

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

2005 MAR 31 PM 12:30

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	Laura Espitia	1784 E. 30 th ST, Lorain, Oh 44055	
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		
03-00-096-110-023	1784 E. 30 th ST - Lorain Oh 44055		
7. Principal use of property <i>Living - Reside</i>			
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
03-00-096-110-023	\$50,000	\$89,000	
9. The requested change in value is justified for the following reasons: <i>Blighted, high crime area. Property + house need internal + external repairs.</i>			

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

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

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

12. If any improvements were completed in the last three years, show date No 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.

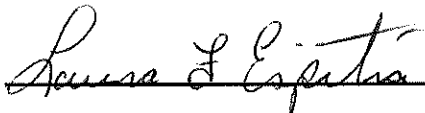
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 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 3-31-25 Complainant or agent (printed) LAURA ESPITIA Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ 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	Rebecca Newman	35405 Crystal Creek Ct, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-654-1619			
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		
11-00-045-000-108			
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
11-00-045-000-108	455,000	528,940	73,940
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 11/30/2021

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 3/31/2025 Complainant or agent (printed) Rebecca Newman Title (if agent) _____

Complainant or agent (signature) Rebecca Newman

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

Notary _____

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.

Attach additional pages if necessary.

2023 MAR 01 PM 11:03

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	Jamal Seder	37251 Carleen AVE	
2. Complainant if not owner	/	Avon Ohio 44011	
3. Complainant's agent			
4. Telephone number and email address of contact person			
216-287-4687 Jamal.Seder@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	
0400010111014		37251 Carleen AVE	
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
0400010111014	140,000	140,000 172,240	32,240
			32,240
9. The requested change in value is justified for the following reasons: Home need update one bath basement walls. Front of Home need Brick work. back yard hold water			

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 3/31/2025 Complainant or agent (printed) Jamal Seder Title (if agent) owner

Complainant or agent (signature) 

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

(Date) (Month) (Year)

Notary _____

Clear Form

Tax year 2023 BOR no. _____

DTE 1
Rev. 12/22

County Lorain Date received _____

Complaint Against the Valuation of Real Property

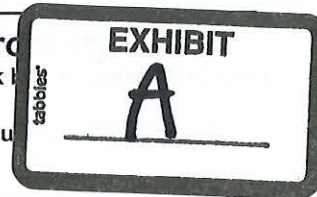
Answer all questions and type or print all information. Read instructions on back of form.

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	<u>Land Venture LLC</u>	<u>25966 Woodpath Trail Wexford, PA 15084</u>	
2. Complainant if not owner	<u>Ayed Farah (owner)</u>		
3. Complainant's agent			
4. Telephone number and email address of contact person <u>216-287-3349</u> <u>marshhour123@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>06-26-030-000-005</u>	<u>630 Middle Ave Elyria, Ohio 44045</u>		
7. Principal use of property <u>Retail</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>06-26-030-000-005</u>	<u>60,000.00</u>	<u>200,070.00</u>	<u>140,070.00</u>
9. The requested change in value is justified for the following reasons: <u>ARM 1 year sale of the property in August 24th 2024 for 60,000.00 dollars.</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale August 2024
and sale price \$ 60,000.00; 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 sep 2024 and total cost \$ 1800.00.

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 03/25/25 Complainant or agent (printed) Ayed Farah Title (if agent) owner

Complainant or agent (signature) Ayed Farah

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 filling out this form.
 Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickdoff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgeville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 0154 Nickdoffservices@hotmail.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>0625071105003</u>	<u>421 Kenyon Ave</u>		
	<u>Elyria OH 44035</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>0625071105003</u>	<u>80,000</u>	<u>191,290</u>	<u>111,290.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

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

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

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

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

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

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

- | | |
|--|---|
| <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.

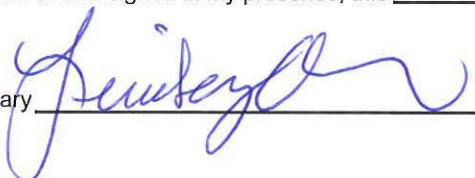
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-31-25 Complainant or agent (printed) Beni T Vickoff Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickoff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 nickoffservices@hotmail.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>0625059000001</u>	<u>355 East River ST</u>		
	<u>Elyria OHIO 44035</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>0625059000001</u>	<u>62,000</u>	<u>110,250.00</u>	<u>48,250.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

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

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

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

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

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

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

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

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

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

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

Date 3-29-25 Complainant or agent (printed) Beni T Nickdoff Title (if agent) _____

Complainant or agent (signature) Beni T Nickdoff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Benit Nickhoff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 Nickhoffservices@hotmail.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>0625056000019</u>	<u>209 East River St</u>		
	<u>Elyria OHIO 44035</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>0625056000019</u>	<u>70,000</u>	<u>113,920.00</u>	<u>43,920.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 12/2014and sale price \$ 12000.00 ; 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 no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickoloff</u>		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 nickoloffservices@hotmail.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>06 25 031 10 7 008</u>	<u>423 Berkshire Rd</u>		
	<u>Elyria OHIO 44035</u>		
7. Principal use of property <u>non 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>0625031107008</u>	<u>58,000</u>	<u>118,560</u>	<u>60,560</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 10/2011and sale price \$ 20,000.00 ; 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 no 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) Beni T Nickdola Title (if agent) _____

Complainant or agent (signature) Beni T Nickdola

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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		
0625028101011	716 Fairwood Blvd Elyria OH 44035		
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
0625028101011	79,000	152,530	73,530.
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 9/2017and sale price \$ 20,869.00 ; 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 no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickoloff</u>	<u>5375 Case Rd.</u>	
2. Complainant if not owner		<u>N. Ridgeville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154</u> <u>nickoloffservices@hotmail.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>06 25 027 108 014</u>	<u>965 Sherwood Dr.</u>		
	<u>Elyria OH 44035</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>0625027108014</u>	<u>79,000</u>	<u>120,810</u>	<u>41,810</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 1/2018and sale price \$ 15,000.00 ; 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 NO 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) Beni T Nickdoff Title (if agent) _____

Complainant or agent (signature) Beni T Nickdoff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nikoloff</u>	<u>5375 Case Rd.</u>	
2. Complainant if not owner		<u>N. Ridgeville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 nikoloffservices@hotmail.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>062609101014</u>	<u>214 9th ST Elyria</u>		
	<u>OHIO 44035</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>062609101014</u>	<u>44,000</u>	<u>84,400.00</u>	<u>40,400.00</u>
9. The requested change in value is justified for the following reasons: <u>condition, recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 9/2018and sale price \$ 10,000.00 ; and attach information explained in "Instructions for Line 10" on back.

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

12. If any improvements were completed in the last three years, show date no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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 this form.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickdoff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgeville OHIO 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 nickdoffservices@hotmail.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>1100013000024</u>	<u>34360 Cooley Rd</u>		
	<u>Columbia Station OHIO 44028</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>1100013000024</u>	<u>101,000</u>	<u>196,980.00</u>	<u>95,980.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 9/2019

and sale price \$ 60,500.00 ; 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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville, OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person	440 567 9154 Nickoloffservices@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		
050025103009	121 Forest Hill Dr.		
	Amherst OH 43001		
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
0500025103009	175,000.00	202,040.00	27,040.00
9. The requested change in value is justified for the following reasons: condition, recent transfers in area.			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 4/2020

and sale price \$ 88,500.00 ; 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 no 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) Beni T Nikoloff Title (if agent) _____

Complainant or agent (signature) Ben T Nikoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

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.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nikoloff</u>	<u>5375 Case Rd.</u>	
2. Complainant if not owner		<u>N. Ridgelyville OH</u>	
3. Complainant's agent		<u>44039</u>	
4. Telephone number and email address of contact person <u>440 567 9154 Nikoloffservices@hotmail.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>0300046112023</u>	<u>704 Root Rd</u>		
	<u>Lorain OHIO</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>0300046112023</u>	<u>47900.</u>	<u>91,920.00</u>	<u>44,920.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 1/2018and sale price \$ 11500. ; 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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Boni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH	
3. Complainant's agent		44039	
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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 24 056 000 001	184 Bath ST Elyria		
	OH 44035		
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
0624056000001	35,000	84,970.	49,970
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

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	Beni T Nikoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH	
3. Complainant's agent		44039	
4. Telephone number and email address of contact person			
440 567 9154 Nikoloffservices@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 24 034 109 026		232 Parmely Ave Elyria	
		OHIO 44035	
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
0624034109026	55,000	81,810.00	26,810.00
9. The requested change in value is justified for the following reasons:			
<u>Condition, recent transfers in area</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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) *Beni T Nickoloff*

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

Notary *Venera Ilievska*



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgewillz OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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 24 026 121 006	930 Walnut ST Elyria		
	OH 44035		
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
0624026121006	55,000	95,760.	40,700
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</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 no 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) Beni T Nikoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nikoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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 be

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbles

Name		Street address, City, State, ZIP code	
1. Owner of property	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Bridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloff services@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		
0624026112001	270 Spruce ST.		
	Elyria Ohio 44035		
7. Principal use of property Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0624026112001	62,000	104,500.	42,500
9. The requested change in value is justified for the following reasons: Condition, recent transfers in area			

2025 MAR 31 AM 10:16
 LORAIN COUNTY
 BOARD OF REVISION

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 8/2016
 and sale price \$ 28,114.00 ; 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 NO 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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 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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH 1044031	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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 24 026 107 046	374 High St Elyria OH		
	440 35		
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
0624026107046	60,000	128,550.00	68,550.00
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 8/2014
 and sale price \$ 28900.00 ; 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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.
 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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Bridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 nickoloff services@a hot 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 24 025 104 021	967 Oakwood Dr		
	Elyria OHIO 44035		
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
0624025104021	65,000	104,840	39,840
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 12/2014
 and sale price \$ 15,500.00 ; 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 no 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) Beni T. Nikoloff Title (if agent) _____

Complainant or agent (signature) *Beni T. Nikoloff*

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

Notary *Venera Ilievska*



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County 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	Beni T Nickloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgerville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 1 440 567 9154 nickloffservices@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		
0625 006 109 029	343 Boston Ave		
	Elyria OH 44035		
7. Principal use of property Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0625006109029	70,000	119,260	49,260
9. The requested change in value is justified for the following reasons: Condition, recent transfers in area			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 4/2019and sale price \$ 27,500 ; and attach information explained in "Instructions for Line 10" on back.

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

12. If any improvements were completed in the last three years, show date NO 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

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

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**

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickoloff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154</u> <u>Nickoloffservices@hotmail.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>06 25 014 110 014</u>	<u>238 Lexington Ave</u>		
	<u>Elyria OHIO 44035</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>0625014110014</u>	<u>60,000</u>	<u>91,530</u>	<u>31,530</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 11 / 2017and sale price \$ 13,500.00 ; 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 no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County 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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 nickoloffservices@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 25 015 105 004	115 Fairlawn Ave		
	Elyria OH 44035		
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
0625015004	50,000	92,990	42,990
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 5/2009and sale price \$ 9000.00 ; 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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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	Beni T. Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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		
0625015106037	141 Warren Ave		
	Elyria OH 44035		
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
0625015106037	80,000	137,640.00	57,640.00
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 2/2012and sale price \$ 14,900 ; 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 no 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) Beni T. Nickloff Title (if agent) _____

Complainant or agent (signature) *Beni T. Nickloff*

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

Notary *Venera Ilievska*



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 nickoloffservices@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		
0625 020 107 028	120 Beebe ST. Elgin, IL 60120		
	OHIO 44035		
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
0625020107028	60,000	119,390	59,390.
9. The requested change in value is justified for the following reasons: <u>Condition. recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 8/2017and sale price \$ 15,306.00 ; 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 NO 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) *Beni T Nickoloff*

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

Notary *Venera Ilievska*



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

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

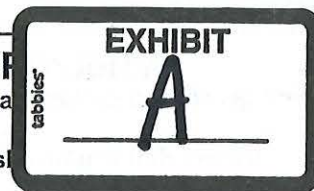
Answer all questions and type or print all information. Read instructions on back.

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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgewille OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 nickoloffservices@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		
0625037104010	138 Preston ST		
	Elyria OH 44035		
7. Principal use of property	rental		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0625037104010	110,000	142,440	32,000
9. The requested change in value is justified for the following reasons: condition, recent transfers in area.			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 1/2012and sale price \$ 38,500.00 ; 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 no 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) Beni T Nickoloff Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Tax year 2024 BOR no. _____County Lorain Date received _____**Complaint Against the Valuation of Real**Answer all questions and type or print all information. Read instructions on
Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickoloffservices@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		
0626010102006	358 12th St Elyria OH 44035		
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
0626010102006	59,000	82,100.00	23,100.00
9. The requested change in value is justified for the following reasons: <u>condition, recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 2/2018and sale price \$ 17,000.00 ; 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 no 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) Beni T Nickoff Title (if agent) _____

Complainant or agent (signature) Beni T Nickoff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

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

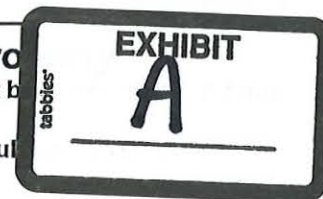
Answer all questions and type or print all information. Read instructions on back of form.

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	<u>Beni T Nickdoff</u>	<u>5375 Case Rd.</u>	
2. Complainant if not owner		<u>W. Ridgville OH 44039</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 567 9154 nickdoffservices@hotmail.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>0626003101009</u>	<u>215 15th ST. Elyria OH 44035</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>0626003101009</u>	<u>60,000</u>	<u>94,750.00</u>	<u>34,750.00</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area.</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 1/2013and sale price \$ 18,000.00 ; 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 no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

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

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Benit Nickloff	5375 Case Rd.	
2. Complainant if not owner		N. Ridgeville OH 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 567 9154 Nickloffservices@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 25 102 000 010	124 Chase ST		
	Elyria OH 44035		
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
0625102000010	75,000	115,540	40,540.00
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area</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 no 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) Boni T Nickloff Title (if agent) _____

Complainant or agent (signature) Boni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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 filing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Beni T Nickoloff</u>	<u>5375 Case Rd</u>	
2. Complainant if not owner		<u>N. Ridgeville OH</u>	
3. Complainant's agent		<u>44039</u>	
4. Telephone number and email address of contact person <u>440 567 9154 Nickoloffservices@hotmail.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>0625076102014</u>	<u>247 E Broad St</u>		
	<u>Elyria OHIO 44035</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>0625076102014</u>	<u>59,000</u>	<u>99,290</u>	<u>40,290</u>
9. The requested change in value is justified for the following reasons: <u>Condition, recent transfers in area</u>			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 6/2012

and sale price \$ 11,900; 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 no 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 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 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	Beni T Nickoloff	5375 Case Rd	
2. Complainant if not owner		N. Ridgelyville OH	
3. Complainant's agent		44035	
4. Telephone number and email address of contact person	440 567 9154 Nickoloffservices@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		
0625 023 103 024	301 Wesley Ave		
	Elyria OH 44035		
7. Principal use of property	rental		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0625 023 103 024	50,000	86,670	36,670.
9. The requested change in value is justified for the following reasons: condition, recent transfers in area			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale 5 / 2011

and sale price \$ 10,000 ; 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 h 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) Beni T Nickloff Title (if agent) _____

Complainant or agent (signature) Beni T Nickloff

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

Notary Venera Ilievska



VENERA ILIEVSKA
Notary Public
State of Ohio
My Comm. Expires
April 6, 2028

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 AM 10:55

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	LESLIE A. RICHARDSON	309 BASCULE DR., LORAIN, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-479-5446 lrichar932@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		
02-01-001-112-001			
7. Principal use of property RESIDENCE			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-001-112-001	\$262,940	\$292,850	-\$29,910
9. The requested change in value is justified for the following reasons: COMP. PROP. @ 424 DRIFTWOOD (2 BR, 2.5 BA 2232 SQ FT, BUILT IN 2004) SOLD FOR \$310,000. THIS HOME IS NOT WATER FRONT AS MINE IS NOT WATER FRONT. OTHER EXAMPLES OF SALES THIS PAST YEAR ARE WATER FRONT - 344 E. MARINA PKWY - \$235,000 1493 SQ FT, 293 W. MARINA PKWY - \$214,900 1471 SQ FT 324 E. MARINA PKWY - \$228,000 1516 SQ FT			

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

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

12. If any improvements ^{FENCING} were completed in the last three years, show date 10/2024 and total cost \$ 3377.00

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.

