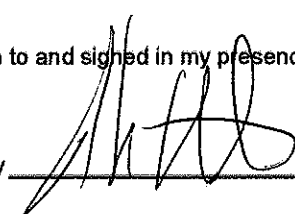
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

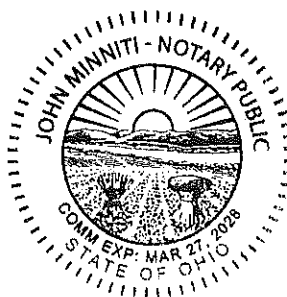
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/11/2025 Complainant or agent (printed) Angela Ondich Title (if agent) Homeowner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-14-25 day of March 2025  
(Date) (Month) (Year)

Notary 





Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	NATIVITY MANOR APARTMENTS LLC	Ryan, 600 Superior Ave E, Ste 1810, Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant Street, #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person	724-205-1188 edward.hirshberg@ryanlawyers.com		
5. Complainant's relationship to property, if not owner	Attorney		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See attached			
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
One economic unit	600,000	2,109,850	1,509,850
9. The requested change in value is justified for the following reasons:  The current assessed value results in an implied fair market value above and beyond actual market value.			

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

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

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

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

NATIVITY MANOR APARTMENTS LLC

02-01-003-135-028	W 15TH ST
02-01-003-135-029	W 15TH ST
02-01-003-135-030	W 15TH ST
02-01-003-135-031	W 15TH ST
02-01-003-135-036	W 14TH ST
02-01-003-135-038	420 W 15TH ST

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 03/27/2025 Complainant or agent (printed) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary 

Commonwealth of Pennsylvania - Notary Seal  
Robyn L. Weisbrod, Notary Public  
Allegheny County  
My commission expires October 14, 2028  
Commission number 1210464  
Member, Pennsylvania Association of Notaries



Clear Form

Tax year 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 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	Olympic Outing Club	6545 West River Road, Vermilion, OH 44089	
2. Complainant if not owner			
3. Complainant's agent	Scott A. Norcross, Esq.	200 Public Sq., #1850, Cleveland, OH 44114	
4. Telephone number and email address of contact person Scott A. Norcross, (216) 377-1044; sanorcross@bmdllc.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		
0100016119001	See Attached Addendum		
0120027112029	See Attached Addendum		
7. Principal use of property Non-profit private social club			
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
0100016119001	\$1,809,706.00	\$3,795,130.00	\$1,985,424.00
0120027112029	\$461,330.00	\$1,440,930.00	\$979,600.00
9. The requested change in value is justified for the following reasons: SEE ATTACHED RESPONSE TO QUESTION NO. 9.			

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 March 1, 2025 and total cost \$ 239,777.76

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

**RESPONSE TO QUESTION NO. 9:**

The valuation of each parcel has increased disproportionately to the true market value. Specifically, the improvement valuation increased 300% for parcel 0100016119001. Likewise for parcel 0120027112029 the improvement valuation increased 300%.

Each parcel has been assessed an overall valuation increase of **100%**, which is **disproportionate** to the true market value and inconsistent with general market trends.

Property values in Vermilion and Brownhelm Township, Ohio, have increased by approximately **5% year over year**, with indications of a potential decrease in **2025**. The assessed increases for these parcels far exceed these trends.

Furthermore, there have been **no substantial improvements** to either parcel since the last valuation period that would justify such significant increases.

The complaint will further be supported by fully appraisal being completed and submitted prior to the hearing.

## **ADDENDUM A**

### **PROPERTY ADDRESSES -- PARCEL NO. 0100016119001:**

6545 West River Road, 3, Vermilion, OH 44089  
6545 West River Road, 4, Vermilion, OH 44089  
6545 West River Road, 5, Vermilion, OH 44089  
6545 West River Road, 6, Vermilion, OH 44089  
6545 West River Road, 7, Vermilion, OH 44089  
6545 West River Road, 8, Vermilion, OH 44089  
6545 West River Road, 9, Vermilion, OH 44089  
6545 West River Road, 10, Vermilion, OH 44089  
6545 West River Road, 11, Vermilion, OH 44089  
6545 West River Road, 12, Vermilion, OH 44089  
6545 West River Road, 13, Vermilion, OH 44089  
6545 West River Road, 14, Vermilion, OH 44089  
6545 West River Road, 15, Vermilion, OH 44089  
6545 West River Road, 16, Vermilion, OH 44089  
6545 West River Road, 17, Vermilion, OH 44089  
6545 West River Road, 18, Vermilion, OH 44089  
6545 West River Road, 19, Vermilion, OH 44089  
6545 West River Road, 20, Vermilion, OH 44089  
6545 West River Road, 21, Vermilion, OH 44089  
6545 West River Road, 22, Vermilion, OH 44089  
6545 West River Road, 23, Vermilion, OH 44089  
6545 West River Road, 24, Vermilion, OH 44089  
6545 West River Road, 25, Vermilion, OH 44089  
6545 West River Road, 26, Vermilion, OH 44089  
6545 West River Road, 27, Vermilion, OH 44089



**PROPERTY ADDRESSES – PARCEL NO. 0120027112029:**

6417 West River Road, Cottage H, Vermilion, OH 44089

6417 West River Road, Cottage B, Vermilion, OH 44089

6417 West River Road, Cottage C, Vermilion, OH 44089

6417 West River Road, Cottage A, Vermilion, OH 44089

6417 West River Road, Cottage G, Vermilion, OH 44089

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 3/27/25 Complainant or agent (printed) Scott A. Norcross Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 27th day of March, 2025  
(Date) (Month) (Year)

Notary [Signature]



KAREN BALLA  
Notary Public  
State of Ohio  
My Comm. Expires  
March 20, 2029

## Clear Form

Tax year 2025

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Ray V Saladonis Jr	4231 Springvale Circle Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-669-3744 / saladonisr@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		
0400025000197	Nagel Rd Avon, OH 44011		
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
0400025000197	\$15,000	\$ 86,200	\$ 71,200
9. The requested change in value is justified for the following reasons: The 2025 valuation is six times greater than 2024. The property is vacant land and is not buildable and is flood plain.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/23/2022and sale price \$ 13,818.00 ; 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 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) Ray V Saladonis Jr Title (if agent) owner

Complainant or agent (signature) R. V. Saladonis Jr.

