

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real

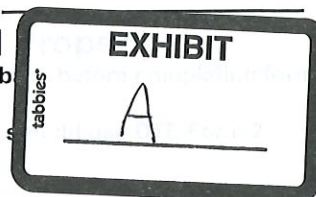
Answer all questions and type or print all information. Read instructions on b

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Marlene Shook & Nancy Bush	16972 Stagecoach Tr. Valley City, O. 44280	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-483-4831 Landmshook@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		
0300110116025	Vacant land - National Ave.		
0300110116012	Vacant land - Steel Ave		
0300110116008	land Steel Ave		
7. Principal use of property Previously farmland - now fallow and not used.			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value) <i>Appraised Value</i>	Column C Change in Value
0300110116025			
0300110116025	1,000	1,280	280
0300110116012	1,000	1,280	280
0300110116008	1,000	1,280	280
9. The requested change in value is justified for the following reasons: The land is difficult to sell because not easily accessible There is no road to drive on.			

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

2025 MAR - PM 2:16

LORAIN COUNTY
BOARD OF
REVISION

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

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

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

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

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

Date 02-28-2025 Complainant or agent (printed) Marlene Shook Title (if agent) owner

Complainant or agent (signature) Marlene Shook

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

Notary Michael N. Gole



MICHAEL DYLAN GOLE
Notary Public
State of Ohio
My Comm. Expires
October 25, 2028

Additional Parcels of Land.

Permanent Parcel No. 0300110116025, 0300110116012, 0300110116008,
0300110116010, 0300110116003, 0300110116009, 0300110116030,
0300110116019, 0300110116029, 0300110116011, 0300110116006,
0300110116021, 0300110116022, 0300110116027, 0300110116018,
0300110116026, 0300110116024, 0300110116020, 0300110116005,
0300110116017, 0300110116016, 0300110116002, 0300110116028,
0300110116013, 0300110116023, 0300110116007, 0300110116004,
0300110116001.

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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.

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☒ Original complaint ☐ Counter complaint
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	Name	Street address, City, State, ZIP code	
1. Owner of property	John McDonough	226 Yoder Blvd, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440.334.6606, jmcd76@icloud.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0400019125009	226 Yoder Blvd, Avon Lake, OH 44012		
7. Principal use of property Residential Single Family Home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0400019125009	\$345,499	\$377,610	\$32,111
9. The requested change in value is justified for the following reasons: Home needs foundation repairs and has original siding. This will impact the sale value by an estimated \$32,111 for the cost of these repairs/improvements.			

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.

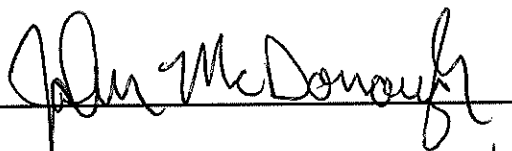
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least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

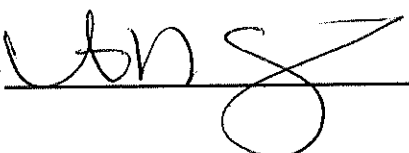
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

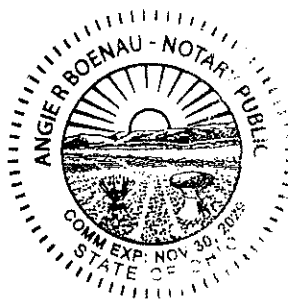
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02/28/2025 Complainant or agent (printed) John McDonough Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28 day of February 25
(Date) (Month) (Year)

Notary 



Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Kelley Meredith & Jerry W. Kelley	238 Lexington Ave	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-220-2955 Jerry Wayne Kelley @ 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		
7. Principal use of property HOME FOR SEN			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-25-014-109-010	96,936.00	135,970.00	39,034.00
9. The requested change in value is justified for the following reasons:			
Valuation is incorrect			

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

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

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

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

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

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

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

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

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

Date 2/27/2025 Complainant or agent (printed) Jerry W Kelley Title (if agent) _____

Complainant or agent (signature) Jerry W Kelley

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

Notary Fredrick Backstrom



FREDERICK BACKSTROM
Notary Public, State of Ohio
My Commission Expires
October 1, 2027