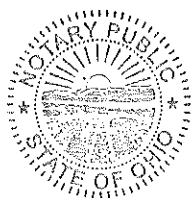
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/2025 Complainant or agent (printed) LESLIE A. RICHARDSON Title (if agent) _____

Complainant or agent (signature) *Leslie A. Richardson*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Hope Bernhardt*



HOPE BERNHARDT
Notary Public, State of Ohio
My Comm. Expires 04/08/2027

Clear Form

Tax year 1st half 2024 BOR no. _____

DTE 1
Rev. 12/22

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 31 AM 10:20

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Russell + Deborah Panchak	41922 Emerson Ct. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 315-3574 - djmL256@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-24-036-104-005	Riley Avenue, Elyria, OH 44035		
7. Principal use of property garden			
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
06-24-036-104-005	\$1200.00 TO \$1500.00 or less w/ barn next to us.	\$5000.	-\$3,500.00
9. The requested change in value is justified for the following reasons: This property has no access other than my home. No Electric, sewers, gas or an utility back there Turnpike in rear of 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 -0- 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) Deborah Panchak
RUSSELL A. PANCHAK (if agent)

Complainant or agent (signature) Russell A. Panchak Deborah Panchak

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

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22LORAIN 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 filing.

Attach additional pages if necessary.

2025 MAR 31 AM 10:39

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	Beatrice O. Husk	2210 Hrafton Rd Hrafton	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 458-8810 beahusk@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
10-00-006-124-002	2210 Hrafton Rd Hrafton		
10-00-006-124-021	2210 Hrafton Rd Hrafton		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-00-006-124-002	91,800	121,800	30,000
10-00-006-124-021	75,040	105,040	30,000
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 2023-2024 and total cost \$ 20,000two full on roof.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.

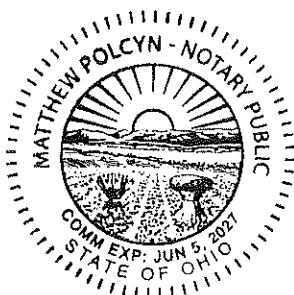
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-31-25 Complainant or agent (printed) Beatrice O. Husk Title (if agent) _____

Complainant or agent (signature) Beatrice O. Husk

Sworn to and signed in my presence, this 31ST day of March 2025
(Date) (Month) (Year)

Notary Matthew A. V.



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 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	Connie L Rhodes	793 Park Ave Amherst OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
502-931-0713 c11rhodes@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	
0500038104041		793 Park Ave Amherst OH 44001	
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
0500038104041	\$ 192,000	\$ 202,960	-\$ 10,960
9. The requested change in value is justified for the following reasons:			
3/4/25 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 3.31.25 Complainant or agent (printed) Connie Rhodes Title (if agent) _____

Complainant or agent (signature) Connie Rhodes

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



SAVANNAH J. PALMER
Notary Public
State of Ohio
My Comm. Expires
September 21, 2029

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County Lorain Date received 3/31/2025LORAIN COUNTY
BOARD OF REVISION**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	Judith M. Harris	658 Kimberly Cir., Oberlin, OH 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-935-3593 jmarieh12@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		
0900088105014	658 Kimberly Cir., Oberlin, OH 44074		
7. Principal use of property owner occupied			
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
0900088105014	\$110,500.00	\$169,230.00	\$58,730.00
9. The requested change in value is justified for the following reasons: Foundation issues - cracks in the walls ceiling separation from walls Kitchen Floor ripples - uneven (Foundation) original kitchen cabinets Ceiling in Family room leaks - New roof needed			

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. N/A

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

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

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

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

Date 3/31/2025 Complainant or agent (printed) Judith M. Harris Title (if agent) N/A

Complainant or agent (signature) Judith M. Harris

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 of form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

	Name	Street address, City, State, ZIP code	
1. Owner of property	GORAN VUKNOVIC	33909 ADAMS AVE. N, RIDGEVILLE	
2. Complainant if not owner		OH, 44039	
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 453-0611 9.90minsky@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			
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
07-00-009-112-003	\$ 90,500.00	\$ 82,010.00	\$ 8,490.00
9. The requested change in value is justified for the following reasons: HOUSE IS 1957. BUILT WITH 6 FT 10 INCH HIGH CEILING. 30 YEAR OLD ROOF. UNREPAIRED CRACK IN FLOOR STRUCTURE. ELECTRIC METER INSIDE GARAGE. UNREPAIRED CAST IRON SEWER PIPE LINE - 30 YEARS OLD. OLD WINDOWS - 30 YEARS OLD AN GARAGE DOOR			

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 03.31.2025 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Foran Vukovic*

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

Notary _____

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22County IorainDate received 1 - 2024**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Brian / Celeste McKissick	48268 Middle Ridge Road Amherst Oh. 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-752-2331 / 440-773-2948 woodnaller@yahoo.com / Celestemckissick@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		
0500094101025	48268 Middle Ridge Road Amherst Oh. 44001		
7. Principal use of property <u>residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500094101025	\$208,850.00	\$232,660.00	\$23,810
9. The requested change in value is justified for the following reasons: We have a severe flooding problem which is caused by a broken/blocked drainage system on neighbor's property, 1/3 of our property is unusable/inaccessible due to this flooding issue			

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 03/30/2025 Complainant or agent (printed) Celeste McKissick Title (if agent) _____

Complainant or agent (signature)

Celeste McKissick

Sworn to and signed in my presence, this

31
(Date)

day of

MARCH
(Month)

2025
(Year)

Notary

Clarice Krieg



CLARICE KRIEG
Notary Public
State of Ohio
My Comm. Expires
November 25, 2027

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

LORAIN COUNTY
BOARD OF REVISION

2025 MAR 31 PM 12:25

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	960 Broadway, LLC	300 Broadway Ave., #202, Lorain, OH, 44052	
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 440-988-9500; Brian@TSOhiolaw.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		
02-01-003-120-044	960 Broadway Avenue, Lorain, Ohio, 44052		
02-01-003-120-043	Broadway Avenue, Lorain, Ohio, 44052		
02-01-003-120-042	Broadway Avenue, Lorain, Ohio, 44052		
7. Principal use of property commercial building currently under renovation			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-003-120-04	\$96,800.00	\$184,420.00	-\$87,620.00
02-01-003-120-043	\$8,800.00	\$17,090.00	-\$8,290.00
02-01-003-120-042	\$4,400.00	\$6,360.00	-\$1,960.00
9. The requested change in value is justified for the following reasons: recent appraisal justifies reduction 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 3-31-2025 Complainant or agent (printed) Brian G. Dattilo Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Hannah Hall



HANNAH HALL
Notary Public, State of Ohio
My Commission Expires
4-14-2029

Tax year _____ BOR no. _____
County Lorain Date received 03/31/2025**Complaint Against the Valuation of Real Property**

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	John J Guzik	32808 Fox Chappel Lane, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-666-4892 mrjguz@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		
0400017102111	32808 Fox Chappel Lane Avon Lake OH 44012		
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
0400017102111	350000	391870	41870
9. The requested change in value is justified for the following reasons: Using comparable sales with noted differences/shortcomings in the appealing property gives a ceiling on what the value could possibly be based on common sense, history, and data already on file with the Auditor's Office.			

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.

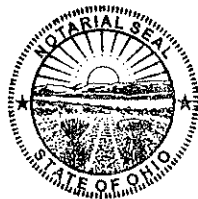
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/31/2025 Complainant or agent (printed) John J Guzik Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary 



Dean Joseph Perella Jr
Notary Public, State of Ohio
My Commission Expires:
12-30-2029

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should 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	DAVID Bednarski	19259 ST RT 57	
2. Complainant if not owner		MEDINA OH 44256	
3. Complainant's agent			
4. Telephone number and email address of contact person 330 416-2486 Bednarski@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		
1600091000025	19259 ST RT 57 MEDINA OH 44256		
	(Lorain County)		
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
1600091000025	\$ 175.00	257 540	\$2,540
9. The requested change in value is justified for the following reasons: House needs Roof, windows, Basement floor - sand stone walls Barn needs Roof, Siding Driveway (Asphalt deteriorating) MLS Low value \$170,000 To high \$234,400 was \$140,000 in 2023			

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. no

- ☐ 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 3/31/2025 Complainant or agent (printed) _____ 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 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

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

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

Attach additional pages if necessary.

2025 MAR 31 11:12:05

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	Ridgeville Wash Wizzard	37200 Royalton Rd, Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-990-4685			
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	
0700021103037		35630 Center Ridge Rd., N. Ridgeville, OH	
7. Principal use of property car wash			
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
0700021103037	300,000	735,400	435,400
9. The requested change in value is justified for the following reasons: The value of the car wash has decreased significantly due to a decrease in revenue because of over saturation of the local area.			

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

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

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

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

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

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

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

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

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

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

Date 3/25/25 Complainant or agent (printed) Kimberly Tweardy Title (if agent) Member

Complainant or agent (signature) *Kimberly Tweardy*

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

Notary *Christina Quartarano*



CHRISTINA QUARTARANO
Notary Public
State of Ohio
My Comm. Expires
November 2, 2026

Clear Form

Tax year 2024 BOR no. _____DTE 1
Rev. 12/22County LORAIN Date received _____LORAIN COUNTY
BOARD OF REVENUE

Complaint Against the Valuation of Real Estate

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	CASTRO ASSOC. INC.	900 Broadway Ave. Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-654-2329 DENNCAST13@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		
02-01-003-120-017	900 Broadway Ave. Lorain, OH 44052		
02-01-003-120-018	" " " " "		
7. Principal use of property Restaurant/Bar			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-003-120-017	160,000	294,880	134,880
02-01-003-120-018	140,000	143,270	3,270
9. The requested change in value is justified for the following reasons: Real estate appraisal as well as incorrect building size for both parcels indicated.			

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) DENNIS CASTRO Title (if agent) Pres. C.A.I.

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

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

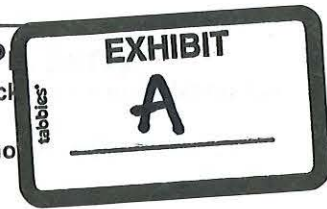
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	TKO TRANSPORT LLC	501 E 21ST STREET LORAIN, OH 44052	
2. Complainant if not owner	DAVE THACKER	246 MOORE RD AVON LAKE, OH 44012	
3. Complainant's agent			
4. Telephone number and email address of contact person DAVE THACKER 440-669-5312			
5. Complainant's relationship to property, if not owner GENERAL MANAGER			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
O20009314001		501 E 21ST STREET LORAIN, OH 44052	
7. Principal use of property WAREHOUSING AND STORAGE YARD			
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
O20009314001	75,000	583,000	508,000
9. The requested change in value is justified for the following reasons: UNFIT BUILDINGS WERE TORN DOWN, GENERAL MAINTENANCE AND CLEANUP CONDUCTED. LAND CONTAMINATION DUE TO NEIGHBORING US STEEL BY-PRODUCTS SEEPAGE. AT TIME OF PURCHASE, TAXES WERE \$1,000 PER YEAR, THEN INCREASED TO APPROX \$24,000 PER YEAR.			

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

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

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

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

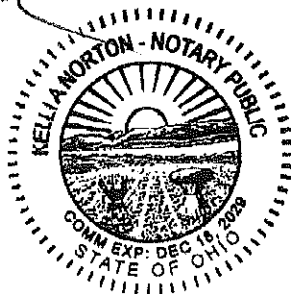
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/13/2025 Complainant or agent (printed) Dave Thacker Title (if agent) _____

Complainant or agent (signature) Dave Thacker T.R.O. TRANSPORT

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

Notary Kelli A. Norton



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

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

Attach additional pages if necessary.

2025 MAR 31 AM 9:12

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	Riche Fitzpatrick	372 Crestview Dr Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-986-1901</u> <u>Rkf1989@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>1000004101051</u>	<u>1856 Middle Ave</u>		
7. Principal use of property <u>vacant house</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>1000004101051</u>	<u>44330.00</u>	<u>77090.00</u>	<u>32760.00</u>
9. The requested change in value is justified for the following reasons: <u>Property had no updates/ improvements. Land value with large change. There has been no updates to porches since 2020 and no change from previous size or style of previous porches.</u>			

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

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

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

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

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

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

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

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

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

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

Date 3/31/25 Complainant or agent (printed) Richie Fitzpatrick Title (if agent) _____

Complainant or agent (signature) *Richie Fitzpatrick*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *[Signature]*



Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF COMMISSIONERS

Complaint Against the Valuation of Real Estate

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	E Z Housing LLP	372 Crestview Dr Elyria OH 44035	
2. Complainant if not owner	Riche Fitzpatrick	372 Crestview Dr Elyria OH 44035	
3. Complainant's agent	Riche Fitzpatrick	372 Crestview Dr Elyria OH 44035	
4. Telephone number and email address of contact person 440-986-1901 Rkf1989@gmail.com			
5. Complainant's relationship to property, if not owner partner of LLP			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0300095109023		1901 E 30th St / 1903 E 30th St	
7. Principal use of property vacant house			
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
0300095109023	50,000.00	105,730.00	55,730.00
9. The requested change in value is justified for the following reasons: Vacant property. Needs extensive work before it can be lived in.			

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

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

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

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

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

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

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

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

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

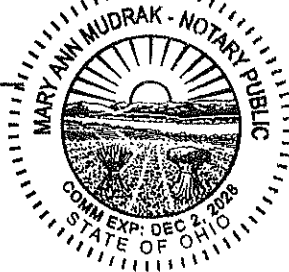
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/25 Complainant or agent (printed) Riche Fritzsche Title (if agent) _____

Complainant or agent (signature) Riche Fritzsche

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary [Signature]



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.

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	John J Mikulic	4790 Stoney Ridge Road Avon, OH 44011	
2. Complainant if not owner	Caroline Stanczyk	36760 Mills Road Avon, OH 44011	
3. Complainant's agent			
4. Telephone number and email address of contact person	440-320-2202 csas09@yahoo.com Caroline, Mikulics do not have a computer		
5. Complainant's relationship to property, if not owner	cousin, John had a stroke		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0400012101026	4724 Stoney Ridge Road Avon, OH 44011		
0400012101072	4746 Stoney Ridge Road Avon, OH 44011		
7. Principal use of property empty houses			
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
0400012101026	\$100,000	\$146,900	\$46,900
0400012101072	\$200,000	\$306,240	\$106,240
9. The requested change in value is justified for the following reasons: Already submitted 2 professional appraisals to the auditors office September 12, 2024 at an appointment with auditor at the Sheffield Community Center. The 4724 house has no working bathroom, no hot water tank and living room ceiling is falling in, this house needs a complete remodel or complete tear down. My cousin did receive a letter in ref to this address. The 4746 house was appraised as \$150,000 I heard nothing about reappraisal. I was told to fill this out when I			

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

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

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

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

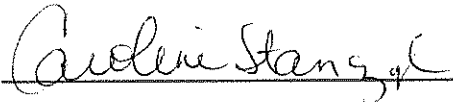
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least 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 3-31-25 Complainant or agent (printed) _____ 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. 12/22LORAIN 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.

Attach additional pages if necessary.

2025 MAR 31 AM 8:06

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	2201 Kresge 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		
05-00-041-110-052	2201 Kresge Dr., 07-Amherst EVSD		
7. Principal use of property Community 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
05-00-041-110-052	\$6,750,000	\$12,058,590	(\$5,308,590)
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.

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

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

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

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

Date 3/26/2025 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. _____

LORAIN 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.

2025 MAR 31 AM 8:05

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	Nationwide Health Properties, LLC*	c/o Ryan Armstrong, 500 N Hurstbourne Pkwy, Suite 200, Louisville, KY 40222	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegeltax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
02-02-002-000-125		3290 Cooper Foster Park Rd. W, 43 - Lorain City/Amherst EVSD	
7. Principal use of property Independent Living (Seniors)			
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
02-02-002-000-125	\$5,200,000	\$7,952,230	(\$2,752,230)
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.

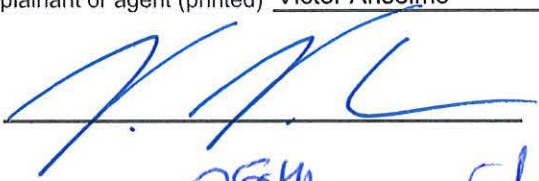
15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- ☐ 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.

*formerly known as Nationwide Health Properties, Inc

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) 

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

(Date)

(Month)

(Year)

Notary 



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

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF COMMISSIONERS

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.

2025 MAR 31 AM 9:12

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	Che Beauty LLC	372 Crestview Dr Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent	Riche Fitzpatrick	372 Crestview Dr Elyria OH 44035	
4. Telephone number and email address of contact person <u>440-986-1901</u> <u>Rkf1989@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>0626082000014</u>	<u>317 Broad St</u>		
7. Principal use of property <u>vacant buildings</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>0626082000014</u>	<u>30,000</u>	<u>55910.00</u>	<u>25910</u>
9. The requested change in value is justified for the following reasons: <u>Property had no updates/ improvements. land value was raised to \$49,010 from \$15,000 - with multiple parcels & similar or more land at lesser value.</u>			

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

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

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

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

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

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

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

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

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

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

Date 3/31/25 Complainant or agent (printed) Riche Fitepatrak Title (if agent) _____

Complainant or agent (signature) Riche Fitepatrak

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LorainDate received 3/31/2025**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.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	Miclat Family Limited Partnership	1060 Abbe Rd. N. Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent	Joseph F Miclat	1060 Abbe Rd. N. Elyria, OH 44035	
4. Telephone number and email address of contact person (440) 263-4244 joe.miclat@gmail.com			
5. Complainant's relationship to property, if not owner Manager and General Partner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
06-22-005-105-020	1050 Abbe Rd. N. Elyria, OH 44035		
7. Principal use of property Medical 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
06-22-005-105-020	\$3,100,000.00	\$3,926,830.00	-\$826,830.00
9. The requested change in value is justified for the following reasons: Auditor overvalues the property in question, as will be demonstrated by a professional appraiser.			