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

Notary Hossein Kashiani



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



Clear Form

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

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

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

## Complaint Against the Valuation of Real Property

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

2025 MAR 28 PM 12:25

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	Dennis Barrett & Katherine Barrett	26406 CROCKER LNDG	
2. Complainant if not owner		Columbia Station OH, 44028	
3. Complainant's agent			
4. Telephone number and email address of contact person 4403712908, dennisb40@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		
1200072000066	26406 CROCKER LNDG COLUMBIA STATION OH 44028		
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
1200072000066	535,000	551,390	-16,390
9. The requested change in value is justified for the following reasons: I had an professional appraiser value the property on 3/3/25.			

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

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

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

12. If any improvements were completed in the last three years, show date 4/1/2023 and total cost \$ 35,000.

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.

- |  |   |
|--|---|
| <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 3/27/25 Complainant or agent (printed) Dennis Barrett Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 27 day of March 2025  
(Date) (Month) (Year)

Notary [Signature]



PEGGY SHEPARD  
Notary Public  
State of Ohio  
My Comm. Expires  
February 7, 2028

Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	GEORGE A. YANIGA	263 KRAFT ST. BEREA, OH. 44017	
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		
02-01-001-107-013	323 E ERIE AVE, LORAIN, OH 43052		
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			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value) AS PER COUNTY	Column C Change in Value
02-01-001-107-013	\$157,000	* 236,160 -	
9. The requested change in value is justified for the following reasons: THE LORAIN COUNTY CALCULATION OF VALUE AT \$236,160 IS EXCESSIVE. VALUES OF PROPERTIES WHICH ARE ACTUALLY COMPARABLE ARE SIGNIFICANTLY LOWER. MY IMPROVEMENTS HAVE BEEN MINIMAL AND NECESSARY TO ENSURE SAFETY AND INTEGRITY. SEE ATTACHED			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 04.14.2022  
and sale price \$ 132,000 ; 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 2023 AND 2024 and total cost \$ 25,000

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

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

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

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

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

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

Date 03.28.2025 Complainant or agent (printed) GEORGE A. YANIGA Title (if agent) \_\_\_\_\_

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

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary \_\_\_\_\_



SARAH REINHARDT  
Notary Public, State of Ohio  
My Commission Expires  
January 24, 2026  
COMMISSION: 2021-RE-825625



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	ASF INC.	1724 LORAIN BLVD ELYRIA OHIO 44035	
2. Complainant if not owner			
3. Complainant's agent	DILIPKUMAR J PATEL	1724 LORAIN BLVD ELYRIA OHIO 44035	
4. Telephone number and email address of contact person <u>2159179234</u> <u>GODBLESS0529@GMAIL.COM</u>			
5. Complainant's relationship to property, if not owner <u>Owner under land contract</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>06-24-034-112-036</u>		<u>1724 LORAIN BLVD ELYRIA OHIO 44035</u>	
7. Principal use of property <u>motel</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>06-24-034-112-036</u>	<u>275000.00</u>	<u>437390.00</u>	<u>(162390)</u>
9. The requested change in value is justified for the following reasons: Respected sir/madam - we try to sale this property since last four year but due to this bad area , age of building , revenue and expenses , no one was ready to buy even 200 k . I was working here so owner offer me to buy without down payment . we agreed in last july 2024 . i purchase at 275 k under land contract . here i attached copy of recorded contract. Property was closed by city since MAY 2023 -December 2024.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale July 31, 2024  
 and sale price \$ 275000.00 ; 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 march 2025 and total cost \$ 42000.00 .

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 3/27/25 Complainant or agent (printed) Dilipkumar Patel Title (if agent) owner

Complainant or agent (signature) *Patel*

Sworn to and signed in my presence, this 27 day of March 2025  
(Date) (Month) (Year)

Notary *Kristin Clark*



KRISTIN CLARK  
Notary Public, State of Ohio  
My Comm. Expires Feb. 25, 2029



Clear Form

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

DTE 1  
Rev. 12/22

LORAIN COUNTY  
BOARD OF REVISION

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

## Complaint Against the Valuation of Real Property

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

2025 MAR 28 AM 11:19

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	George + Eva Herring Sr	417 E. Lorain St Oberlin OH 44074	
2. Complainant if not owner		41700 Briggs Rd Labrange Ohio 44050	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-610-4522 ejhnrsee@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		
09-00-087-102-019	417 E Lorain Oberlin Ohio 44074		
7. Principal use of property rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
09-00-087-102-019	105,000	137,200.00	-32,200.00
9. The requested change in value is justified for the following reasons:			

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

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 3-28-25 Complainant or agent (printed) George Horningsr Title (if agent) ESA Horningsr

Complainant or agent (signature) George E. Horningsr

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary Julianne Arnold



JULIANNE RUTH ARNOLD  
Notary Public  
State of Ohio  
My Comm. Expires  
May 29, 2028