Tax year _____ BOR no. _____

County _____ Date received _____

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EXHIBIT

tabbies

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Nathaniel & Amanda Ploskonka	10228 Station Rd, Columbia Station OH 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 859-304-1612 nate.plosk@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		
1200080000048	10228 Station Rd, Columbia Station		
7. Principal use of property Single Family Home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
1200080000048	236,600	527,200	236,600
9. The requested change in value is justified for the following reasons: Commercial weapons range/testing site within 600 yards of our Single Family Home - Helicopters blowing up cars, automatic armor piercing weapons, air-defense weapons, neighborhood complaints of bullets shooting through pool umbrellas, families fearful to let children outside, explosions, billows of smoke. Please refer to "Columbia War Machine"- Youtube and Facebook			

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

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

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

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

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

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

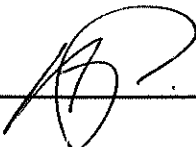
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

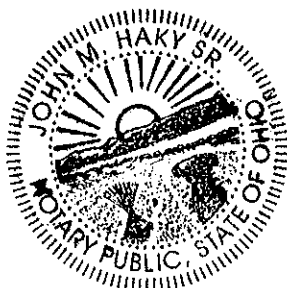
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/26/25 Complainant or agent (printed) Matthew P. St. La. R. Title (if agent) _____

Complainant or agent (signature) _____


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

Notary John M. Haky Sr.
Expires 10/26/2029



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

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	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Ralph Holbrook</u>	<u>5804 Basswood Dr. Lorain, OH. 44053</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-233-0052</u> email - <u>Kathy12646@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>02-01-003-267-004</u>	<u>5804 Basswood Dr., Lorain, OH. 44053</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>02-01-003-267-004</u>	<u>145,000</u>	<u>229,470.00</u>	<u>84,470.00</u>
9. The requested change in value is justified for the following reasons: <u>See attached sales comps</u> <u>The auditors Full Market Value is way above any comp values.</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 \$ _____.

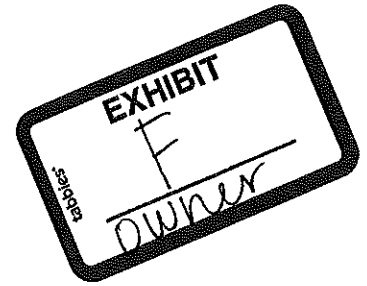
13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown

Ralph Holbrook

Subject property (5804 Basswood Drive, Lorain, OH 44053)

Owner proposed 2024 value = \$145,000

The subject property is a **2 bedroom, 1 bathroom , 1400sqft** home.



Comparable sales:

5712 Basswood Dr, Lorain, OH 44053 4/21/2023 \$100,000 3 bed 2 bath 1869sqft
1711 Gettysburg Dr, Lorain, OH 44053 02/06/2024 \$110,000 3 bed 2 bath 1564sqft
201 N Ridge Rd W, Lorain, OH 44053 02/27/2024 \$147,500 3 bed 2 bath 1217sqft
6121 Baldwin Blvd, Lorain, OH 44053 01/09/2024 \$155,000 3 bed 2 bath 1512sqft
5530 Edgewood Dr, Lorain, OH 44053 09/13/2024 \$130,800 4 bed 2 bath 1688sqft
5610 Ashland Ave, Lorain, OH 44053 02/22/2024 \$136,500 4 bed 2 bath 2216sqft
1519 Westwood Dr, Lorain, OH 44053 06/30/2023 \$120,000 4 bed 3 bath 2256sqft
6245 Debra Dr, Lorain, OH 44053 07/11/2022 \$130,000 2 bed 1 bath 1200sqft
6540 Orchard Hill Blvd, Lorain, OH 44053 08/25/2022 \$160,000 3 bed 2 bath 1209sqft
1321 Laura Dr, Lorain, OH 44053 08/31/2022 \$146,000 3 bed 2 bath 1732sqft
620 Dannie Dr, Lorain, OH 44053 09/15/2022 \$120,000 3 bed 2 bath 1000sqft
976 Cooper Foster Park Rd, Lorain, OH 44053 01/20/2022 \$132,800 2 bed 2 bath 1618sqft
5330 Broadway, Lorain, OH 44052 05/05/2023 \$74,400 2 bed 1 bath 1291sqft
5737 Cherrywood Dr, Lorain, OH 44053 04/04/2023 \$174,000 3 bed 2 bath 3000sqft
624 Cooper Foster Park Rd, Lorain, OH 44053 11/15/2022 \$149,500 3 bed 1 bath 1620sqft
5844 Hoover Blvd, Lorain, OH 44053 02/16/2024 \$183,633 3 bed 2 bath 2700sqft
1700 Urban Cir, Lorain, OH 44053 10/07/2022 \$154,000 3 bed 1 bath 1092sqft
168 Cooper Foster Park Rd, Lorain, OH 44053 07/06/2022 \$156,000 3 bed 2 bath 1462sqft
216 Cooper Foster Park Rd, Lorain, OH 44053 01/19/2023 \$184,500 5 bed 2 bath 3 acres 1232sqft