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

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

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

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

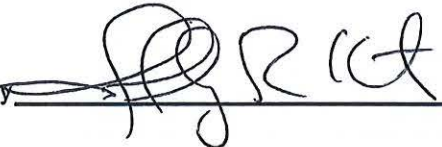
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/31/2025 Complainant or agent (printed) Joseph F. Miclat Title (if agent) Manager & General Partner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025

Notary 



Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2025 BOR no. _____
County _____ Date received _____
DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Estate

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

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

Name		Street address, City, State, ZIP code	
1. Owner of property		Erin Huff	
2. Complainant if not owner		49653 SR 18 Wellington Ohio 44090	
3. Complainant's agent			
4. Telephone number and email address of contact person		216-385-7529 erin_huff@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	
17-07-013-000-004		49653 SR 18 Wellington Ohio 44090	
7. Principal use of property		residence	
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
17-07-013-000-004	228,000.00	368,610.00	60%
9. The requested change in value is justified for the following reasons: The change proposed is over 100% increase in value. The house has not been updated in 30 years. (pics attached).			

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

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

12. If any improvements were completed in the last three years, show date 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 03/28/2025 Complainant or agent (printed) Erin Huff Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____



Clear Form

Tax year 2025 / 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.

Attach additional pages if necessary.

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

☐ 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	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 <u>206.261.3613</u> <u>kkderk1970@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>06-21-004-102-016</u>	<u>6326 Murray Ridge Rd. Elyria OH 44035</u>		
7. Principal use of property <u>Primary Residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>06-21-004-102-016</u>	<u>294,000</u>	<u>372,000</u>	<u>78,000</u>
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.

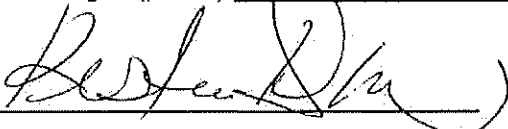
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Estate

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	CUPCO LLC	31660 HILLIARD RD AVON OH 44011	
2. Complainant if not owner			
3. Complainant's agent	McCarthy, Lebit, Crystal & Liffman Co.,	1111 Superior Avenue, Suite 2700, Cleveland, OH	
4. Telephone number and email address of contact person 216-696-1422 ag@mccarthylebit.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		
	31660 HILLIARD RD AVON OH 44011		
7. Principal use of property Single-Family Residence and Accessory 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
0400025000034	\$4,000,000.00	\$7,329,630.00	- \$3,329,630.00
9. The requested change in value is justified for the following reasons: County's value is too high based on market values and other factors.			

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) Adam L. Glassman 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 Natalie Weiss



NATALIE WEISS
Notary Public, State of Ohio
My Commission Expires
November 18, 2026

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

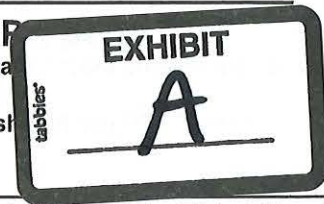
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints shall be handled differently.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property	Thomas J. Coon	9683 Murray Ridge Rd. Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 865-3793 Thomas.Coon@AmericanTower.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	
1000002000038		9683 Murray Ridge 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
1000002000038	180,200	133,510	46690
9. The requested change in value is justified for the following reasons: 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) Thomas J. Coon Title (if agent) owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Pamela R Dingus



PAMELA R DINGUS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 03, 2025

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

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 filing.

Attach additional pages if necessary.

2025 MAR 31 AM 10:50

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 & Linda Mollison Trusts	3255 Estelle Ave., Lorain, O. 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-537-5277 lkm_acq@hotmail.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>02-01-006-185-002</u>	<u>3255 Estelle Ave., Lorain, Ohio 44052</u>		
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
<u>02-01-006-185-002</u>	<u>102,390</u>	<u>160,450</u>	<u>(58,060)</u>
9. The requested change in value is justified for the following reasons: 4 houses around us have sold for less than 100,000 the past 4 years. House was built in 1958 and needs a lot of updates. Garage is falling down and house has settled, leaving cracks in the walls and foundation.			

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 03/30/2025 Complainant or agent (printed) Richard A. Mollison Trust Title (if agent) Owner

Complainant or agent (signature) *Richard A. Mollison Trustee* *Agida K. Mollison*
Trustee

Sworn to and signed in my presence, this 03/30/2025 day of _____
(Date) (Month) (Year)

Notary _____

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 this form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	DeLeon, Angela M & DeLeon, David	510 Morgan St., Oberlin, OH, 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-506-4638 scriptwriter731@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		
0900084105034	510 Morgan St., Oberlin, OH, 44074		
7. Principal use of property Primary Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0900084105034	360,749	463,440	-102,691
9. The requested change in value is justified for the following reasons: Recent valuation by Achieve Credit Union through First American Mortgage Solutions using Freddie Mac's Home Value Explorer			

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.

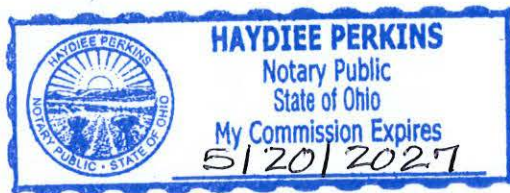
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/25/2025 Complainant or agent (printed) Angela M DeLeon Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Clear Form

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 of form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

	Name	Street address, City, State, Zip code	
1. Owner of property	Nicholas Shumyla	44706 Stang Road Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-242-1396 nshumyla@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		
0500064000040	44706 Stang 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
0500064000040	245,000	310,340	65,340
9. The requested change in value is justified for the following reasons: I believe that I couldn't sell my property at its appraised value. Unfortunately, I was unable to schedule an appraisal before the deadline. However, I will ensure that the appraisal is completed in advance of the hearing.			

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.

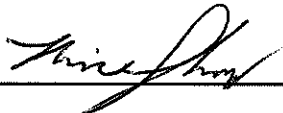
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

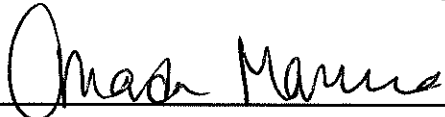
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/29/2025 Complainant or agent (printed) Nicholas Shumyla Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 29 day of March 2025
(Date) (Month) (Year)

Notary 



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

LORAIN COUNTY
BOARD OF REVISION

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	DAVID & TRACY PUSTAY	2776 Whispering Shores Drive
2. Complainant if not owner		Vermilion, Ohio 44089
3. Complainant's agent		

4. Telephone number and email address of contact person
216.409.6900 travid10@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
01-00-005-711-002	2776 Whispering Shores Dr., Vermilion, Oh 44089

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
01-00-005-711-002	\$520,000-	\$611,410-	\$91,410-

- Ref: County "Sales Book" for Neighborhood 56500. Average sale for three similar parcels used for evaluation \$520,216. Triennial Period Jan.1, 2021 to Mar. 1, 2024.
- Ref: Appraisal by Streamline Appraisals dated 06.02.2022 for Peoples Bank and Trust Company for \$520,000.
- Ref: County Appraisal dated 10.17.2022 for \$464,730.

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.

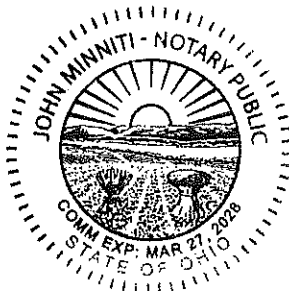
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.31.25 Complainant or agent (printed) DAVID PUSTAY Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 (Date) day of March (Month) 2025 (Year)

Notary 



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County LORAIN Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Daniel Harkiezel</u>	<u>1618 Island Graven WA 98044</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
None

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

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

6. Parcel numbers from tax bill	Address of property
<u>160063300013</u>	<u>1618 Island Graven WA 98044</u>

7. Principal use of property FRM

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>160063300012</u>	<u>300,000</u>	<u>457,800</u>	

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

Needs Work Paint BARK House Has Mold Trees Over HAWK'S BOTT

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 Nov 2 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 3/31/25 Complainant or agent (printed) Daniel Keller Title (if agent) Owner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Carrie Tilley
Notary Public, State of Ohio
My Commission Expires:
03/26/2028

Clear Form

Tax year 25 BOR no. _____
 County Lorain Date received 2-18-25

DTE 1
 Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Grant + Cathleen Turner	4035 Brownhelm Station Rd Vermilion	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-897-3284 - grantturner17@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		
01-00-018-000-004	4035 Brownhelm Station Rd Vermilion		
7. Principal use of property <u>our home</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>Above</u>	500,000	500,000	
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 2024 and total cost \$ 13,000.

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

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

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

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

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

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

Date 3-31 Complainant or agent (printed) Grant Turner 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 2024 BOR no. _____
 County Lorain Date received 2-14-24

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 filing.

2025 MAR 31 PM 12:16

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Sametta A. Foster</u>	<u>3790 Parkside Cir E. Lorain, OH 44053</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>10-00-003-103-019</u>	<u>721 16th 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>10-00-003-103-019</u>	<u>61,200</u>	<u>105,050</u>	<u>58,000</u>
9. The requested change in value is justified for the following reasons: <u>Appraisal and Purchase Agreement</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 9-20-23 and total cost \$ 298.00
10/24/2023 wall Basement water proof + cement repair 7200.00

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown 7498.00

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 3-31-25 Complainant or agent (printed) Sametta A Foster Title (if agent) _____

Complainant or agent (signature) *Sametta A Foster*

Sworn to and signed in my presence, this 31ST day of March 2025
(Date) (Month) (Year)

Notary *Ann M Tansey*



ANN M TANSEY
Notary Public
State of Ohio
My Comm. Expires
August 31, 2025

Sametta A Foster 440-396-9788 Cell
440-766-1621 Hm.

Sametta Foster 70@gmail.com

Tax year _____ BOR no. _____

County _____ Date received _____

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

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	MARY G. MORAHAN TRUST	4180 NAGEL RD. AVON, OHIO 44011
2. Complainant if not owner	EXECUTORS : MICHAEL & DAVID MORAHAN (SONS)	
3. Complainant's agent		

4. Telephone number and email address of contact person

MIKE MORAHAN (440) 308-6301 MICHAELMORAHAN5@GMAIL.COM

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

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

6. Parcel numbers from tax bill

Address of property

SEE ATTACHED

LAKELAND AVE. AVON LAKE, OHIO
(UNDEVELOPED STREET)

7. Principal use of property NONE - CURRENTLY NOT DEVELOPED

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
SEE ATTACHED			
NOT SURE OF A MARKET VALUE, THEY HAVEN'T BEEN APPRAISED			

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

THIS PROPERTY IS CURRENTLY NOT ABLE TO BE DEVELOPED
BECAUSE THE CITY IS NOT ALLOWING THE STREET TO GO IN.
THE PROPERTY TAXES INCREASED 290%.

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

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

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

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

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

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

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

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

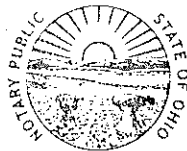
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-30-25 Complainant or agent (printed) MIKE MORAHAN Title (if agent) _____

Complainant or agent (signature) Michael J. Morahan

Sworn to and signed in my presence, this 31ST day of MARCH 2025
(Date) (Month) (Year)

Notary [Signature]



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

MORAHAN MARY G TRUSTEE

(32) LOTS ON LAKELAND AVE. AVON LAKE

1.	0	4	0	0	0	3	0	1	3	6	0	3	9
2.	0	4	0	0	0	3	0	1	3	6	0	4	0
3.	0	4	0	0	0	3	0	1	3	6	0	4	1
4.	0	4	0	0	0	3	0	1	3	6	0	4	2
5.	0	4	0	0	0	3	0	1	3	6	0	4	3
6.	0	4	0	0	0	3	0	1	3	7	0	3	0
7.	0	4	0	0	0	3	0	1	3	7	0	3	1
8.	0	4	0	0	0	3	0	1	3	7	0	3	2
9.	0	4	0	0	0	3	0	1	3	7	0	3	3
10.	0	4	0	0	0	3	0	1	3	7	0	3	4
11.	0	4	0	0	0	3	0	1	3	6	0	3	0
12.	0	4	0	0	0	3	0	1	3	6	0	3	1
13.	0	4	0	0	0	3	0	1	3	6	0	3	4
14.	0	4	0	0	0	3	0	1	3	6	0	3	5
15.	0	4	0	0	0	3	0	1	3	6	0	3	6
16.	0	4	0	0	0	3	0	1	3	6	0	3	7
17.	0	4	0	0	0	3	0	1	3	6	0	3	8
18.	0	4	0	0	0	3	0	1	3	6	0	1	0
19.	0	4	0	0	0	3	0	1	3	6	0	1	1
20.	0	4	0	0	0	3	0	1	3	6	0	1	2
21.	0	4	0	0	0	3	0	1	3	6	0	1	3
22.	0	4	0	0	0	3	0	1	3	6	0	1	4
23.	0	4	0	0	0	3	0	1	3	6	0	2	6
24.	0	4	0	0	0	3	0	1	3	6	0	2	8
25.	0	4	0	0	0	3	0	1	3	6	0	2	9
26.	0	4	0	0	0	3	0	1	3	6	0	0	3
27.	0	4	0	0	0	3	0	1	3	6	0	0	4
28.	0	4	0	0	0	3	0	1	3	6	0	0	5
29.	0	4	0	0	0	3	0	1	3	6	0	0	6
30.	0	4	0	0	0	3	0	1	3	6	0	0	7
31.	0	4	0	0	0	3	0	1	3	6	0	0	8
32.	0	4	0	0	0	3	0	1	3	6	0	0	9

8-A VALUE OF OPINION
3,000 PER LOT MAYBE

ALL LOTS
INCLUDED

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 PM 12:25

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	Placemakers Main Street, LLC	P.O. Box 614, Oberlin, OH 44074	
2. Complainant if not owner			
3. Complainant's agent	Christopher G. Mulvaney, Esq.	Cooper Foster Park Rd. W., #102, Lorain, OH 4	
4. Telephone number and email address of contact person 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		
09-00-105-000-014	530 S. Main St., Oberlin, OH 44074		
7. Principal use of property Commercial 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
09-00-105-000-014	\$230,000.00	\$350,810.00	\$120,810.00
\$230			
9. The requested change in value is justified for the following reasons: Recent Qualifying Sale.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12-6-2023

and sale price \$ 230,000.00 ; 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.

- | | |
|--|---|
| <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 03/31/2025 Complainant or agent (printed) Christopher G. Mulvaney, Esq. Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Catherine M. Smith



CATHERINE M. SMITH
Notary Public, State of Ohio
My Commission Expires _____

Clear Form

DTE 1
Rev. 12/22

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

Complaint Against the Valuation of Real Property

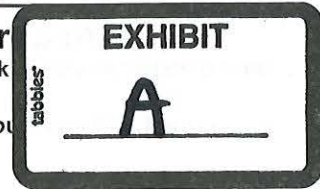
Answer all questions and type or print all information. Read instructions on back.

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	Multiple Owners (See Attachment A)		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		Margaret Swendseid 440/370-0412 mswend@frontier.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		
09-00-085-109-026	126 Morgan Street, Oberlin, Ohio 44074		
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
09-00-085-109-026	\$228,570.00	\$188,260.00	\$40,310
9. The requested change in value is justified for the following reasons: The \$40,310 increase in valuation presents a significant hardship for the four owners of this property, all of whom are in retirement, three of whom were in the non-profit fields. Please see Attachment B for a complete description of our complaint.			

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 Ongoing, 2023 thru _____ and total cost \$ 12,000 .