Clear Form

DTE 1  
Rev. 12/22

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

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

2025 MAR 28 AM 11:18  
Attach additional pages if necessary.  
This form is for full market value complaints only. All other complaints should use DTE Form 2

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	George & Eva Horning Sr	41700 Briggs Rd Labrange OH 44050	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-610-4522 ejhnurse@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		
09-00-076-101-058	295 N Main Oberlin OH 44074		
7. Principal use of property rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
09-00-076-101-058	150,000	191,470.00	-41,470.00
9. The requested change in value is justified for the following reasons:			

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

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 3-28-25 Complainant or agent (printed) George Horning Sr Title (if agent) 204 Horning

Complainant or agent (signature) George Horning Sr

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary Julianne Arnold



JULIANNE RUTH ARNOLD  
Notary Public  
State of Ohio  
My Comm. Expires  
May 29, 2028

Tax year 2024

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

Answer all questions and type or print all information. Read instructions on back before 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	Zachary & Victoria Lewis	33576 Park Place, Avon Lake	
2. Complainant if not owner			
3. Complainant's agent	Jeff Strauch	193 Williamsburg Dr., Avon Lake	
4. Telephone number and email address of contact person	Tori 440 989 6968 / vclarklewis@gmail.com Zac 440 258 3976 / zman1916@gmail.com		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04 00 008 101 227	33576 Park Place Avon Lake		
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 00 008 101 227	\$499,910	\$591,880	\$91,970
9. The requested change in value is justified for the following reasons: Please see attached justification and market data.			

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

In preparing the Lewis property for sale, and taking in tax info of comparable sales, their tax value is approximately \$100k too high.

We would likely go on the market with a list price of \$575-625k, which would be the Park Place current high. Hopefully surpassing 33540 Park Pl, 4 bed 2.5 bath, 3023 sq ft, built 2020, listed for \$575k, Sold for \$565,500 on 10/17/2024. The most recent sale @ 33584 Park Pl, 4 bed 2.5 bath, 2646 sq ft, built 2019, closed at \$467k on 2/14/2025 with a long and rocky market time and significantly under the county's valuation of \$502k.

With the County reappraisal values as of January 1, 2024, the 3 sales comps for that time period that stick out are 33377 Ambleside Dr., 351 Westporte Pl., and 32922 Rebecca Ln. These are all excellent condition, newer construction, 4 bed 3.5 bath, with finished basements, 2700-3148 sq ft., with sales prices of \$585-625k and county market values of \$473,910-\$520,890. The closest comp is the Rebecca Ln property with a similar sized lot, similar sq footage, similar build date and extensive back patio with brick fireplace. The county has this property at \$499,910, and we request that the Lewis residence at 33576 Park Pl to be brought down to \$499,910 from \$591,880.

In addition, please see attached data from the past 365 days showing similar market value 4 bed 3.5 bath homes paying significantly less in taxes.

The issue is not that the Lewis property is not worth the county's \$591,880. The issue is that it's not uniform with other taxes within Avon Lake for similar valued properties.

Thank you for your consideration on this matter,

Jeff Strauch, Realtor

330 206 8034



COUNTY

#	Listing #	Subtype	Status	Status Date	Price	DOM/CDOM	Address	City	Zip Code	BR	BA	SqFt	Acres	Year	Gar
1	5089645	SING	S	01/17/2025	476,940 \$575,000	4/4	522 Danbury Ln	Avon Lake	44012	4	4 (3/1)	2,997	0.34	1994	2.0
2	5024488	SING	S	05/16/2024	367,130 \$580,000	53/53	33160 Webber Rd	Avon Lake	44012	4	4 (3/1)	3,448	0.64	1928	3.0
3	5033222	SING	S	05/06/2024	513,140 \$582,000	13/13	31737 Tradewinds Dr	Avon Lake	44012	4	4 (3/1)	3,281	0.46	1987	2.0
4	5041181	SING	S	07/25/2024	496,570 \$590,000	3/3	410 Beacon Ct	Avon Lake	44012	4	4 (3/1)	3,334	0.35	1989	2.0
5	5029159	SING	S	05/24/2024	452,160 \$620,000	22/22	523 Treese Ln	Avon Lake	44012	4	4 (3/1)	2,936	0.43	1995	3.0
6	5066102	SING	S	11/26/2024	446,330 \$645,000	49/49	554 Treese Ln	Avon Lake	44012	4	4 (3/1)	2,610	0.38	1995	2.0
7	5041768	SING	S	05/28/2024	503,770 \$645,000	4/4	641 Treese Ln	Avon Lake	44012	4	4 (3/1)	3,374	0.34	2001	3.0
8	5015744	SING	S	03/27/2024	494,570 \$650,000	6/6	31656 Tradewinds Dr	Avon Lake	44012	4	4 (3/1)	3,383	0.34	1992	2.0

#	Listing #	Subtype	Status	Status Date	Price	DOM/CDOM	Address	City	Zip Code	BR	BA	SqFt	Acres	Year Gar
1	<a href="#">4506520</a>	SING	S	12/22/2023	\$585,000	0/45	33377 Ambleside Dr	Avon Lake	44012	4	4 (3/1)	3,143	0.30	2020 2.0
2	<a href="#">5011031</a>	SING	S	02/29/2024	\$590,000	8/8	351 Westporte Pl	Avon Lake	44012	4	4 (3/1)	2,889	0.37	2010 2.0
3	<a href="#">4484276</a>	SING	S	10/24/2023	\$625,000	10/10	32922 Rebecca Ln	Avon Lake	44012	4	4 (3/1)	2,788	0.21	2017 2.0

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.