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- ☐ 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 3/01/2025 Complainant or agent (printed) Ralph Holbrook Title (if agent) _____

Complainant or agent (signature) Ralph Holbrook

Sworn to and signed in my presence, this March 01, 2025 day of March 2025
(Date) (Month) (Year)

Notary Terrilyn Lynn Arendt



Clear Form

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tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	Paul Aristides Endrei	4755 Park Dr. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440 454 2324		
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	X Property Complaint is About Address of property		
* 0300037101041	4755 Park Dr. Sheffield Lake Ohio 44054		
0300037101029	4755 Park Dr. Sheffield Lake Ohio 44054		
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
0300037101041	\$105,381.60	227,270	\$111,888.40

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

I have 3 adjoining parcels in my house lot. The 2 on the side of the house are land only and the one ending in #029 went up from \$27,730 in 2024 to \$42,030 in 2024 a little less than 52% increase. I want the same 52% consistent increase on 041 from \$69,330 in 2023 to \$105,381.60 to be consistent. Lot #041 is only .23 acres and its not worth \$880,000 per acre in Sheffield Lake. (See Attached Evidence sheet) Not Listed

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

I will if I have to!

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

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

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

Date 2-13-25 Complainant or agent (printed) Paul A. Endre Title (if agent) _____

Complainant or agent (signature) Paul A. Endre

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

Notary [Signature]



Tax year _____ BOR no. _____

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tabbies

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	Name	Street address, City, State, ZIP code	
1. Owner of property	Driscoll, Stephen J Jr. & Pat S.	4995 East Lake Rd. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Stephen Driscoll 440-541-3045 stevo944@centrylink.net		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-035-101-024	4995 East Lake Rd., Sheffield Lake, 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
03-00-035-101-024	\$650,000.00	\$876,470	-\$226,470.00
9. The requested change in value is justified for the following reasons: New County appraisal too high			

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

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

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

12. If any improvements were completed in the last three years, show date _____ 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.

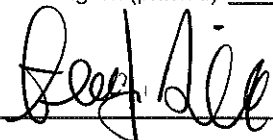
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 02-27-25 Complainant or agent (printed) STEPHEN DRISCOLL Title (if agent) _____

Complainant or agent (signature) 

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

Notary Chrystal Hendricks



CHRYSTAL LYNN HENDRICKS
NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY
MY COMMISSION EXPIRES
05/20/2029

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

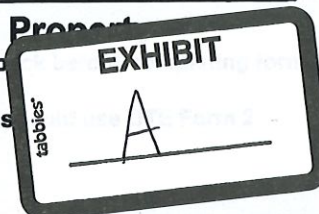
Answer all questions and type or print all information. Read instructions on back.

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	Barry A. Richards Trustee and Sharon A. Richards Trustee of the Barry and Sharon Richards Family Trust Agreement dated July 15, 2015	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number and email address of contact person (216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <u>Owner</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0100042000064	7774 Rice Road, Amherst, Ohio 44001		
7. Principal use of property, <u>Residential</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0100042000064	\$1,400,000	\$1,820,990	-\$420,990
9. The requested change in value is justified for the following reasons: County value exceeds the fair market value of the subject property - recent sales and other factors. See attached appraisal.			