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

Attachment A:
Multiple Owners of Property

Parcel 09-00-085-109-026

Address: 126 Morgan Street, Oberlin, OH 44074

Kay Tabakov
Saltsjöqvarns kaj 7, apartment 1101
13171 Nacka, Sverige (Sweden)
Email: Kay.Tabakov@gmail.com

Margaret Swendseid
126 Morgan Street
Oberlin, OH 44074
Email: mswend@frontier.com
440/370-0412

Eric Swendseid
P.O. Box 240
Accord, NY 12404

Nickolas Swendseid
26 Locust Street
Oberlin, OH 44074
Email: nswendseid@gmail.com

Attachment B:
Description of Complaint Due to Hardship

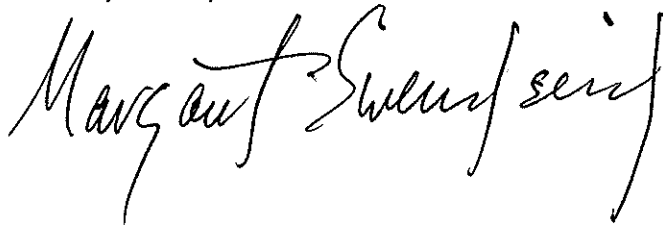
Parcel 09-00-085-109-026

Address: 126 Morgan Street, Oberlin, OH 44074

- There are four sibling-owners of this property, all of whom are retired. One lives in upstate New York, one lives in Sweden and one has another property in Oberlin. Only I, Margaret Swendseid, reside at the property, on a low monthly Social Security income.
- Three of us retired from low-paying jobs in the non-profit industry (Eric, a landscaper for a New York State Park; Kay, an educator in Stockholm, Sweden; and I recently retired from a part-time job working for United Way of Greater Lorain County (at \$15 an hour).
- We received a City of Oberlin Complaint in 2022 (please see **Attachment C**), demanding that we renovate the exterior of our house (a three-story property). Since 2023 we have had to purchase paint, building supplies, sanders and other tools, in addition to renting "cherry pickers" or lifts to work on the exterior. This has been a substantial, ongoing expense of more than \$12,000+ each year starting in 2023 and continuing in 2024. In 2025 we will continue to work on the property with expenses. We can't even afford to renovate the interior of the house, which desperately needs it.
- We sought a bank loan in 2019 for a mortgage (our house underwent foreclosure but was reclaimed) and had our house appraised at \$165,326 (please see **Attachment D**), then the house was revalued by the County at \$188,260. Yet the proposed 2024 Tax Year Value is \$228,570, a shocking increase of \$40,310 since 2021.

How are we owners expected to pay an increase in taxes when we received an official Oberlin City Complaint in 2022 stating that our house was devalued with substantial defects that we have to remedy? The increased value is a serious hardship to us owners, especially on our limited, senior-citizen incomes.

Thank you for your consideration.

A handwritten signature in black ink, reading "Margaret Swendseid". The signature is written in a cursive, flowing style with a large initial 'M' and 'S'.

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.

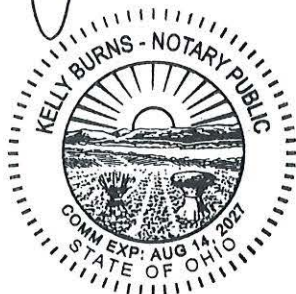
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/25 Complainant or agent (printed) MARGARET SWENDSE Title (if agent) OWNER/
COMPLAINANT

Complainant or agent (signature) Margaret Swendse

Sworn to and signed in my presence, this 31st day of MARCH 2025
(Date) (Month) (Year)

Notary Kelly Burns



Corrected.

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

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	Susanne L Kerr	12243 Quarry Road., Oberlin, Ohio 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440 668-0265 susannekerr@usa.net		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
09-00-052-000-013	12243 Quarry Road., Oberlin, Ohio 44074		
7. Principal use of property	Primary 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
09-00-052-000-013	\$220,000.00	\$77,000.00	\$143,000.00
<i>Current + Appraisal</i>	<i>263,000.</i>	<i>\$ 299,000.</i>	<i>36,000.</i>
9. The requested change in value is justified for the following reasons: Property is Located in a FEMA Flood Zone. I am therefore required to pay Flood Insurance, in addition, to my regular Home Owners Ins. Policy. This property was NOT located in a Flood Zone when originally purchased, Subsequently, I am Grandfathered in for the cost of my Flood Insurance. Please see Additional Information attached****			

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

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

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

12. If any improvements were completed in the last three years, show date 02/24/2023 and total cost \$ 14,800.00.

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

Lorain County Auditor
226 Middle Avenue
Elyria, Ohio 44035

Attention Auditors:

I am requesting a change in the value of my property, mainly because of being located in a Flood Zone.

Many people do not understand what it means to be located in a Flood Zone. It means to me extra insurance. It means being fearful when the creek located on the property behind me, rises due to heavy rains, storms and snow melting. It means knowing that although I carry flood insurance no personal property is covered, in my basement. This includes furnishings, carpet, drywall etc., If an actual Flood were to occur, my foundation walls, furnace, electrical panel (if it were to reach it) and there is some disputed information whether my freezer would be covered.

I carry on my Home Owners policy a Back- up for Water & Sewer of \$25,000. This would cover power failure and should the sump pumps malfunction, (and by the way, I have 3 SUMP PUMPS). My insurance Carrier informs me that many insurances would not allow me to have this water & sewer coverage simply because I am in a Flood Zone.

I fully understand that property values have greatly increased over the past several years. I have watched as many New homes have been built in my area. These are homes with many updated amenities, than my home. i.e, first floor laundry rooms, raised ceilings, larger bathrooms, wider hallways and even walk in closets and pantrys. Most of these homes also have larger Square Footage over my 1458 S.F. Home, built in 1984.

But most important is those homes are NOT located in a Flood Zone.

I have lived comfortably in my home for many years now, and I do not need all of the bells and whistles, so to speak. Since my husband passed away Sept 2020, I have struggled to be able to maintain my home as I would like to. Things break, and fail. When you receive Social Security and have a part time job at Discount Drug Mart, things get tight.

I had to make a decision to lose half of my very large deck in 2023. The wood was rotten, it became increasingly unsafe to walk around on. I had the deck replaced with composite, but could only afford half the size that it was. I have enclosed information on deck.

If I were to sell my property., I truly do not believe perspective buyers would chose these conditions over new homes 1 mile or less away, that are Not in a flood zone.

The new Buyers would not be Grand fathered in to my flood zone rates.

When I still owed on this property, the bank made us pay at a higher rate than I am currently paying, to cover their interest in the property. How many buyers today, would not need a loan to purchase my property? I am still required by my bank to carry Flood Insurance because I have a Home Equity line of credit.

Thank you for your time in looking over this information.

I hope you can see where I am coming from. I never would of purchased my home had I known it would be rezoned into a flood zone. If I had wanted to pay Flood Insurance I would of looked for property near the Lake

Sincerely,

A handwritten signature in black ink that reads "Susanne L Kerr". The signature is written in a cursive, flowing style with a large initial 'S'.

Susanne L Kerr

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.

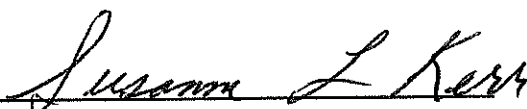
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 03-31-2025 Complainant or agent (printed) Susanne L Kerr 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 2024-2025 BOR no. _____DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Jeremy Moomaw	263 Michigan Ave Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 660 7143 JDM39089@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		
0625003103031	263 Michigan Ave Elyria OH 44035		
0625003103063	263 Michigan Ave 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
0625003103031	240,000	291,540	51,540
9. The requested change in value is justified for the following reasons: Appraisal done			

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.

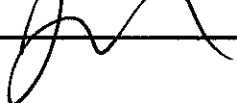
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-30-25 Complainant or agent (printed) Jeremy Moorman (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 Estate

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.

EXHIBITA

	Name	Street address, City, State, ZIP code	
1. Owner of property	George E. Markou	3860 Liberty Ave. Vermilion Ohio 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-371-6147 helen.tuttle@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		
0100002113004	3860 Liberty Avenue Vermilion Ohio 44089		
0100002113002	Rear Land Vermilion Ohio 44089		
0100002113005	Liberty Avenue Vermilion Ohio 44089		
7. Principal use of property	main residence		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0100002113004	85000	129170	44170
0100002113002	1210	3610	2400
0100002113005	3500	15290	11790
9. The requested change in value is justified for the following reasons: I would not be able to sell the house at the new valuation. There haven't been any updates in over 45 years to the house. There is no driveway. The house would require a new roof, the basement needs waterproofing after previous flooding. The rear land has no access and the Liberty Ave. lot is a side yard.			

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 3-29-25 Complainant or agent (printed) George Markozu Title (if agent) _____

Complainant or agent (signature) George E. Markozu

Sworn to and signed in my presence, this 29 day of MARCH 2025
(Date) (Month) (Year)

Notary [Signature]



ALAN S WALEND
Notary Public
State of Ohio
My Comm. Expires
November 2, 2025

Clear Form

DTE 1
Rev. 12/22

Tax year _____ 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 _____.

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, City, State, ZIP code	
1. Owner of property	Marcel Raica	10827 Avon Belden Rd, Grafton, OH 44044	
2. Complainant if not owner			
3. Complainant's agent	Self		
4. Telephone number and email address of contact person 440-334-0820 Mraica123@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		
11000 48000030	10827 Avon Belden 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
11000 48000030	180,000	287,490.00	
9. The requested change in value is justified for the following reasons: Basement is unfinished has water damage from flooding Only liveable space is upstairs with 1,631 sq. ft.			

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

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

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

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

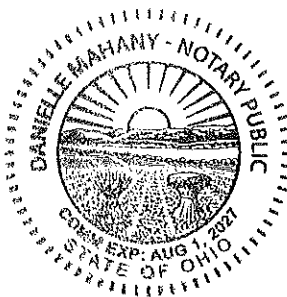
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-28-25 Complainant or agent (printed) MARCEL RAICA Title (if agent) _____

Complainant or agent (signature) Marcel Raica

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

Notary Danille Mahy



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 carefully.

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**

	Name	Street address, City, State, ZIP code	
1. Owner of property	George E. Markou	3860 Liberty Ave. Vermilion Ohio 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-371-6147 helen.tuttle@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		
0100014000028	Brownhelm Station Rd. Vermilion, OH 44089		
7. Principal use of property undeveloped 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
0100014000028	47020	94020	47000
9. The requested change in value is justified for the following reasons: The land is undeveloped and currently used for a small garden and horse pasture. There isn't gas, electric, water or sewer on the property. Please see attached valuations for properties on Brownhelm Station Road and Sunnyside that were devalued.			

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.

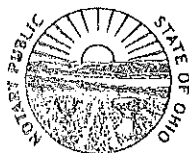
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-29-25 Complainant or agent (printed) George Markoza Title (if agent) _____

Complainant or agent (signature) George E. Markoza

Sworn to and signed in my presence, this 29 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



ALAN S WALEND
Notary Public
State of Ohio
My Comm. Expires
November 2, 2025

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

2025 MAR 31 AM 10:56

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 must be filed on a separate form.

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name	Street address, City, State, ZIP code		
1. Owner of property <u>Bruce Early / MARIANNE EPPOLITO</u>	<u>311 River Run Dr. Elyria, Ohio 44035</u>		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>216-526-9003 Bruce Early 65 @ g-mail. 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>10-00-007-102-044</u>	<u>311 River Run Dr. Elyria, Ohio 44035</u>		
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
<u>10-00-007-102-044</u>	<u>355,000</u>		
	<u>303,000</u>	<u>355,000</u>	<u>-52,000</u>
9. The requested change in value is justified for the following reasons: <u>Values vary based on incentives and mark ups for interest rate have included Recent Arms length transaction</u>			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 3/6/24 length transaction and sale price \$ 319,900 ; and attach information explained in "Instructions for Line 10" on back.
with incentives
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 shed/fence and total cost \$ 5000.00.
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 MARCH 31st 2025 Complainant or agent (printed) BRUCE EARLY Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of MARCH 2025
(Date) (Month) (Year)

Notary 



Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____
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.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property	David P. Hinzman	9320 Root Rd., North Ridgeville, Ohio 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person David Hinzman (216) 408-6403 dhinzman1@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		
0700012104005	9320 Root Rd., North Ridgeville, Ohio 44039		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0700012104005	\$72,000	\$141,310	-\$69,310
9. The requested change in value is justified for the following reasons: The property was appraised by Martin J. Kramer, a Certified Residential Real Estate Appraiser. A copy of his written report is attached to this Complaint. In his report, he states that the current value of the property is \$72,000.			

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 3/31/2025 Complainant or agent (printed) David P. Hinzman Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025

(Date) (Month) (Year)

Notary 



Clear Form

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

County Lorain

Date received _____

Complaint Against the Valuation of Real Estate

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

2025 MAR 31 AM 11:37

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	Novita Industries	2707 Toledo Ave., Lorain OH 44055	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>Peyman Pakdel ppakdel@novexproducts.com 440-244-3330</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		
02-00-051-135-016	1522 Iowa Ave., Lorain OH 44052		
02-00-051-134-02 to -013	G Street		
7. Principal use of property <u>Manufacturing Paper Products</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-00-051-135-016	2,400,000	4,167,660	-1,767,660
02-00-051-134-002 to 7	25,080	97,200	-72,120
0	See enclosed for other parcel numbers		
9. The requested change in value is justified for the following reasons: In 2025, the Lorain County appraiser raised our land value more than 100% and our building value by more than 24 percent. This is highly erroneous. We bought this property in 2009 for 750,000 at Arm's Length and spent 2,000,000 Dollars in additional expansion. We will provide appraisal values and detailed explanations regarding our assessment.			

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 2018 and 2021 and total cost \$ 2,350,000

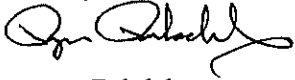
13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

We are proposing the following valuations,

Parcel Number	Present Value	Proposed Value
02-00-051-135-016	4,167,660	2,400,000
02-00-051-134-009 to 013	8,620 Each	4,510 Each
02-00-051-134-008	15,600	4,090
02-00-051-134-002 to 007	16,200 Each	4,180 Each

Given the economic conditions, it is highly unlikely that we will recover what we paid and spent for our properties, which totals 3,100,000. We are part of this community and would like to stay and grow in the City of Lorain and Lorain County. We have paid our dues, have been responsible citizens, and contributed positively to the economic growth of the City of Lorain without receiving a penny neither from the City of Lorain, nor from the Lorain County in any form of economic aid or tax breaks since our inception in 2001. Lorain County, just like many other locations in the United States, needs steady and growing manufacturing jobs. If you are not helping, the least you can do is not hurt us. Please be realistic. We now pay low 6 figures in income taxes to the City of Lorain and have nearly 50 full-time well-paid jobs. Many of our employees are homeowners in the Lorain County and pay property taxes to the county. What is there not to like?

Sincerely,



Peyman Pakdel
President
Novex Products, Inc.
Novita Industries, LLC

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.

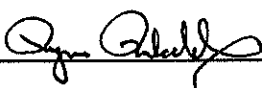
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

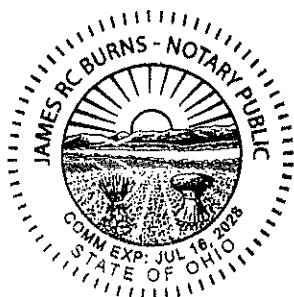
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/31/2025 Complainant or agent (printed) PEYMAN PAKDEL Title (if agent) PRESIDENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LorainDate received 03/31/2025**Complaint Against the Valuation of Real Estate**

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**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Schroeder Steve & Schroeder Doriayn	3937 E Lake Rd., Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent	Tim Weber, SRA	29242 Detroit Rd., Westlake, OH 44145	
4. Telephone number and email address of contact person		Steve Schroeder (440) 864-2531 steve@mpinsights.com Time Weber (440) 669-0145 tim@weberappraiser.com	
5. Complainant's relationship to property, if not owner		Owner and Complainant's Agent	
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0300043101012		3937 E Lake Rd., Sheffield Lake, OH 44054	
7. Principal use of property 510 - SINGLE FAMILY DWL PLAT LOT 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
0300043101012	775,000	902,450	127,450
9. The requested change in value is justified for the following reasons: Actual inspection performed by Complainant's Agent, Tim Weber.			

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 3/31/25 Complainant or agent (printed) Steven M. Schroeder Title (if agent) n/a

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



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	Dale and Aretta Bernard	4861 E. Lake Rd. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Aretta Bernard 330-620-3802 6618 Rockledge Dr., Brecksville OH 44141		
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		
0300036101006	4861 E. Lake Rd. Sheffield Lake OH 44054		
7. Principal use of property	Second 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
0300036101006	\$700,136.00	\$835,510.00	\$135,374.00
9. The requested change in value is justified for the following reasons: Based on a review of comparable lake front properties in the same tax district, the over 40% increase in value over a 3 year period is arbitrary and inconsistent with comparable land values and house values. Please see attached for further detail.			

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) Aretta Bernard Title (if agent) _____

Complainant or agent (signature) 

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

Notary 

DALE A. BERNARD, ATTORNEY
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Clear Form

DTE 1
Rev. 12/22Tax year 2024

BOR no. _____

County Lorain

Date received _____

LORAIN COUNTY
BOARD OF REVISION**Complaint Against the Valuation of Real Estate**

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

Attach additional pages if necessary.