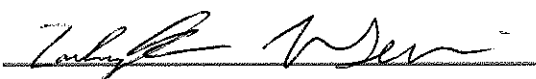
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 03.28.2025 Complainant or agent (printed) ZACHARY LEWIS Title (if agent) \_\_\_\_\_  
VICTORIA LEWIS

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Clear Form

Tax year 2024 & 25

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

DTE 1  
Rev. 12/22

County LORAIN

Date received March 28, 2025

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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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	GRACE ANN TORRES	1032 W. 10 <sup>th</sup> ST.	
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		
02-01-005-119-015	1032 W. 10 <sup>th</sup> ST. LORAIN, OHIO		
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
9. The requested change in value is justified for the following reasons: my Neighbor Across the streets appraisal was the same as mine - she has a 2 car garage and cement drive.			

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

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

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

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

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



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

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

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

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

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

Date March 28, 2025 Complainant or agent (printed) Grace Ann Jones Title (if agent) OWNER

Complainant or agent (signature) Grace Ann Jones

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

Notary \_\_\_\_\_

## Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Cynthia E. Aguilar Wetherbee	136 Eastern Heights Blvd	
2. Complainant if not owner		Elyria OH, 44035	
3. Complainant's agent			
4. Telephone number and email address of contact person (714) 2065295 jcwetherbee@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		
0625073103021	136 Eastern Heights Blvd Elyria OH, 44035		
7. Principal use of property Primary Dwelling			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0625073103021	\$ 85,000	\$ 163,330	\$ 78,330
9. The requested change in value is justified for the following reasons: There have been no modifications, updates or renovations made to this property to justify an increase in tax value.			

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

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

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

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

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

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

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

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

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

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

Date 03/24/2022 Complainant or agent (printed) Cynthia Aguilar Wetherbee Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_



Home: 136 Eastern Heights Blvd., Elyria 44035

March 2025

The backyard floods with heavy rains.

The soffits need replaced (The storms have blown some off).

The outside fence is dilapidated and needs to be replaced

The outside deck ~~is~~ has holes, warped boards-needs finished

The erosion in the front yard on the side needs a retaining

The stairs on to the house are broken and the railing is also broken: they need to be replaced.

The sidewalk got worse after the heavy <sup>(a back hoe)</sup> equipment was brought onto the property by the city to replace a gas line.

The back chimney is falling: it needs to be repaired.

The flooring on the first floor is fore up:

The flooring on the first floor of the <sup>1</sup>dinning room and <sup>2</sup>living room has some holes and boards have soft spots all over and some are cracked and need to be replaced, then redone then carpeted. <sup>3</sup>The sunroom's wooden floor has water damage <sup>due to a</sup> water leak.

The inside of the living room <sup>corner of the ceiling</sup> needs to be redone due to water damage.

There are cracks in the living room ceiling that need repaired.

The inside of the living room chimney - the fireplace box-needs tuck and point repairs.

\* After receiving the keys to our home but before seeing/checking the home again, most of our windows were broken in 2008.

The kitchen ceiling has cracks and water damage that needs to be fixed.

The 1<sup>st</sup> floor and 2<sup>nd</sup> floor <sup>toilet</sup> bathrooms leak.

The 1<sup>st</sup> floor sunroom has big holes (big holes) on the wall and water <sup>damages</sup> on the ceiling.

The master bedroom and 2<sup>nd</sup> <sup>bed</sup> room have cracks on the ceiling, and both clothes-closet bars <sup>where you hang up the clothes</sup> are broken (one is broken, the second one keeps falling off).

The electrical system is wired wrong and things get turned off: we didn't know that-this is how the house came

The mudroom floods in the basement when it rains, and ceiling is falling down

The basement bathroom sink's pipes are broken and leaks.

There is a LEAK somewhere BEHIND the BATHTUB.





ome: 136 Eastern Heights Blvd., Elyria 44035

March 2025

The whole ~~house~~ needs painted.

The whole house needs new windows.

The whole house needs <sup>new</sup> carpets / carpeting.

Kitchen backsplash tiles are broken and 2 missing.

Kitchen: there's a hole underneath the dishwasher where air comes in - it needs to be fixed.

The kitchen counter top has water damage and needs to be replaced.

The furnace is outdated and replaced immediately. It was jerry rigged (by previous owner) to heat the house improperly.

The house does NOT heat evenly because of this.

The house is not insulated (as far as we know) except part of the ~~unusable~~ attic.

The garage door is in DIRE need of replacement: we have fixed it ~~4~~ 4 times: ① the spring, ② the opener, ③ the door was bent and straightened, ④ the bolt. All on different occasions. (hang out)

The outlet in the kitchen and dinning room pertrude (hang out) from the wall.

We have water-proofed the basement.

We have replaced the roof and garage roof.

We have replaced two toilets.