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

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

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

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

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

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

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


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

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

Date 02/27/2025 02:04 PM EST Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 02/27/2025 02:11 PM EST

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

18

SEE ATTACHMENT--1536

Tax year 2024 BOR no. _____

County Lorain Date received _____

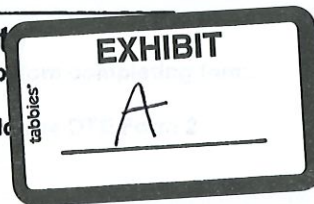
Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	Tiki LLC	Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	6700 Beta Drive, Suite 100 Mayfield Village, OH 44143	
4. Telephone number of contact person	(216) 243-2500		
5. Email address of complainant	Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com		
6. Complainant's relationship to property, if not owner	Owner		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
04-00-019-104-021	32196 Lake Road, Avon Lake, Ohio 44012		
8. Principal use of property	Single Family		
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
04-00-019-104-021	\$2,551,000	\$3,109,530	-\$558,530
10. The requested change in value is justified for the following reasons: County values exceed the fair market value of the subject property – recent sales. Window replacement.			

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

2024 MAR -3 PM 1:24

LORAIN COUNTY BOARD OF REVISION

DTE 1
Rev. 12/22

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

- | | |
|---|---|
| <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. **NOT APPLICABLE TO PROPERTY OWNERS.**

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

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

Date 02/27/2025 02:04 PM EST Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 02/27/2025 02:11 PM EST

Notary Jennifer Hardy 



Jennifer Hardy
Comm Expires 11/13/2026

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

Tax year 2024

BOR no. _____

DTE 1
Rev. 02/19

LORAIN COUNTY
BOARD OF REVISION
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.

2025 MAR -3 PM 12:21

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

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

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Crawford Jean M</u>	<u>10480 Indian Hollow Rd Elyria, OH 44035</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	<u>440-670-1724</u>	
5. Email address of complainant	<u>jeancrw8@aol.com</u>	
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
<u>10-00-004-127-022</u>	<u>10480 Indian Hollow Rd Elyria, OH 44035</u>

8. Principal use of property Residence

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
<u>10-00-004-127-022</u>	<u>\$222,820.</u>	<u>\$324,020.</u>	<u>\$101,200.</u>

10. The requested change in value is justified for the following reasons:
comparable properties in my neighborhood only increased thirty to fifty thousand. Mine increased over \$150,000 for no apparent reason. I have supporting documentation.

11. 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 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 _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown I should not have to! but will if I need to.
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 2/14/25 Complainant or agent Jean Crawford Signature _____ Title (if agent) _____

Sworn to and signed in my presence, this 14 day of February year 2025

Notary [Signature] Signature _____



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	Christopher & Sandra Burba	36569 Annie Lane, N. Ridgeville, Ohio 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 419-494-4334 christopherburba@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		
07-00-028-103-208	36569 Annie Lane, N. Ridgeville, Ohio 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
07-00-028-103-208	\$374,333.00	\$423,110.00	\$48,777.00
9. The requested change in value is justified for the following reasons: A comparable house nearby in our neighborhood recently sold for \$345,000 and \$388,000 and \$390,000. See attached info. Added these 3 together, and divided by 3.			

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

Christopher Burba

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

Complainant or agent (signature) Christopher Burba

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

Notary [Signature]



MICHELLE KUNDROD
Notary Public
State of Ohio
My Comm. Expires
January 21, 2030

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	William & Antoinette Davis	1920 Baumhart Road Vermilion Ohio 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-984-1399 <i>DAVIS 1920@gmail.com</i>			
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		
01-00-038-000-032	1920 Baumhart Road Vermilion Ohio 44089		
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
01-00-038-000-032	From private appraisal \$275,000.00	\$318,190.00	\$43,190.00
9. The requested change in value is justified for the following reasons: The home was appraised by a certified appraiser and the value was appraised at \$275,000.00 This is a much more detailed appraisal than was done than the county 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 02/28/2025 Complainant or agent (printed) William L Davis Title (if agent) _____

Complainant or agent (signature) *William L Davis*

Sworn to and signed in my presence, this 28th day of February 2024
(Date) (Month) (Year)

Notary *Mary Margaret Ochenas*
Mary Margaret Ochenas
My commission expires: April 24, 2026



MARY MARGARET OCHENAS
Notary Public
State of Ohio
My Comm. Expires
April 24, 2026