2025 MAR 31 AM 9:59

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Maxim Borovkov	2800 EUCLID AVE SUITE 603, CLEVELAND OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 507-2861 borovkovllc@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		
0202026103008	1309 W 2ND ST LORAIN OH 44052		
7. Principal use of property TWO FAMILY DWL			
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
0202026103008	\$108,400	\$221,330	\$112,930
9. The requested change in value is justified for the following reasons: Pricing Recommendation provided by a licensed Realtor on March 4, 2025, estimates the property's value at \$108,400 in its current condition. Additionally, the property was appraised for \$90,000 on September 25, 2024, prior to the sheriff's sale and was subsequently purchased for \$90,100 on October 23, 2024, which aligns with this appraisal. These factors indicate that the current assessed value does not accurately reflect the property's true market value, justifying a			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 1/23/2025
and sale price \$ 90,100 ; and attach information explained in "Instructions for Line 10" on back.

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

12. If any improvements were completed in the last three years, show date _____ 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 03/31/2025 Complainant or agent (printed) Maxim Borovkov Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary _____



SAVANNAH J PALMER
Notary Public
State of Ohio
My Comm. Expires
September 21, 2029

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

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

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

Attach additional pages if necessary.

2025 MAR 31 AM 9:52 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	MILES & SUSAN PRITCHARD	2354 E ERIE AVE, LORAIN, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-258-7817, mpritchard3069@hotmail.com contact Miles Pritchard			
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		
0300049103017	2354 E Erie 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
0300049103017	\$226,614	\$295,190	\$68,576
9. The requested change in value is justified for the following reasons: The 2024 appraised value of \$295,190 or \$108.21/sf is overvalued compared to similar properties on E. Erie Ave. The appraised value per square foot on 2258 E Erie ave is \$80.66, 2404 E. Erie Ave is 91.78 and 1850 E Erie Ave is \$76.77, for an average of \$83.07/sf. At \$83.07/sf, my home should be around \$ 226,614. In addition the 2024 appraised value is a 75% increase versus a 37% increase for my tax district.			

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.

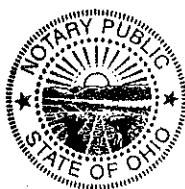
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/27/2025 Complainant or agent (printed) Miles Pritchard Title (if agent) _____

Complainant or agent (signature) *Miles Pritchard*

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

Notary *Darlene Swanger*



DARLENE SWANGER
Notary Public, State of Ohio
My Commission Expires
February 23, 2027

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 AM 11:57

Complaint Against the Valuation of Real Property

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

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
Dennis Castro		43382 Dellefield Rd. Elyria, OH 44035	
1. Owner of property			
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-654-2329			
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	
06-23-001-102-043		43382 Dellefield 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
06-23-001-102-043	305,000	359,540	54,540
9. The requested change in value is justified for the following reasons: I don't believe this property could sell for this. See attached appraisal			

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

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

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

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

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

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 3/29/25 Complainant or agent (printed) Dennis Castro Title (if agent) Vice-pres. C.A.I.

Complainant or agent (signature) Dennis Castro

Sworn to and signed in my presence, this 29th day of March 2025
(Date) (Month) (Year)

Notary MB Zelek



MARY BETH ZELEK
Notary Public
State of Ohio
My Comm. Expires
March 14, 2028

Clear Form

Tax year 2025

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

Complaint Against the Valuation of Real Estate

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	Aaron V Boetticher	10890 Mitchell Rd Columbia Station Oh 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-821-4944 Boetticheraaron@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		
1200082000006	10890 Mitchell Rd Columbia Station Oh 44028		
7. Principal use of property owner occupied			
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
1200082000006	106,265.00	\$212,530.00	106,265.00
9. The requested change in value is justified for the following reasons: Front of my home is facing the back of Station Road gun range where the shooting is aimed towards. The constant shooting of automatic weapons and other explosive devices makes it impossible to sell my home at market value due to safety and noise concerns.			

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 03/27/2025 Complainant or agent (printed) Aaron V. Boetticher 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 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	Baker Anita J	1015 Root Rd., Lorain, Oh 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-522-6956 abaker9645@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		
0300031105018	1015 Root., Lorain, Oh 44052		
7. Principal use of property owner 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
0300031105018	\$122,360.00	\$142,360.00	\$20,000.00
9. The requested change in value is justified for the following reasons: The chain link fence that enclosed my back yard was removed and two fully mature trees, (one maple) were taken down. There were also two storage sheds removed. And it says that my property has two bathrooms and a half. I have one full bath upstairs and there IS a shower enclosure in the basement but it has never been operational in the time I've owned the house, It says there is a family room. There was until the basement flooded from a hot water tank so now the			

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 May-Sep., 2024 and total cost \$ 10,132.31.13. 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 3-29-25 Complainant or agent (printed) Anita J Baker Title (if agent) _____

Complainant or agent (signature) Anita J. Baker

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

Notary _____

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Estate

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	Kyle & Rochelle Elmenhurst	1340 W. 40th St., Lorain, OH 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	541-729-7945 buzzkill457@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		
02-02-015-118-014	1340 W. 40th St., Lorain, OH 44053		
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
02-02-015-118-014	175,000	217,310	42,310
9. The requested change in value is justified for the following reasons: See answer to Question #10			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 09/15/2022
and sale price \$ 175,000 ; 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 \$ 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.

- | | |
|--|---|
| <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 03/21/2025 Complainant or agent (printed) Kyle B. Elmenhurst Title (if agent) N/A

Complainant or agent (signature) 

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

Notary 



LEAH MONTAGUE
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Aug. 31, 2028

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County Lorain Date received _____

Complaint Against the Valuation of Real Property

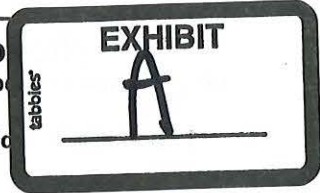
Answer all questions and type or print all information. Read instructions on back of form.

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	Michael J. Allen	6002 Rosecliff Dr.	
2. Complainant if not owner		Lorain OH	
3. Complainant's agent		44053	
4. Telephone number and email address of contact person		440-897-8184	
		MALLEN@MICEExam.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 <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
0203006109014	725,000	1,301,690 ⁰⁰	576,690
9. The requested change in value is justified for the following reasons: <u>It would never sell for what they appraised it at.</u> <u>No one in area would sell for that.</u>			

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

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

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

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

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

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

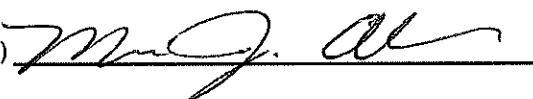
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least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

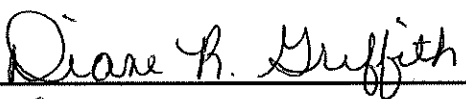
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) Michael J. Allen Title (if agent) _____

Complainant or agent (signature) 

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

Notary 
My Commission Expires 3/1/27

Clear Form

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

DTE 1
 Rev. 12/22

LORAIN COUNTY
 BOARD OF PUBLIC UTILITIES

Complaint Against the Valuation of Real Estate

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

2025 MAR 21 PM 2:01

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

	Name	Street address, City, State, ZIP code
1. Owner of property	Katelyn + Patrick Kinyon	4436 Edgewater Dr Sheffield Lake, OH 44054
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440-376-4027 Katelyn23@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

0200051105046

Address of property

208 Kansas Ave Lorain, OH 44052

7. Principal use of property

Rental - same family once owned the property, has lived in it for 20 years.

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
0200051105046	\$85,000	117,400.00	\$32,400

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

The current tenants have lived in the house for over 20 years. They lost it to foreclosure and have made no improvements in the interior. Thankfully they keep up with the lawn the interior is a disaster - wet basement, same carpet, same cabinets, stained walls, zero improvements.

Since they were once owners, we give them cheap rent and leave the alone.

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 we could

Zero improvements in twenty years. Roof needs to be fixed as well. If we asked them to leave when we purchased the house (30k) it would be worth what the county thinks it is because we would have rehabbed it. Instead we have let them "take care of" the property and offered cheap rent.

Complaint against the Valuation of Real Property
Parcel # 0200 05 1105046

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.

- ☐ 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.

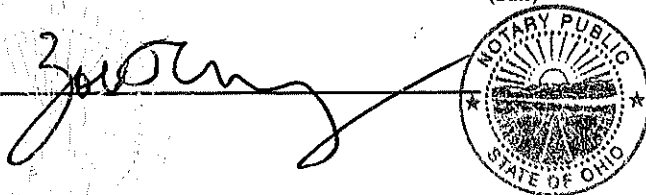
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/25 Complainant or agent (printed) Katelyn E. Kingan Title (if agent) _____

Complainant or agent (signature) Katelyn E. Kingan

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

Notary



ZOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2028

Clear Form

Tax year 2025 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

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	PKC Properties	4436 Edgewater Dr Sheffield Lake, OH 44054
2. Complainant if not owner	_____	_____
3. Complainant's agent	_____	_____

4. Telephone number and email address of contact person

440-376-4027 Katelyn23@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

0200051117019

Address of property

418 Indiana Ave Lorain, OH 44052

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
0200051117019	\$28,000	72,600.00	\$44,600

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

We just purchased this property and overpaid at 28K. The house was is unlivable and was close to being condemned when purchased. The house has significant structure issues and had multiple holes in the foundation when purchased. Plumbing doesn't work, needs new roof, needs interior structural repair, new walls, new carpet. It took us months to get electric and gas working.

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/13/2024and sale price \$ \$28,000 ; 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

We could. The house sat on the market for a long time so 100's of interested parties walked through. (we'd have plenty of witnesses other than professional opinions) We'd be happy to supply photos and professional opinions.

Complaint against the valuation of Real Property
Parcel # 02000 51117019

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.

- ☐ 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) Katelyn E. Kinyon Title (if agent) _____

Complainant or agent (signature) Katelyn E. Kinyon

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

Notary

Zoe J. Cummings



ZOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2028

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.

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**

tabbles

	Name	Street address, City, State, ZIP code	
1. Owner of property	Katelyn + Patrick Khyon	4436 Edgewater Dr Sheffield Lake, OH 44054	
2. Complainant if not owner	—	—	
3. Complainant's agent	—	—	
4. Telephone number and email address of contact person 440-376-4027 Katelyn23@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		
0201003107060	227 Georgia Ave Lorain, OH 44052		
7. Principal use of property <u>Rental</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0201003107060	\$89,000	126,550.00	\$37,550

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

This house has significant structure damage and the back of the house is leaning. We just learned that the basement floods and the current tenant has destroyed the woodwork, carpet from her pet. Basement now has mold. Also does not have proper insulation in upstairs. ~~that~~ we purchased the property for 34K - As is condition, due to it's major issue could maybe be 85-89K.

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

We could and would be happy to submit photos of basement and other structural issues, if necessary.

Complaint against the Valuation of Real Property

Parcel # 02 01003107060

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.

- ☐ 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) Katelyn E. Kingon Title (if agent) _____

Complainant or agent (signature) Katelyn E. Kingon

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

Notary

[Signature]



ZOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2028

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Michael & Annalina Sodi	3840 Lake Rd Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-213-2415 a.sodi01@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		
0300043105002	3840 Lake Rd Sheffield Lake		
7. Principal use of property	owner occupied		
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
0300043105002	146,960.00	181,800.00	34840.00
9. The requested change in value is justified for the following reasons: There has been no drastic change to the house or neighborhood to justify a nearly 35k increase. My taxes shouldn't be based off of real estate market trends. The house & surrounding area has been the same for the nearly 6 years we have lived here. There was already an increase in market value in 2021 that was semi-reasonable. This new increase is making living here unaffordable.			

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.

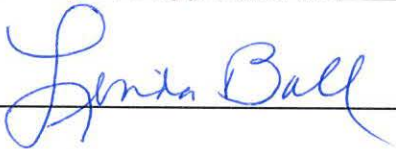
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/24/2025 Complainant or agent (printed) Michael Sodl Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



LINDA BALL
Notary Public
State of Ohio
My Comm. Expires
January 22, 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 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	Diane Jones	1019 W 1st St., Lorain, Oh 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 452-9251			
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		
02-01-006-103-022	1017 W 1st St., Lorain, Oh 44052		
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
0201006103022	42,000	66,690	24,690
9. The requested change in value is justified for the following reasons: see attached			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/20/2024
 and sale price \$ 25,000 ; and attach information explained in "Instructions for Line 10" on back.

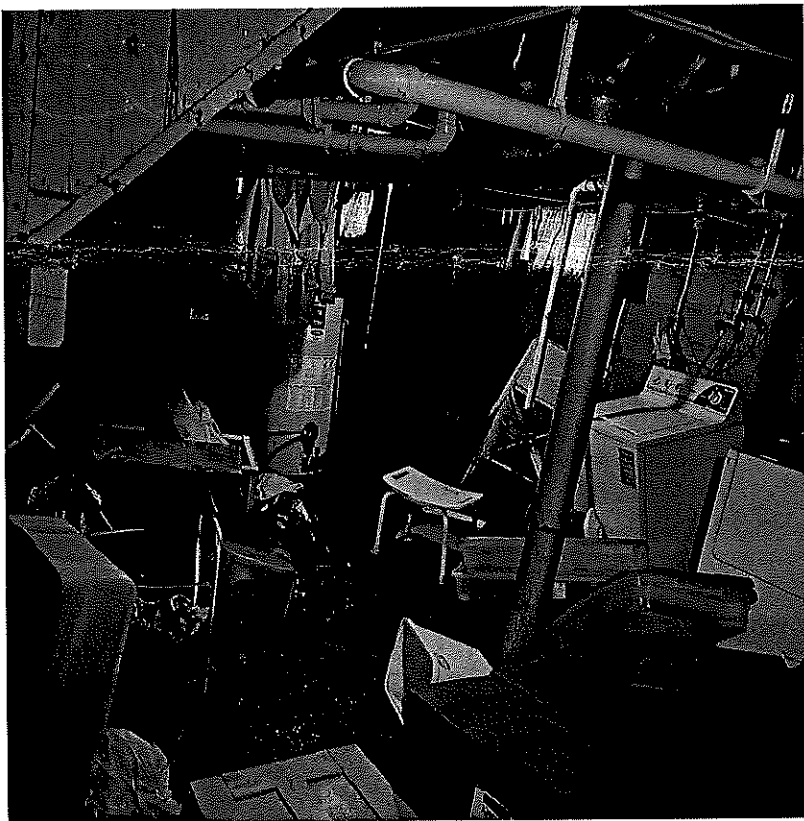
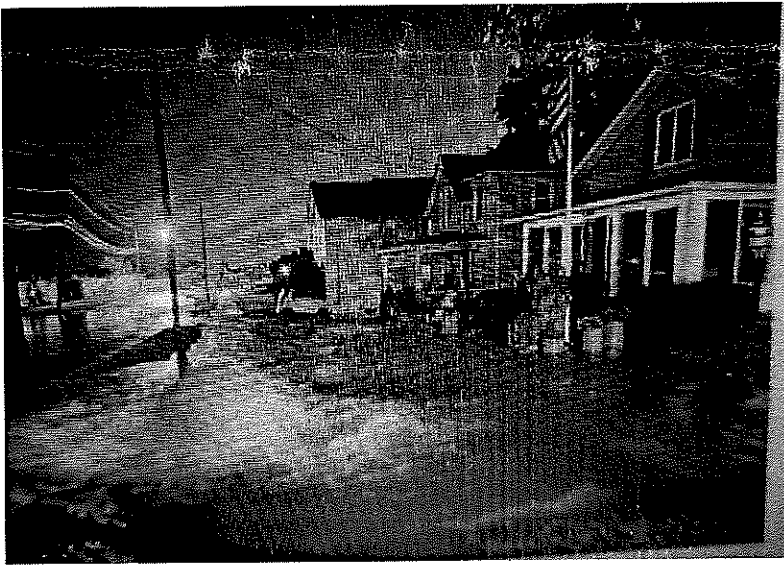
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date 06/2024 and total cost \$ 500.

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

9. My newly acquired property, which adjoins my property next door at 1019 W 1st, has been the victim of flooding due to Lorain's storm sewer system twice in the last ten years. The geyser from the manhole uphill from our property flowed down the hill between the two properties filling both basements to the 11 ft high rafters. Twice the water destroyed the furnace, water heater, washer and dryer in both homes and caused damage to the basement walls, most recently in August 2023. The resale of this property is hampered by the strong possibility of flooding recurring, as compared to the other properties in the area. The backyard of both homes is surrounded by several rented or vacant properties which are not maintained and/or condemned.

The house on the right is 1019 W 1st St., the middle house is 1017. The water is running between the houses, EMS had to carry my aunt from the house. Note water line on hanging coat in second picture.



10. My cousin, Nancy Collins, inherited the property upon the death of my aunt, Mary Jean Bihary. Knowing the potential of continuing problems due to the flooding, and the damage the house already incurred, she sold the house to us for \$25,000.