## Clear Form

DTE 1  
Rev. 12/22

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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Tim Clodnick/Charlene YOG	558 Lakeside Ave	
2. Complainant if not owner		Lorain OH 44052	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-654-1337 Timclodnick@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		
0201002103009	558 Lakeside Ave Lorain OH 44052		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0201002103009	\$110,000.00		
9. The requested change in value is justified for the following reasons: Property TAXES INCREASE by 3008 Property value on 2024 Appraisal increase of almost 9008			

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

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

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

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

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



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

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

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

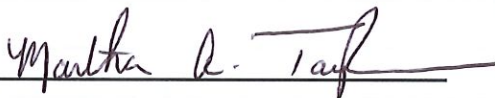
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date March 28, 2025 Complainant or agent (printed) Timothy J Clodwick Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28<sup>th</sup> day of MARCH 2025  
(Date) (Month) (Year)

Notary 



MARTHA A. TAYLOR  
Notary Public - State of Ohio  
My Commission Expires  
December 8, 2029

Clear Form

DTE 1  
Rev. 12/22

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 PM 2:53

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Eric Frambach	34846 Nell Rd. Grafton, Oh. 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 309 5944			
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		
<del>① 16-00-088-000-010</del>	<del>34776 Nell Rd. Grafton Oh. 44044</del>		
② 16-00-088-000-006	34846 Nell Rd. Grafton, Oh. 44044		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<del>①</del>	<del>100,000</del>	<del>281,800</del>	<del>121,800</del>
② 16-00-088-000-006	600,000	851,270	251,270
9. The requested change in value is justified for the following reasons: Refer to Addendum A			

N/A BSE

N/A BSE

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale Dec 13 2022

and sale price \$ 100,000 ; 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.

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

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

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

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

Date 5/28/25 Complainant or agent (printed) Erte Frambach Title (if agent) owner

Complainant or agent (signature) ELH

Sworn to and signed in my presence, this 28 day of MARCH 2025  
(Date) (Month) (Year)

Notary Vickie Lowens





Clear Form

DTE 1  
Rev. 12/22

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 PM 2:53

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Eric Frambach	34846 Nell Rd. Grafton, Oh. 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 309 5947			
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		
① 06-26-070-000-017	839 W. Broad St. Elyria Oh. 44035		
② 06-26-070-000-007	126 W. Bridge St. Elyria Oh. 44035		
③ 06-24-097-000-012	306 W. River Rd. N. Elyria Oh. 44035		
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
① 06-26-070-000-017	60,000	96,900	36,900
② 06-26-070-000-007	65,000	81,420	16,420
③ 06-24-097-000-012	80,000	117,810	37,810
9. The requested change in value is justified for the following reasons: Refer to Addendum A			

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

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

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

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

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

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

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

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

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

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

Date 3/28/25 Complainant or agent (printed) Eric Frankel Title (if agent) Owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary [Signature]





LORAIN COUNTY  
BOARD OF REVISION

2025 MAR 28 PM 3:21

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	WILLIAM L. & JANET P. BIRD	235 EASTERN HTS. BL, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-897-0951, BILLBIRD65@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		
06-26-041-000-009	321 WEST AVENUE, ELYRIA, OH 44035		
7. Principal use of property VACANT PROPERTY BEING RENOVATED FOR PERSONAL DWELLING			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-041-000-009	\$ 80,000	\$ 168,950	< \$88,950 >
9. The requested change in value is justified for the following reasons: THE HOUSE IN CURRENT CONDITION IS UNINHABITABLE. ALL WORK TO DATE HAS BEEN FOCUSED ON THE EXTERIOR. THE HEATING SYSTEM AND PLUMBING ARE NOT OPERABLE. THE ELECTRICAL HAS ONLY BEEN PARTIALLY UPGRADED.			

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

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

12. If any improvements were completed in the last three years, show date 12/2023 and total cost \$ 2800

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.

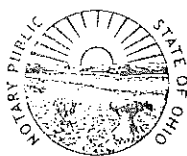
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/28/2025 Complainant or agent (printed) WILLIAM L. BIRD Title (if agent) \_\_\_\_\_

Complainant or agent (signature) William L. Bird

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary [Signature]



MATTHEW VAN WORMER  
Notary Public  
State of Ohio  
My Comm. Expires  
October 25, 2026

Clear Form

Tax year 2025 BOR no. \_\_\_\_\_  
 County Lorain Date received \_\_\_\_\_

DTE 1  
 Rev. 12/22

## Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Paul & Julia Lassiter	11308 Fairway Dr. Columbia St. Ohio, 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-429-0178 plassiter71@gmail.co or lassiterj74@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		
1200018000029	11308 FAIRWAY DR COLUMBIA STATION, OH 44028		
7. Principal use of property Residency			
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
1200018000029	\$250,000	\$378,500.00	\$128,500
9. The requested change in value is justified for the following reasons: Bought House in 2019 for \$250,000 needing improvements while no improvements have been made.			

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

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

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

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

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

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

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

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

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

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

Date 03/28/2025 Complainant or agent (printed) Paul W. Lassiter Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary 





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

DTE 1  
Rev. 12/22

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

**Complaint Against the Valuation of Real Property**  
Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	DAVID + GLENDA MCDANIEL	5525 RiverEdge Dr
2. Complainant if not owner		ELYRIA OH 44035
3. Complainant's agent		

4. Telephone number and email address of contact person

440 219 4577 or 440 990 4306

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

0300-075 115 025

Address of property

5525 RiverEdge Dr ELYRIA OH 44035

7. Principal use of property

Home owner occupied for living 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
1# 03-00 075 115 025	200,000.00	313,790.00	13,790.00

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

Windows look like Basement Floods at times, Septic is old, old original  
 in 85% of home, old outdated in poor shape Cabinets, Floorings, Needs Replaced  
 in Kitchen and Baths, Needs new gutters, and patio work, work  
 Needs painted in and out extensively

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 Approx 1/2003 and total cost \$ 5,900.0013. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

REMAX Home sal  
 Appraisal  
 Attached  
 if Listed

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 3/28/2025 Complainant or agent (printed) Blenda McDaniels Title (if agent) \_\_\_\_\_  
David McDaniels

Complainant or agent (signature) [Signature]

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

Notary \_\_\_\_\_

Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Theresa & Cody Roberts		720 Sunset Ave Sheff Lake 74054
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-654-5320 reescs43plus@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-039-119-054	720 Sunset Ave Sheff Lake 74054		
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
03-00-039-119-054	112,410.00	151,380.00	38,970.00
9. The requested change in value is justified for the following reasons:			
See Attached Please.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale May 17, 2023  
and sale price \$ 165,000.00 ; 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 11-22-24 and total cost \$ 11,000.00.
13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☐ No ☒ Unknown



## Reasons to Lower Taxes.

properties not level

Multiple drainage issues from other properties

No storm drains causing flooding

Electrical Problems - Lights Flicker

Flooring - Concrete Floor on lower level

Wood under lower windows completely

Rotten, Rip out and replace

Front walk way Floods

Furnace had no maintenance since 2007  
had to replace.

Plumbing issues on Almost every pipe -

Cast iron pipes connected to PVC improper.

ROOF is 40 plus years old now.

Corrugated pipe installed - right up Against  
house causing Flooding in Basement.

Concrete pad on Patio uneven needs  
replaced.

Insulation Needed in Attic.

Previous Homeowner's husband died  
in 2007 and basic maintenance stopped  
then. Home inspection done in 2023  
before we bought the home only told  
us of a few of these issues.

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 28, 2025 Complainant or agent (printed) Theresa Roberts Title (if agent) N/A

Complainant or agent (signature) Theresa Roberts

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary Halley Standen



HALEY STANDEN  
Notary Public, State of Ohio  
My Commission Expires  
June 25, 2025  
COMMISSION: 2020-RE-816301



LORAIN COUNTY  
BOARD OF REVISION

Tax year 2024

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

DTE 1  
Rev. 02/19

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	Brush Wellman Inc.	6070 Parkland Blvd, Cleveland, OH 44124	
2. Complainant if not owner	Same as owner		
3. Complainant's agent	Sean F. Berney, Esq.	4725 Grayton Road, Cleveland, OH 44135	
4. Telephone number of contact person	216.362.4142		
5. Email address of complainant	s.berney@douglasslaw.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
01-00-024-000-012	Industrial Pkwy, Lorain, OH 44053		
01-00-024-000-013	7375 Industrial Pkwy, Lorain, OH 44053		
**SEE ATTACHED**			
8. Principal use of property	Manufacturing		
9. 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
01-00-024-000-012	\$87,200	\$129,530	(42,330)
01-00-024-000-013	\$1,924,300	\$2,858,550	(\$934,250)
Total	\$2,011,500	\$2,988,080	(\$976,580)
10. The requested change in value is justified for the following reasons:			
The change in value is requested based on comparable sales and market conditions.			

11. 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 11" on back.

12. 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.

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

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

15. If you have filed a prior complaint on this 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.

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 3/27/25 Complainant or agent SEA F B Signature SEA F B Title (if agent) ATTORNEY (ID #0058608)

Sworn to and signed in my presence, this 27th day of March year 2025

Notary Sherrin M. McLaughlin Signature



SHERRI MCLAUGHLIN  
Notary Public  
State of Ohio  
My Comm. Expires  
January 26, 2027



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

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Rafina Limited	34194 Aurora rd #1307	
2. Complainant if not owner		Solon OH 44139	
3. Complainant's agent			
4. Telephone number and email address of contact person	1 (330) 212 3427 NAFIONPROJECT@yahoo.com		
5. Complainant's relationship to property, if not owner	agent		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300095103032	1889 1887 E. 31 st, Lorain OH 44055		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03000951	75000	130700	-55300
03032	72500		
9. The requested change in value is justified for the following reasons: <u>comparable sales</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☒ Unknown If yes, show date of sale 4/13/21  
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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

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

3/28/25

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 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	Rafina Limited	34194 Aurora rd #307	
2. Complainant if not owner		Solon OH 44139	
3. Complainant's agent			
4. Telephone number and email address of contact person	1 (330) 212 3427 NAFIONPROJECT@yahoo.com		
5. Complainant's relationship to property, if not owner	agent		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300095103031	1883 E. 31st, Lorain OH 44055		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C:			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03000951	75000	130700	-56300
03031	72500		
9. The requested change in value is justified for the following reasons: comparable sales			

10. Was property sold within the last three years? ☒ Yes ☐ No ☒ Unknown If yes, show date of sale 4/13/21

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

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

3/28/25

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 before completing form.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Rafina Limited	34194 Aurora rd #307	
2. Complainant if not owner		Solon OH 44139	
3. Complainant's agent			
4. Telephone number and email address of contact person	1 (330) 212 3427 NAFIONPROJECT@yahoo.com		
5. Complainant's relationship to property, if not owner	agent		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300095103030	1879 E. 31st, Lorain OH 44055		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03000951	<del>75000</del>	130700	-55300
03030	72500 (EMG)		
9. The requested change in value is justified for the following reasons: comparable sales			

10. Was property sold within the last three years? ☒ Yes ☐ No ☒ Unknown If yes, show date of sale 4/13/21  
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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

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

3/28/25

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 before completing form.

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Rafina Limited	34194 Aurora rd #307	
2. Complainant if not owner		Solon OH 44139	
3. Complainant's agent			
4. Telephone number and email address of contact person	1 (330) 212 3477 NAFIONPROJECT@yahoo.com		
5. Complainant's relationship to property, if not owner	agent		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300095103033	1891 E. 31 st, Lorain OH 44055		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03000951	75000	130700	-55700
03033	72500		
9. The requested change in value is justified for the following reasons: comparable sales			

10. Was property sold within the last three years? ☒ Yes ☐ No ☒ Unknown If yes, show date of sale 4/13/21

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.