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) Diane Jones Title (if agent) _____

Complainant or agent (signature) *Diane Jones*

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

Notary *Raquel Caraballo*



RAQUEL CARABALLO
Notary Public
State of Ohio
My Comm. Expires
August 1, 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.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Diane Jones	1019 W 1st St., Lorain, Oh 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 452-9251			
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		
02-01-006-103-023	1019 W 1st St., Lorain, Oh 44052		
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
0201006103023	50,000	77970	27,970
9. The requested change in value is justified for the following reasons: see attached			

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

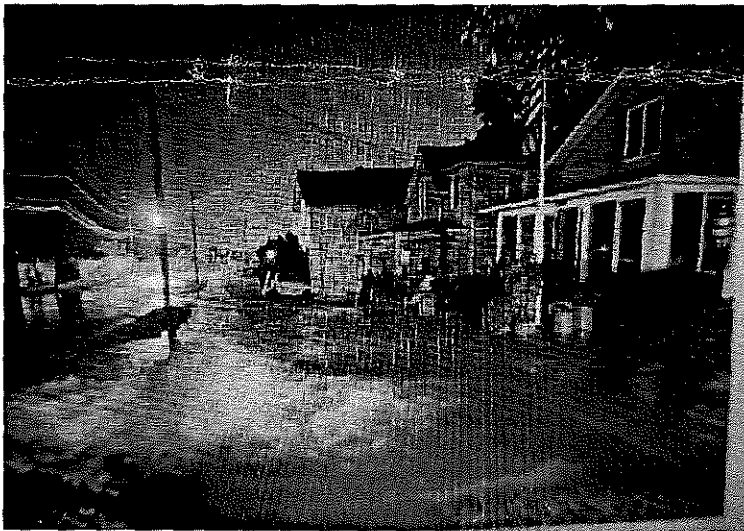
11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

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. This house, and my newly acquired property next door, which belonged to my aunt (1017 W 1st, has been the victim of flooding due to Lorain's storm sewer system twice in the last ten years. The geyser from the manhole uphill from our property flowed down the hill between the two properties filling both basements almost to the 11 ft high rafters. Twice the water destroyed the furnace, water heater, washer and dryer in both homes and caused damage to the basement walls, most recently in August 2023. The resale of this property is hampered by the strong possibility of flooding recurring, as compared to the other properties in the area. The backyard of both homes is surrounded by several rented or vacant properties which are not maintained and/or condemned.

The house on the right is 1019 W 1st St., the middle house is 1017. The water is running between the houses.



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.

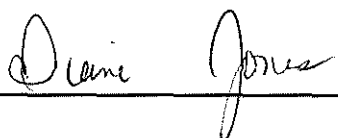
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/27/202 Complainant or agent (printed) Diane Jones Title (if agent) _____


Complainant or agent (signature) 

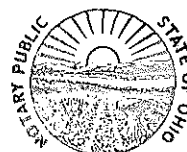
Sworn to and signed in my presence, this 27th day of March 2025

(Date)

(Month)

(Year)

Notary 



RAQUEL CARABALLO
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints 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	Victoria A Denes	41820 Jones Rd., Wellington, OH 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440)315-5607 vickid55@aol.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		
19-02-002-000-013	41820 Jones Rd, Wellington, OH		
19-02-001-000-010	Jones Rd,		
19-02-002-000-006	Jones Rd,		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
19-02-002-000-013	\$327,473	\$397,880	--\$70,407
19-02-001-000-010	\$20,920	\$29,820	-\$8,900
19-02-002-000-006			\$0
9. The requested change in value is justified for the following reasons: The average full market value in Lorain County increased 31%. My home is average construction, and no huge upgrades, or new construction has been done in the last six years.			

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 03/19/2025 Complainant or agent (printed) Victoria Denes Title (if agent) _____

Complainant or agent (signature) Victoria Denes

Sworn to and signed in my presence, this 3-20-25 day of March 2025
(Date) (Month) (Year)

Notary Karen A Hoffman



KAREN A HOFFMAN
Notary Public, State of Ohio
My Commission Expires
11/30/2029

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	Barbara Barron	2771 Shakespeare Ln Avon 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 668-3999 bbarron17@yahoo.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-022-804-022	2771 Shakespeare Ln Avon 44011		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-022-804-022	180,000.	197,760.	17,760
9. The requested change in value is justified for the following reasons: Characteristic of the area changed due to decimation of wetland woods adjacent to my property by Providence Church. Home was purchased on or about 8-6-2021. Home has original HVAC units, Kitchen cabinets, garage door & floor, Flooring inside home needs to be replaced throughout as well as windows.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 8/6/2021

and sale price \$ 180,000 ; 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 Not water tank and total cost \$ Approx 3000

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 01/22/2022 Complainant or agent (printed) Barbara Barron Title (if agent) _____

Complainant or agent (signature) *Barbara Barron*

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

Notary _____

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Estate

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

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property	Joseph A Benoit	163 Sipple Ave., Amherst, OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440-258-9092 joebenoit1@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		
0500024107009	400 Tenney Ave., Amherst, OH 44001		
7. Principal use of property Business/Office Building			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0500024107009	175000	340530	165530
9. The requested change in value is justified for the following reasons: There are multiple commercial buildings within a three-block radius that are larger in size, have sold more recently than my property and have significantly lower valuations. My building is 1960 sq ft. The more recent sales have square footage of 1980, 2200, 3250 and 3975 with valuations of 187k, 248k, 178k and 192k. Mine is valued at 340k			

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) Joseph Benoit Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____



MICHELE RAZDRH
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires

8-26-27

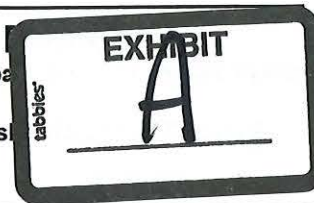
Clear Form

Tax year 2024-2025 BOR no. _____DTE 1
Rev. 12/22County 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 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	<u>Fox Eugene C + Kathleen A</u>	<u>33087 Canterbury Rd Avon Lake OH 44012</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-752-6906 genefox@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

04-00-007-154-02533087 Canterbury Rd- Avon Lake, OH 440127. 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
<u>04-00-007-154-025</u>	<u>547,000</u>	<u>\$611,500</u>	<u>64,500</u>

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

In evaluating the percentage of tax increase of our property to 17 other properties of like kind, I found that I had a 47.8% tax increase. The average was 38.12 tax increase. With a high (our property) of 47.8% and a low of 11.8%. This is unrealistic being the only improvement we did was the installation of an aluminum fence. I respectfully ask for a tax reduction.

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 Fence replacement 11/7/2023 and total cost \$ 13,54213. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

COMPLAINT AGAINST the VALUATION of REAL PROPERTY

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.

- ☐ 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) Eugene C. Fox Title (if agent) _____

Complainant or agent (signature) Eugene C. Fox

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

Notary Zoe J. Cummings

ZOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2028

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

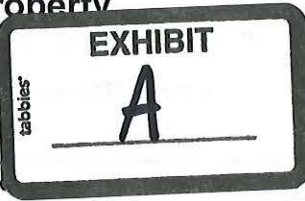
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address	
1. Owner of property	King Pavilion LLC	751 N. Vandota Rd Coaticook OH	
2. Complainant if not owner		43412	
3. Complainant's agent			
4. Telephone number and email address of contact person 419-345-2590 Kenneth King			
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		
03-00-043-101-002	3801 E. Lake Rd Sheffield Lake OH		
	44054		
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
03-00-043-101-002	650,000.	882,700.	232,700.
9. The requested change in value is justified for the following reasons: They doubled the square footage by mistake and its only a 2 bedroom house.			

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

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

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

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

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

2025 MAR 31 PM 2:22
LIVIA COUNTY
BOARD OF REVISION

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

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

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

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

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

Date 3-27-25 Complainant or agent (printed) Ken King Title (if agent) Owner

Complainant or agent (signature) [Signature]

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

Notary [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 this form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE 1000.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

tabbles

	Name	Street address, City, State, ZIP code	
1. Owner of property	RDF Logistics Inc	7425 Industrial Parkway Dr Lorain, OH 44053	
2. Complainant if not owner			
3. Complainant's agent	Caleb Brumley General Manager		
4. Telephone number and email address of contact person Caleb Brumley 216-399-3112			
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		
01-00-023-000-037	7425 Industrial Parkway Dr Lorain, OH 44053		
7. Principal use of property Warehousing / Logistics			
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
01-00-023-000-037	\$2,000,000.00	\$2,922,950	\$ -922,950.00
9. The requested change in value is justified for the following reasons: The addition added in 2023 was done at the end of covid era construction cost with inflated cost. Cost of the addition added onto the building cost was \$997,000.00. Pre-covid this would have been less than \$500,000.00 With inflated construction cost the actual market value of the addition is closer to \$600,000.00. The \$1,507,520.00 increase is not a fair market evaluation as it far supercedes the cost of the construction. 106% Increase is not a fair increase!			

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 January 2023 and total cost \$ 997,000.00.13. 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 03/26/2025 Complainant or agent (printed) Caleb Brumley Title (if agent) GM

Complainant or agent (signature) 

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

Notary 



MILAGROS GONZALES
Notary Public
State of Ohio
My Comm. Expires
June 2, 2029

Tax year _____ BOR no. _____

DTE 1
Rev. 08/21

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT**A**

	Name	Street address, City, State, ZIP code	
1. Owner of property	Margaret Tillman	4454 Edgewater Dr. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person 440-949-2906 / 330-760-7053			
5. Email address of complainant			
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	
0300039102020		4460 Edgewater Dr. Sheffield Lake, OH 44054	
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
0300039102020	100,000.00	139,030.00	39,030.00
10. The requested change in value is justified for the following reasons: SEE ATTACHMENT			

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
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 03-25-25 Complainant or agent Margaret Tillman Title (if agent) _____

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

Notary _____ Signature

My Comm. Expires
January 25, 2029

4460 Edgewater Dr.

This house has a shared driveway with no access to garage. The street has no city maintenance. We had a ambulance get stuck on street during a emergency because of no plow. We have a illegal bed and breakfast on street which makes more traffic for a private road. The cliff is eroding and the club doesnt maintain the lawn across the street.

Tax year _____ BOR no. _____

DTE 1
Rev. 08/21

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Peggy Tillman	4454 Edgewater Dr. Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	440-949-2906 / 330-740-7053		
5. Email address of complainant			
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		
03-00-039-102-017	4452 Edgewater Dr. Sheffield Lake, OH 44054		
8. Principal use of property	Rental		
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
03-00-039-102-017	90,000.00	143,280.00	53,280.00
10. The requested change in value is justified for the following reasons: See ATTACHMENT			

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
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 03-25-25 Complainant or agent Peggy Tillman Title (if agent) _____

Sworn to and signed in my presence, this

Notary

Signature



Signature
GEORGE W. THOMPSON
Notary Public
State of Ohio
My Comm. Expires
January 25, 2029

year 2025

4452 Edgewater Dr

This house is a rental of 850.00 A month.
It is a shared driveway. There is illegal
bed and breakfast on the street, also the
street has no maintenance by the city. The
house has no garage access. Across from the
house the cliff is eroding.

Tax year _____ BOR no. _____

DTE 1
Rev. 08/21

County _____ Date received _____

Complaint Against the Valuation of Real Estate

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	Margaret Tullman	4454 Edgewater Dr. Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	440-949-2906 / 330-760-7053		
5. Email address of complainant			
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		
03-00-039-102-019	4458 Edgewater Dr. Sheffield Lake, OH 44054		
03-00-039-102-039	Residential Vacant Land		
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
03-00-039-102-019	100,000.00	157,930.00	57,930.00
03-00-039-102-039	10,000	24,230.00	14,230
10. The requested change in value is justified for the following reasons: SEE ATTACHMENT			

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
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.
☐ A substantial improvement was added to the property.

- ☐ The property lost value due to a casualty.
☐ 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 03-25-20 Complainant or agent Margaret Tullman Title (if agent) _____

Sworn to and signed in my presence, this 25th day of March, year 2020

Notary [Signature] Signature _____



GEORGE W. THOMPSON
Notary Public
State of Ohio
My Comm. Expires
January 25, 2029

Parcel #
03-00-039-102-039

Residential Vacant Land

This lot has sewer/water lines running thru the middle of the property and it is not a buildable lot

4458 Edgewater Dr.

This house has a shared driveway with no access to ~~the~~^a garage. The street has no city maintenance. We have had a ambulance get stuck on the road during a emergency. There is illigal bed & breakfast on the street which makes more traffic for a private road. The cliff across the street is eroded and the lawn isnt being maintained by the club.

Tax year _____ BOR no. _____

DTE 1
Rev. 08/21

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Margaret Tillman	4454 Edgewater Dr Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person 440-949-2906 / 330-760-7053			
5. Email address of complainant			
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		
03-00-039-102-018	4454 Edgewater Dr. Sheffield Lake, OH 44054		
8. Principal use of property Residents			
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
03-00-039-102-018	250,000.00	402,140.00	152,140.00
10. The requested change in value is justified for the following reasons: See ATTACHMENT			

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

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 03-25-25 Complainant or agent Margaret Tillman Title (if agent) _____

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

Notary _____ Signature


 Signature of George W. Thompson
 Notary Public
 State of Ohio
 My Comm. Expires
 January 25, 2029

4454 Edgewater Dr

We believe the change in value is required because the square footage on file is wrong. They have it at 2324 sq foot and its 2316 sq foot. The house has a shared driveway with no garages access. The street has no city maintenance. Winter time during a emergency a ambulance had got stuck due to no plow down the street. We have no fire hydrant. The cliff is eroding and the private merpal club does not maintain the grass across the street. There is a commercial illigal bed and breakfast on the street which makes more traffic for a private street. The road is all tore up.

Clear Form

DTE 1
Rev. 12/22

Tax year _____ 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 this form.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Stephen and Kimberly Brennecke, Trustees	47301 W Hamilton St	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 223-5127			
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		
09-00-103-000-011	47301 W Hamilton St, Oberlin, OH 44074		
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
09-00-103-000-011	310,000	383,150	(73,150)
9. The requested change in value is justified for the following reasons: See Attached sheet.			

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

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

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

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

DTE 1

Question #9.

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

No improvements were made in the last several years that would justify the 37% increase in valuation. Comparable properties (Parcels # 1400007000027, 0900083101032, and 0900094102015), received increased valuations of 4.6%, 17%, and 16.9% respectively. At our Proposed Full Market Value, \$310,000, the increase in valuation would be 11%, which is in keeping with these other properties, all of which are located nearby. Our proposed Full Market Value recognizes the increase in costs over time, yet it also reflects the small acreage of our property (0.99 acres), and the limitations that come with small lot size.

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) Stephen Brennecke Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 03/28/2025 day of MARCH 2025
(Date) (Month) (Year)

Notary 
KJ HARBAUGH



KJ HARBAUGH
Notary Public
State of Ohio
My Comm. Expires
February 12, 2030

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

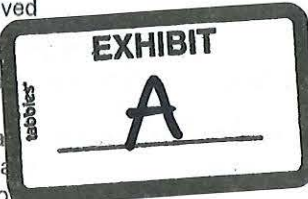
Answer all questions and type or print all information. Read instructions.

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 Robert D. Martz		10760 Mitchell Rd Columbia Station, Oh 44028	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Cell-509-981-5827 Email-garce95@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	
1200082000004		10760 Mitchell Rd Columbia Station	
7. Principal use of property Residential single family			
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
1200082000004	167,060.00	334,120.00	167,060.00
9. The requested change in value is justified for the following reasons: Columbia shooting Range on Station Rd poses safety concerns and very loud noise disruption. This has severely limited the options of selling my home at market value and has limited my activities of daily life. Shooting what sounds to be machine guns from dawn to dusk. Gun range has lowered my property value.			

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

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

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

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

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

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

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

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

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

Date 03/25/2025 Complainant or agent (printed) Robert D. Martz 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 2024 BOR no. _____
County Lorain Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	TURBO RESTAURANT MANAGEMENT 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		
0700017130030	34011 CENTER RIDGE RD		
7. Principal use of property	Commercial		
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
0700017130030	\$1,200,000	\$2,043,660	843,660
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

2025 MAR 31 PM 2:22
LORAIN COUNTY
BOARD OF REVISION

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

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

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

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

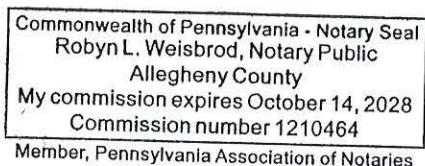
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/28/2025 Complainant or agent (printed) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th 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 Estate

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	MIDWAY MARKET SQUARE ELYRIA LLC	Ryan, 600 Superior Ave E, Ste 1810, Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant Street, #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person <u>724-205-1188 edward.hirshberg@ryanlawyers.com</u>			
5. Complainant's relationship to property, if not owner <u>Attorney</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See attached list			
7. Principal use of property <u>Commercial</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
See attached	\$20,000,000	\$23,087,080	\$3,087,080
(one economic unit)			
9. The requested change in value is justified for the following reasons: The current assessed value results in an implied fair market value above and beyond actual market value.			