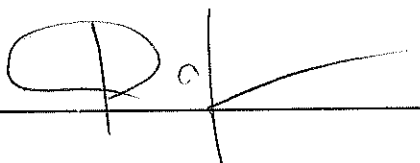
- |  |   |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty.   |
| <input type="checkbox"/> A substantial improvement was added to the property.  | <input type="checkbox"/> Occupancy change of 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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature)  3/28/25

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

Notary \_\_\_\_\_

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

Answer all questions and type or print all information. Read instructions on back before 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	Coleen McFarland	2345 Harborview Blvd, Lorain OH 44052	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person 440-241-2676 cwmcfarland@yahoo.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		
02-02-023-101-030	2345 Harborview Blvd, 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
02-02-023-101-030	\$380,261	\$425,510	45,249
9. The requested change in value is justified for the following reasons: Land value is above the average of \$10.88/sq.ft. (see data)			

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 3-28-2025 Complainant or agent (printed) Coleen McFarland Title (if agent) N/A

Complainant or agent (signature) Coleen McFarland

Sworn to and signed in my presence, this 28 day of March 2025  
(Date) (Month) (Year)

Notary Amanda Marrero



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

Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	T3 Realty II, LLC	1965 Recreation Lane, Avon, Ohio, 44011	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd., #102, Lorain, OH, 440	
4. Telephone number and email address of contact person Brian@TSOhiolaw.com; 440-988-9500			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-003-101-597	1945 Recreation Lane, Avon, Ohio, 44011		
7. Principal use of property athletic complex			
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
04-00-003-101-597	\$6,200,000.00	\$9,086,150.00	-\$2,886,150.00
9. The requested change in value is justified for the following reasons: recent appraisal justifies change in value			

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

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

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

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

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

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

- ☐ 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 3-28-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary Hannah Hall



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



Clear Form

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

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	T3 Realty, LLC	1965 Recreation Lane, Avon, Ohio, 44011	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo	50 Cooper Foster Pk Rd., #102, Lorain, OH, 440	
4. Telephone number and email address of contact person Brian@TSOhiolaw.com; 440-988-9500			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-003-101-598	1965 Recreation Lane, Avon, Ohio, 44011		
7. Principal use of property athletic complex			
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
04-00-003-101-598	\$4,000,000.00	\$4,976,790.00	-\$976,790.00
9. The requested change in value is justified for the following reasons: recent appraisal justifies change in value			

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

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

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

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

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

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

- ☐ 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 3-28-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Hannah Hall



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

Clear Form

Tax year 2024

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

DTE 1  
Rev. 12/22

County Lorain

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

LORAIN COUNTY  
BOARD OF REVISION

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 PM 3:09

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Peter N. and Heidi H. Dorsey	39351 Stonefield Place, Avon, Ohio 44011	
2. Complainant if not owner			
3. Complainant's agent	Michelle A. Yanok	23823 Lorain Rd, #270, N. Olmsted, OH 44070	
4. Telephone number and email address of contact person Michelle A. Yanok, (440) 799-9887, myanok@yanoklaw.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-003-101-139	39351 Stonefield Place, Avon, Ohio 44011		
7. Principal use of property single family residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
11-00-045-000-076	375,000.00	416,700.00	<41,700.00>
9. The requested change in value is justified for the following reasons: sales comparisons and appraisal			

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

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

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

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

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



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

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

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

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

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

Date 3.28.25 Complainant or agent (printed) Michelle A. Yanok Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary [Signature]



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

Clear Form

LORAIN COUNTY  
BOARD OF REVISION

DTE 1  
Rev. 12/22

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

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

2025 MAR 28 PM 3:09

## 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	550 Broadway LLC	12611 Calumet Cir Strongsville OH 44149
2. Complainant if not owner	Daniel Martin	Same
3. Complainant's agent		

4. Telephone number and email address of contact person

216-389-3376

dan.zips@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

0626063000017

Broad St, Elyria OH

0626063000068

Broad St, Elyria OH

0626063000069

Broad St, Elyria OH

7. Principal use of property

Parking lot

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0626063000017	4,715	62,870	-58,155
0626063000068	2,802	37,360	-34,558
0626063000069	7,293	93,390	-86,097

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

These 3 parcels/parking lot were acquired in a swap for parcel 062606000007. The value of that property was \$14,810

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 6/24/24

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 3/28/25 Complainant or agent (printed) Daniel Martin Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary [Signature]



BETH ANN CUSON  
Notary Public, State of Ohio  
My Commission Expires  
November 15, 2027  
COMMISSION: 2022-RE-856356



Clear Form

LORAIN COUNTY  
BOARD OF REVISION

DTE 1  
Rev. 12/22

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

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

2025 MAR 20 PM 3:37

## 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	374 Broad St LLC	1264 Calumet Cir Strongsville, OH 44149	
2. Complainant if not owner	Daniel Martin	Same	
3. Complainant's agent			
4. Telephone number and email address of contact person			
216-389-3376		danzip@s@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	
062606300015		Broad St Clynia OH	
062606300016		374 Broad St Clynia OH	
7. Principal use of property 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
062606300015	52,268	114,340	-62,072
062606300016	167,732	366,810	-199,078
9. The requested change in value is justified for the following reasons:			
Two parcels purchased 5/16/23 for \$ 220,000			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5/16/23

and sale price \$ 220,000 ; 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 3/28/25 Complainant or agent (printed) Daniel Mart Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 28 day of march 2025  
(Date) (Month) (Year)

Notary [Signature]



BETH ANN CUSON  
Notary Public, State of Ohio  
My Commission Expires  
November 15, 2027  
COMMISSION: 2022-RE-856356



Clear Form

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

DTE 1  
Rev. 12/22

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

## Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2025 MAR 28 PM 1:17

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	JEFFREY J. RINALDI	588 ALAMEDA AVE SHEFFIELD, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-657-7501 EMAIL: HRHJIR @ GMAIL - Com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
03-00-039-110-031		588 ALAMEDA AVE, SHEFFIELD, OH 44054	
7. Principal use of property RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-039-110-031	\$105,000.00	\$202,230.00	\$97,230.00
9. The requested change in value is justified for the following reasons: - ACTUAL FINISHED SQFT = 1120 SQFT (NOT 2682) - EXTENSIVE TERMITE DAMAGE			

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 3-27-25 Complainant or agent (printed) JEFFREY J. RINALDI Title (if agent) \_\_\_\_\_

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

Sworn to and signed in my presence, this 27<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary Michele L. Black



MICHELE L. BLACK  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires May 29, 2026

Clear Form

Tax year 2025 BOR no. \_\_\_\_\_  
 County LORAIN Date received \_\_\_\_\_

DTE 1  
 Rev. 12/22

## Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Philip F Benko	110 Glendale CT	ELYRIA, OH 44035
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-610-5857 E-MAIL midview@mail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-24-158-000-004	110 Glendale CT ELYRIA, OH		
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
06-24-158-000-004	65,000.-	89,510.-	24,510
9. The requested change in value is justified for the following reasons: Home is located in a distressed area. Many homes not taken care of.			

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.

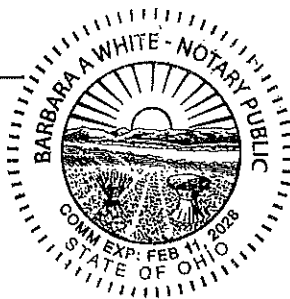
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-28-2025 Complainant or agent (printed) PHILIP F. BENKO Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Philip F Benko

Sworn to and signed in my presence, this 28th day of March 2025  
(Date) (Month) (Year)

Notary Barbara A White





Tax year 2024

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

DTE 1  
Rev. 12/22County LORAIN

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	KATHLEEN CLAUBAUGH	57326 Portman Rd 44001
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440-653-0318 Kelaubaughe@zoominternet.net

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

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

6. Parcel numbers from tax bill	Address of property
01-00-078-000-015	57326 Portman Rd AMHERST OH 44001

7. Principal use of property year around home

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
01-00-078-000-015	125,000	175,180	50,180

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

House was scheduled for demolition because of Black Mold &amp; not lived in since MAY 2024

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 \_\_\_\_\_ 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 3/28/25 Complainant or agent (printed) Kathy Clabough Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kathleen Clabough

Sworn to and signed in my presence, this 3/28/25 day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

## Clear Form

Tax year 2024

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

DTE 1  
Rev. 12/22County Lorain

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

**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Robert S Hartle & Linda J Hartle Trustee	17250 E River Rd Columbia Station, OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440-236-9601      pinetree2222@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	
1200033000057		17250 E. River Rd Columbia Station OH 44028	
7. Principal use of property    residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
1200033000057	\$297,378.50	\$445,290.00	\$147,911.50
9. The requested change in value is justified for the following reasons: The value of the property has not increased due to the majority of the property is in a documented flood plain. The residence is built on a steep hillside along State Route 252 with very difficult entrance and exit from the driveway due to a sharp curve and hill.			

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.

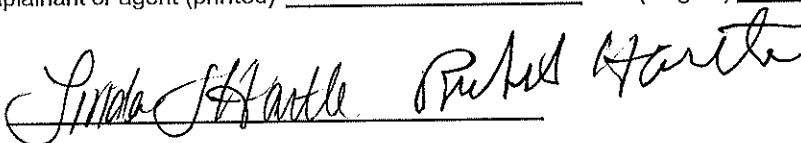
- |  |   |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty.   |
| <input type="checkbox"/> A substantial improvement was added to the property.  | <input type="checkbox"/> Occupancy change of 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 3/27/25 Complainant or agent (printed) LINDA J. HARTLE Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

Tax year 2025 / 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	Kristine K Derkovich	6326 Murray Ridge Rd. Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		206.261.3613 kkderk1970@yahoo.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-21-004-102-016		6326 Murray Ridge Rd. Elyria OH 44035	
7. Principal use of property Primary Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-21-004-102-016	294,000	372,000	78,000
9. The requested change in value is justified for the following reasons: The lender's independent appraisal for purchase on March 12, 2025, was \$294,000, significantly below the value assigned for tax purposes.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 3/12/2025  
 and sale price \$ 299,999 ; and attach information explained in "Instructions for Line 10" on back.
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last three years, show date n/a and total cost \$ \_\_\_\_\_.
13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

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

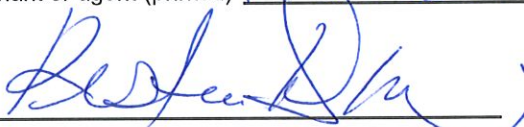
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3/24/2025 Complainant or agent (printed) KRISTINE DERKOVICH Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary Justine A Bookmyer



JUSTINE A BOOKMYER  
Notary Public  
State of Ohio  
My Comm. Expires  
June 5, 2027