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

2025 MAR 31 PM 2:22
LORAIN COUNTY
BOARD OF REVISION

MIDWAY MARKET SQUARE ELYRIA LLC

0624028119021	WEST RIVER RD N	
0624029101075	110 MARKET DR	130 MARKET DR
0624029101089	220 MARKET DR	230 MARKET DR
0624029101094	360 MARKET DR	380 MARKET DR
0624029101099	245 MARKET DR	
0624029101101	RIGHT OF WAY	

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) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 28th 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

LORAIN COUNTY
BOARD OF REVISION

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

2025 MAR 31 PM 1:15

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	Cheryl Filippou	122 Westwind Drive, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Cheryl Filippou cherylfilippou@gmail.com 440-724-0215		
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		
0400030111056	122 Westwind Drive, Avon Lake, OH 44012		
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
0400030111056	\$525,000.00	\$660,690.00	
9. The requested change in value is justified for the following reasons: 2024 reappraised MV is not reflective of true market value. I purchase the home on March 12, 2021 for \$515,000 and no upgrades or improvements have been done to the home or land since this purchase date.			

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

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

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

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

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

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

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


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

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

Date 03/31/2025 Complainant or agent (printed) Cheryl Filippou Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 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

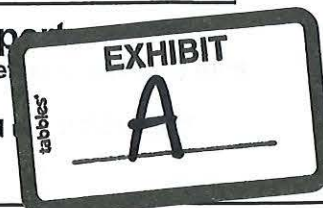
Answer all questions and type or print all information. Read instructions on back before completing this form.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Belzell Sede ✓	32815 Boulder Dr North Ridgeville Ohio 44039	
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	
070000 4103017		32815 Boulder Dr North Ridgeville Ohio 44039	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
070000 410 3017	\$ 200,000.00	\$ 301,030.00	\$ 101,030.00
9. The requested change in value is justified for the following reasons: The house is over valued. This house needs a driveway updated and the needs 3 new bathrooms and all new windows also a new paint job			

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 3.31.25 Complainant or agent (printed) Belach Seder Title (if agent) Owner

Complainant or agent (signature)  _____

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 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	Patricia Klein	42257 Oberlin Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-284-0289 landline Timmy go 432@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		
10-00-012-000-410	42257 Oberlin Elyria Rd.		
7. Principal use of property my home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
9. The requested change in value is justified for the following reasons: See enclosed			

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.

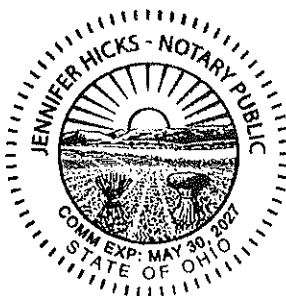
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.31.25 Complainant or agent (printed) Patricia Klein Title (if agent) _____

Complainant or agent (signature) Patricia Klein

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary Jennifer Hicks



Patricia Klein

parcel: 10.00.012.000.110

I would like an itemized statement of what caused the latest increase to my property tax - which has also increased the cost of my insurance.

I lost my job 2019 (Covid) and received no unemployment nor Covid Supplemental income and find it reprehensible to artificially inflate property values while the home has not been sold.

What/where are the road improvements, street lighting, fire hydrants, bridge improvements, etc. other than the rows of do nothing street lamps through parts of Elyria and the mansion-like Volunteer Fire Dept.

Several years ago, my taxes were assessed for my neighbor's outbuildings and I was not entitled to a refund. What qualifications does the appraiser have if he does not know property lines.

I'm also interested in why new bonds/levies increases are added onto prior ones and are not reinstituting them.

According to 2024 Tax-Rates.org. The 2024-2025 tax resource "Lorain County has one of the highest median property taxes in the U.S."

Patricia Klein

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.

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Graham Baily	5700 Fox Hollow Cir North Richville	
2. Complainant if not owner		44039	
3. Complainant's agent			
4. Telephone number and email address of contact person			
(630) 863-0448		grahambaily2@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	
07-00-005-109-121			
7. Principal use of property: Family home			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-005-109-121	\$ 315,500	\$ 328,700	
9. The requested change in value is justified for the following reasons: The home has had no significant alterations or improvements since the time of purchase. We believe the purchase price over the time accurately reflects market value.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7/06/2023
and sale price \$ 315,500 ; and attach information explained in "Instructions for Line 10" on back.

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

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

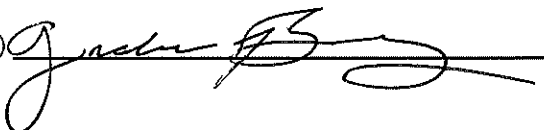
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2025 Complainant or agent (printed) Graham Bailey 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. _____
County _____ Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Estate

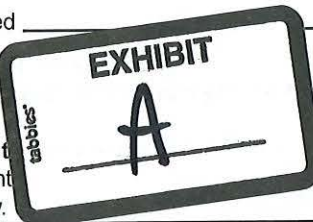
Answer all questions and type or print all information. Read instructions on back.

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	<u>Randy & Helen Greene</u>	<u>5515 GARGASE Dr. 44053</u> <u>LOREAIN, OHIO</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
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
<u>02-02-004-112-024</u>	<u>\$163K</u>	<u>\$190,300</u>	<u>\$27K</u>
9. The requested change in value is justified for the following reasons: <u>The house across the STREET</u> <u>5515 GARGASE Dr WAS APPRAISED \$290 more than mine. Now mine is</u> <u>VALUED APPROX. 38K MORE THAN THEIRS. mine is AT \$190,300 COMPARABLE house</u> <u>AT 5500 GARGASE Dr is 163,670 ALMOST 27K LESS Why?</u>			

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

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

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

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

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

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

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

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

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

Date 3-26-2025 Complainant or agent (printed) Randy Greene Title (if agent) _____

Complainant or agent (signature) Randy Greene

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

Notary [Signature]



MADLINE TAYLOR EVANS
Notary Public, State of Ohio
My Commission Expires
November 08, 2027
COMMISSION: 2022-RE-856083

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Lillian Brand</u>	<u>5338 Pin Oak Cir, Sheffield Vlg, OH 44054</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 328-7577</u> <u>brandlillian@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>03 00 006 000 065</u>		<u>5338 Pin Oak Cir, Sheffield Vlg, OH 44054</u>	
7. Principal use of property <u>Single Family Home</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>03 00 006 000 065</u>			
<u>03 00 006 000 065</u>	<u>\$ 290,000</u>	<u>\$335,480</u>	<u>\$ 45,480</u>
9. The requested change in value is justified for the following reasons: <u>Current sales in neighborhood</u>			

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

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

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

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

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

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

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

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

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

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

Date 3-28-2025 Complainant or agent (printed) Lillian Brand Title (if agent) _____

Complainant or agent (signature) Lillian Brand

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

Notary Shawn Burton



Clear Form

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

DTE 1
 Rev. 12/22

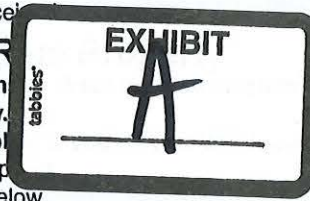
Complaint Against the Valuation of Real Property

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

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	Gail Holloway	5235 Edgewater Dr Sheffield Lake OH 44054	
2. Complainant if not owner	Sue Becks	35253 Jason Dr North Ridgeville, Oh 44039	
3. Complainant's agent	Buckholz Caldwell & Associates	377-B Lear Rd #171, Avon Lake, OH 44012	
4. Telephone number and email address of contact person (440)933-5734 sbecks26@gmail.com			
5. Complainant's relationship to property, if not owner Daughter /Power of Attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0300034101028	5235 Edgewater Dr 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
0300034101028	\$355,000	482,440	-127,440
9. The requested change in value is justified for the following reasons: Official 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.

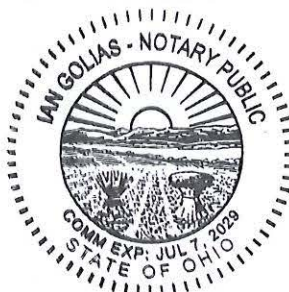
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-28-25 Complainant or agent (printed) Susan Becks Title (if agent) POA

Complainant or agent (signature) Susan Becks

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

Notary [Signature]



Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

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 of form.

Attach additional pages if necessary.

2025 MAR 31 PM 2:21

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	Daniel C. Rockas	128 Artsdale Dr. Avon Lake, OH 44012	
2. Complainant if not owner	Kathleen M. Rockas	128 Artsdale Dr. Avon Lake, OH 44012	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-933-3419 Krockas128@gmail.com			
5. Complainant's relationship to property, if not owner WIFE			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-007-116-024	128 Artsdale Dr. Avon Lake, OH 44012		
7. Principal use of property Residence			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-007-116-024	275,000.00	310,390.00	35,390.00
9. The requested change in value is justified for the following reasons: we need new roof. kitchen ceiling has water damage. we had 3 floods in basement. mold is growing on plastic tile in basement. plastic tile is popping up from cement floor. The economy is unsteady. The house has not been updated, we still have laminate counter tops.			

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 5-8-2022 and total cost \$ 6,700.00

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

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

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input checked="" 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 27th 2025 Complainant or agent (printed) Kathleen M. Rockas Title (if agent) _____

Complainant or agent (signature) Kathleen M. Rockas

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

Notary [Signature]



Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

2025 MAR 31 PM 3:31

Complaint Against the Valuation of Real Estate

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 are handled differently.

☒ 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 V & Peggy L Vasu	25581 Baker Rd Wellington Ohio 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Peggy Vasu 440-547-0421			
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		
21-05-029-000-008	Rear Land 25581 Baker Rd Wellington, Ohio 44090		
21-05-029-000-018	25581 Baker Rd Wellington, Ohio 44090		
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
21-05-0329-000-008	12,000.00	27540.00	15540.00
21-05-029-000-018	300,000.00	387290.00	87290.00
9. The requested change in value is justified for the following reasons: back land 008: 1. it is not a buildable lot according to Huntington Township. 2. Charlemont Creek (the drinking water for Wellington) run through it. 3. Wetlands and floods several times a year. 4. no access. 5. would need Army Corp of Engineers approval for a bridge to cross the Charlemont. 6. No sewer or electric. 7. Neighbors back land decrease in value. For parcel 018 there has not been \$100,000.00 worth of improvements done.			

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

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

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

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

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

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

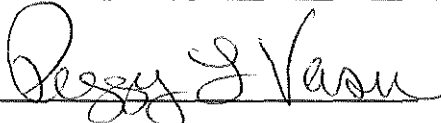
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 03/25/2025 Complainant or agent (printed) Peggy L Vasu Title (if agent) _____

Complainant or agent (signature) 

SHEILA D. LANNING
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 11-15-27

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

Notary 

Clear Form

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

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.



	Name	Street address, city, state, ZIP code	
1. Owner of property	Charles Shalkhauser	177 Depot St. Berea, OH 44017	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 665 1352			
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		
12-00-037-000-013	12381 E. River Rd.		
	12381 E. River Rd. Columbia Sta., OH		
7. Principal use of property Vacant			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-00-037-000-013	\$30,000.	\$78,740.	\$48,740.
9. The requested change in value is justified for the following reasons: The existing structure is beyond repair and needs to be removed. Vacant land value in that area is \$4000. an acre.			

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

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

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

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

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

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

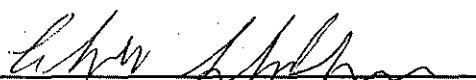
- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> Occupancy change of at least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

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

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

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

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

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27 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

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 filling out this form.

Attach additional pages if necessary.

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

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

EXHIBIT

A

	Name	Street address, City, State, ZIP code
1. Owner of property	Leonard + Dorothy Auble	23225 Pitts Rd. Wellington OH 44090
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 440.315.9216 Leonard Auble dorothy.auble@oberlin.edu		
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
18-00-035-000-003	23329 Pitts Rd.; Wellington 44090

7. Principal use of property tilable is farmed

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
18-00-035-000-003	0	93,150 (building amount on tax bill)	-93,150

9. The requested change in value is justified for the following reasons:
The outbuilding that had 0 value burned to the ground 6 yrs ago. When we secured the loan for the property in 2003 the bank would not put any value for the house or barn. The house is not insurable - no one has lived in it since we owned the property - no walls - no electric - no plumbing - no furnace at least 50% of foundation has fallen down. The loan was secured on value of land only.

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 _____ Complainant or agent (printed) _____ 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. _____
 County Lorain Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Estate

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	Atke Coblentz	231 Woodridge Rd	
2. Complainant if not owner		Vermilion OH 44089	
3. Complainant's agent		1634 S. Kohler Rd Orrville OH 44667	
4. Telephone number and email address of contact person	330-988-4218 coblentzpainting@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		
0100002107087	231 Woodridge Rd Vermilion OH 44089		
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
0100002107087	\$210,000	\$294,390	\$84,390
9. The requested change in value is justified for the following reasons: I can't sell my house for \$294,390. 267 Woodridge Rd Vermilion OH 44089 sold 9-27-2024 for 206,000 and it was completely remodeled. We have smaller sq. footage. My tax bill has almost doubled. Side note: our street could be repaired.			

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 4-12-2024 and total cost \$ 12,000

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

If we can't get the assessed value down.
 then we will have to get a professional appraiser.

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 2-25-2025 Complainant or agent (printed) Allen Cobble Title (if agent) owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 2-25-2025 day of February 2025
(Date) (Month) (Year)

Notary Beth Scheufler



BETH SCHEUFLE
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
01-18-2026

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.

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



form.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Donna Meyer, Thomas Meyer Mided</u>	<u>10017 JAGUAY Rd. Col. Sta, OH 44028</u>	
2. Complainant if not owner	<u>meyer</u>		
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		
<u>12-00-060-000-012</u>	<u>10017 JAGUAY Rd. Col. Sta, OH 44028</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>12-00-060-000-012</u>	<u>250,795⁰⁰</u>	<u>286,060⁰⁰</u>	<u>35,265⁰⁰</u>
9. The requested change in value is justified for the following reasons:			
1- noise from shooting Range on Station Rd.			
2- Erosion due to Added water from the Developments that have been built.			

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) Donna J Meyer Title (if agent) _____

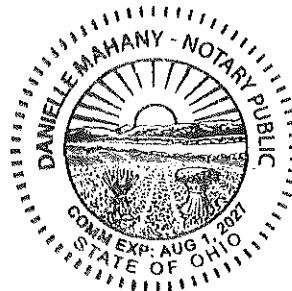
Complainant or agent (signature)

Donna J Meyer

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

Notary

Danielle Mahany



LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 PM 2:21

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 of this form.
Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	John Bendulic Jr	3725 Oxford Dr, Lorain, OH, 44053	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-668-4871 JohnBendulic@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	
09-00-107-000-022		NO Address	
7. Principal use of property <u>VACANT Land</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
09-00-107-000-022	\$85,698	\$176,650	\$90,952
9. The requested change in value is justified for the following reasons: <u>ITS VACANT Land That has an Easement ditch That runs Almost down the middle of the lot. I Believe Your EVALUATION is an error Because NOTHING Justifies an over 136% increase in Value.</u>			

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

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

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

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

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

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

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

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

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

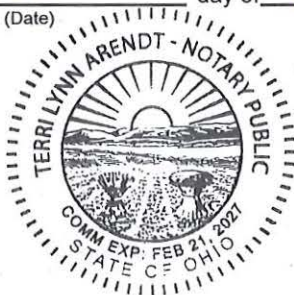
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-27-25 Complainant or agent (printed) John Rendulic Jr Title (if agent) _____

Complainant or agent (signature) John Rendulic Jr

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

Notary Terrilyn Arendt



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.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, Zip code	
1. Owner of property	Bryon T. Zander	43565 State RT 303 Lagrange OH. 44050	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-391-0161 Bryonzander@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		
1400081000006	43565 State RT 303 Lagrange OH. 44050		
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
1400081000006	\$225,000	\$269,420	\$44,420
9. The requested change in value is justified for the following reasons: Many Exterior Issue's needing repaired, 50% of siding missing/damaged. Rotten soffits, broken gutters and many broken and old windows.			

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) Bryan Zander Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary [Signature]



Kelley A. Fay
Notary Public, State of Ohio
My Commission Expires 04-20-26

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 filling out this form.

BOARD OF REVISION

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

Name		Street address, City, State, ZIP code	
1. Owner of property		Melinda mull 47193 Hughes Rd, Wellington, Ohio 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-396-3480 MELINDA MULL 10@YAHOO.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
14-00-053-000-012		16074 Pitts Rd, Wellington, Ohio 44090	
14-00-053-000-004		47193 Hughes Rd, Wellington, Ohio 44090	
7. Principal use of property		farm 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
14-00-053-000-012			
14-00-053-000-012	471,240.00	509,029.00	38,789.00
14-00-053-000-004	291,360.00	209,980.00	-81,380.00
9. The requested change in value is justified for the following reasons: House and building are way over valued Housing on both properties are in need of bed repairs			

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.

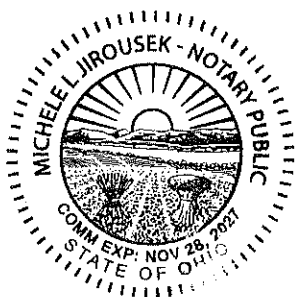
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 31, 2025 Complainant or agent (printed) MELINDA MULL Title (if agent) _____

Complainant or agent (signature) Melinda Mull

Sworn to and signed in my presence, this March 31 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 PM 2:06

Complaint Against the Valuation of Real Estate

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	Farr, David Nye & Carol Ann, Trustee	1127 Middle Ave, Elyria, OH 44035
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

917-657-5818

Gramps41@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
06-26-010-101-022	1127 Middle Ave, 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
06-26-010-101-022	\$57,000	\$86,470	-\$29,470

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

Approximate age 140 years. Repair or replace: galvanized plumbing, knob and tube electrical, steam heating system, original wood double-hung windows, probable lead-based paint, quarry stone foundation and two brick chimneys need tuck pointing of joints, wood lath plaster cracks, and value up 145%.

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.

David Nye Farr, Trustee
Carol Ann Farr, Trustee

Date 3.31.25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) David Nye Farr, Trustee
Carol Ann Farr, Trustee
Carol Ann Farr, Trustee

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.

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	WARES WILLIAM H & PILARM	809 S. LAKE ST. AMHERST OH 44001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-984-1035 pb WARES 1 a gmail.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
05-00-006-000-166		809 S. LAKE ST. AMHERST OH 44001	
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
0500006000166			
0500006000166	\$265,000.00	\$327,950.	\$62,950
9. The requested change in value is justified for the following reasons: WILLow VALUED \$270,000.00 VOLATILITY IN Real Estate MARKET			

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 03/31/2025 Complainant or agent (printed) William H. Hulse Title (if agent) _____

Complainant or agent (signature) William H. Hulse

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.

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	MICHELE A. LEABU	32897 REDWOOD BLVD
2. Complainant if not owner		AVON LAKE, OH 1044012
3. Complainant's agent		

4. Telephone number and email address of contact person

440-933-5353

MALEABU53@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

04-00-018-117-007

Address of property

32897 REDWOOD BLVD, AVON LAKE, OH

7. Principal use of property

RESIDENTS

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-018-117-007	\$148,300	\$174,500	
04-00-018-117-007			

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

- ① FOUNDATION NEEDS REPLACE OF 3 WALLS + WATERPROOF
- ② KITCHEN + BATH NOT UPDATED SINCE 1980'S
- ③ FURNACE + AIR IS 1981 ④ HOUSE HAS ALUM SIDING
- ⑤ GARAGE DOOR NEEDS REPLACED AND PAINTED
- ⑥ WINDOWS WERE DONE 1980'S

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) Michele A. Leabu Title (if agent) _____

Complainant or agent (signature) Michele A. Leabu

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

Notary

[Signature]



ZOE J. CUMMINGS
Notary Public, State of Ohio
My Commission Expires
June 21, 2028

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

DTE 1
Rev. 1 2

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	Dale + Therese Delgado	25103 Castlebar Ct, Columbia Station
2. Complainant if not owner	N/A	
3. Complainant's agent	N/A	

4. Telephone number and email address of contact person

(216) 496-7117 delgadodale@gmail.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

12-00-044-000-073

Address of property

25103 Castlebar Court, Columbia Station

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
12-00-044-000-073	\$530,868	\$722,190	\$191,322

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

Sale prices of comparable homes (10) in the last 2 years. Calculated by the average cost per sq. ft. (see additional documentation)

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

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

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

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

If you have filed a prior complaint on this parcel since the last reappraisal 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. 5715.19(A)(2) for a complete explanation. N/A

The property was sold in an arm's length transaction.

☐ Property lost value due to a casualty.

A substantial improvement was added to the property.

☐ A change of at least 15% had a substantial impact on my property.

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

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

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

3/28/25 Complainant or agent (printed) Dale DeLugado Title (if agent) _____

Complainant or agent (signature) _____

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

Austin Miller



AUSTIN JOSEPH MILLER
Notary Public
State of Ohio
My Comm. Expires
June 16, 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.

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	Geer + Laurel A Trustee	620 Avon Belden Rd.	
2. Complainant if not owner	Laurel Geer	Aron Lake, OH 44012	
3. Complainant's agent			
4. Telephone number and email address of contact person cell - 216-410-6990 geer.laurel@yahoo.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-017-102-080	620 Avon Belden Rd.		
7. Principal use of property <i>residence of over 60 yrs & learning disabled son</i>			
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
04-00-017-102-080	\$ 178,000	247,430	69,430
9. The requested change in value is justified for the following reasons: <i>Home is age 125+. Work needed see pictures. No updates done in the past 6 years. (with notes)</i>			

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

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

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

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

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

- ☐ 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 6/27/25 Complainant or agent (printed) Laurel Geer Title (if agent) MARK GEER
TRUSTEE
Complainant or agent (signature) Laurel Geer trustee

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

Notary Karen L. Davis

SWORN TO AND
SUBSCRIBED IN
MY PRESENCE THIS
28 DAY OF MARCH, 2025
BY LAUREL GEER AND
MARK GEER



KAREN L. DAVIS
Notary Public, State of Ohio
Commission No. 2018-RE-704777
My Commission Expires
May 13, 2028

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	BENJAMIN MOLDOVAN	116 LINCOLN CT 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	216-307-9908		
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		
06-25-104-000-010	116 LINCOLN CT 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
06-25-104-000-010	\$90,000.00	114,990.00	24,990.00
9. The requested change in value is justified for the following reasons: Sale price of my property. Recent sales of similar properties.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 5-9-22
 and sale price \$ 76,500.00, 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 Fall 22 and total cost \$ Less than \$1,000.

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

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

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

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

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

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

Date 3-29-2025 Complainant or agent (printed) BENJAMIN P. MOLDOVAN Title (if agent) _____

Complainant or agent (signature) Benjamin P. Moldovan

Sworn to and signed in my presence, this 29th day of March 2025
(Date) (Month) (Year)

Notary Michael A. Sito



Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received 3/28/2025

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.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Richard Wolverton	32561 Surrey Lane	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 667 4911			
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		
0300033101002	5329 Willow Lane Sheffield Lake, Ohio 44054		
0300033101003	5329 Willow Lane Sheffield Lake Ohio 44054		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300033101002	108,000	197,520	(89,520)
0300033101003	108,000	197,520	(89,520)
9. The requested change in value is justified for the following reasons: The professional appraisers analysis.			

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) Richard Wolke Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary Jennifer R Dispenza



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

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County Lorain

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Brian & Traci Harrison	3289 Burlington Dr. North Ridgeville, Ohio 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-655-5667 bharriso@bw.edu			
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		
07-00-011-102-084	8289 Burlington Dr.		
	North Ridgeville, Ohio 44039		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
07-00-011-102-084	396000	444970	
9. The requested change in value is justified for the following reasons: home needs updates/ comp sales are much lower			

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) Brian Hewison Title (if agent) _____

Complainant or agent (signature) [Signature]

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

Notary Kayla Linn Cottrill



KAYLA LINN COTTRILL
Notary Public
State of Ohio
My Comm. Expires
February 21, 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 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	MaryLisa Turner	1193 W. River Rd N, # A-3	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	216-255-7866 marylisaturner@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		
0624171705005	1193 West River Rd N, #A-3, 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
0624171705005	100,330	125,450	(25,120)
9. The requested change in value is justified for the following reasons: Compare complainant's parcel at 1193 W River Rd N, A3 to 1191 W River Rd N, A3 (parcel # 0624171708003)-same actual square footage, 3 bedroom, 2 full bath, but 2 years newer than complainant's parcel. Complainant has an additional small balcony that 1191 A3 does not. 1191 A3 sold for \$110,000 in Sep 2022. - continued - see attached			

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

DTE 1

Complaint Against the Valuation of Real Property

Parcel # 0624171705005

Address: 1193 West River Rd N, # A-3

Box 9 continued from page 1:

The sale of 1191 A3 was used in the county reappraisal process (see page 109) but was appraised at LESS than \$97,000 for the 2024 reappraisal. The county 'sketch' on the county website has the incorrect square footage for 1191 A3 and incorrectly shows two balconies, though 1191 A3 only has one.

Architect's drawings (phase 6 1984 & 8 1986 Cherry Ridge Condominiums on county website) clearly show same square footage with the complainant's parcel. Complainant has observed 1191 A3 condo and the phase 8 drawings comply with the observations.

I believe that 1193 A3 should be appraised at \$100,330. The additional \$3,500 above the 1191 A3 appraisal accounts for the additional 5'x 12' balcony that 1193 A3 has that 1191 A3 does not.

Please reappraise my condo for \$100,330.

See attached exhibits:

- A) Pg 109 of 2024 Reappraisal Sales Book
- B) Phase 6 of Cherry Ridge Condominiums drawings – pg 1 & 7
- C) Phase 8 of Cherry Ridge Condominiums drawings – pg 1 & 7

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 03/31/2025 Complainant or agent (printed) MaryLisa Turner Title (if agent) complainant

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary 



Jennifer Rose Sallay
Notary Public, State of Ohio
My Commission Expires:
02/20/2028

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	Robert Sidloski	31620 winners circle avon lake oh 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 308 9080			
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	
04-00-029-118-013		31620 winners circle avon lake oh 44012	
7. Principal use of property residential			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-029-118-013	481,942.69	506,380.00	24,437.31
9. The requested change in value is justified for the following reasons: House needs a new roof. The cost of the new roof is conservatively \$24,437.31. Based on the estimate from Campo roofing attached.			

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

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

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

12. If any improvements were completed in the last three years, show date 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 MARCH 27, 2025 Complainant or agent (printed) ROBERT A. SIDLOSKI Title (if agent) _____

Complainant or agent (signature) _____

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

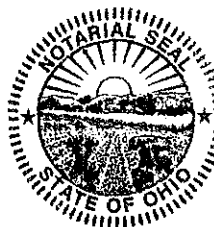
(Date)

(Month)

(Year)

Notary

Pamela A. Fuerst



Pamela A. Fuerst
NOTARY PUBLIC - OHIO
Qualified in Cuyahoga County
My Commission Expires

11-2-2027

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	Daniel & Linda Wasil	26545 Hawley Rd, Wellington, OH 44090	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person 440-647-0037			
5) Email address of complainant lwasil222@yahoo.com			
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
21-12-000-000-081	63.28	26545 Hawley Rd, Wellington, OH 44090	
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 checked="" type="checkbox"/> The valuation of property on the agricultural land tax list.			
<input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).			
<input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.			
<input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

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

10.72 acres of woodland was listed by your office as cropland. This is a long-standing area of woodland that existed prior to our purchase of the property in 1999. The correction was recently made to the CAUV Landuse Web App. I am requesting an adjustment to our R/E taxes for the 2024 tax year.

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.

Karen A. Lease
Notary Public, State of Ohio
My Comm. Expires January 23, 2027

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 3/31/25 Complainant or agent Linda Wasil Title (if agent) _____

Signature

Sworn to and signed in my presence, this 31 day of March year 2025Notary Karen A. Lease
Signature

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 31 PM 1:53

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	315 N LEAVITT ROAD LLC	15758 Indian Hollow Rd, Grafton, OH, 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 669-0876 dlongwell@longwelllegal.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
0500042101007	315 N Leavitt Rd, Amherst, Ohio 44001		
7. Principal use of property Office Space			
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
0500042101007	607,500.00	759,090.00	(151,590)
9. The requested change in value is justified for the following reasons: The property was purchased in 2024 for \$607,500 in an arm's-length transaction between unrelated parties. This sale price represents the true market value of the property and provides the most accurate and up-to-date valuation. The auditor's appraised value of \$759,090 does not reflect the recent sale and appears to be overstated.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale June 18, 2024
and sale price \$ 607,500.00 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

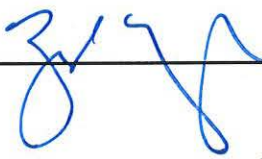

- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/23/25 Complainant or agent (printed) Donald E. Longwell, Jr., CPA/JD Title (if agent) President, 315 N Levitt Road LLC

Complainant or agent (signature) 

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

Notary 


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	Timothy A LeFebvre	167 S Pleasant St, Oberlin OH 44074	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-775-0902 timplefeb@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		
0900086108002	167 S Pleasant St, Oberlin OH 44074		
7. Principal use of property owner occupied, principle 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
0900086108002	\$200,000	\$291,880.00	\$91,880
9. The requested change in value is justified for the following reasons: No improvements have been made since purchase in 2011. 2023 value was \$164,220; proposed 2024 increase is \$127,660, which is out of line with 2021, which was only \$20,290. Property has no insulation, has outdated knob and tube wiring, and would not sell for \$291,880. Taxes went from 3161.56 to 5012.14. Appraisal is attached.			

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

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

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

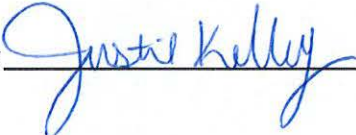
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/28/2025 Complainant or agent (printed) Timothy A LeFebvre Title (if agent) _____

Complainant or agent (signature) 

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

(Date) (Month) (Year)

Notary 



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	Chris, Shawn and Randy Cowie	25323 Gore Orphanage New London OH44851	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		440-915-8591 cowie727@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		
2020013000002	25320 Gore Orphanage Rd. New London, OH 44851		
7. Principal use of property <u>vacant</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
2020013000002	45000.00	122470.00	77470.00
9. The requested change in value is justified for the following reasons: This house has been vacant since May 2021. The home has significant structural/moisture/mold issues and was gutted in June of 2024. The home was intended to be remodeled but due to the previously stated reasons, the home is uninsurable and scheduled for demolition in the summer of 2025. The above believed value is for the land and utilities still present once the structures are removed. Please see provided photos and explanation of property transfer.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 06/17/2024
and sale price \$ 0.00 ; 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 03/24/2025 Complainant or agent (printed) Randy L Cowie Title (if agent) owner

Complainant or agent (signature) 

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

Notary 

Wendy A. Kidd
Notary Public, State of Ohio
My Commission Expires:
August 28, 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Liqun Ning, Shuting Kou	33361 Vineyard Park, Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Liqun Ning: 470-312-5168 ningliqun@gmail.com Shuting Kou: 470-775-9885 ksting1987@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		
0400026109182	33361 VINEYARD PARK 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
0400026109182	505,000.00	543,160.00	38,160.00
9. The requested change in value is justified for the following reasons: 1. Compared to neighboring properties with similar square footage and lot size, our home is valued higher. The rate of value increase is also greater than that of other properties in the same neighborhood. See attachment. 2. The original roof is 21 years old and needs to be replaced.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 04/26/2024
and sale price \$ 580,000 ; 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.

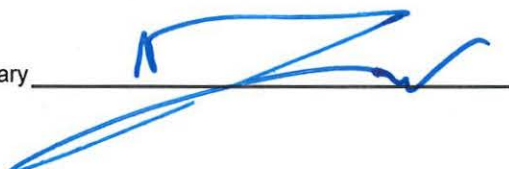
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/27/2025 Complainant or agent (printed) Shutting Kou Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Michael N Radca	36380 ST. RT 323 Grattan OH 44044	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-225-5507 MRAD3@MSN.COM			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
16-00-001-110-005	1045 MECHANIC ST. Grattan OH 44044		
7. Principal use of property Residence of daughter			
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
16-00-001-110-005	105,000 ⁰⁰	125,780 ⁰⁰	20,780 ⁰⁰
9. The requested change in value is justified for the following reasons: PAID 115,000 ⁰⁰ Needs new garage, needs sided and Needs Remodeled inside			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale _____and sale price \$ 115,000⁰⁰ ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

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

Complainant or agent (signature) Michael W Radca

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

Notary Melanie J Sommers



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

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Lawrence J Heidler	1315 W 2ND St; Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 513-919-6981			
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		
0202026103023	1315 W 2nd ST.; Lorain, OH 44052		
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
0202026103023	\$166,787	\$189,490	\$22,703
9. The requested change in value is justified for the following reasons: See attached letter from complainant. In summary, the Complainant's Opinion of Value is based on nearest sold comps and publicly available data from fhfa.gov and follows a documentable flow of logic in its determination of FMV.			

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

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.

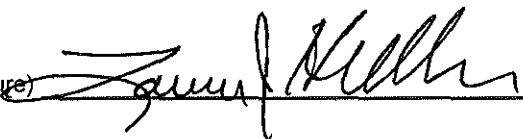
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

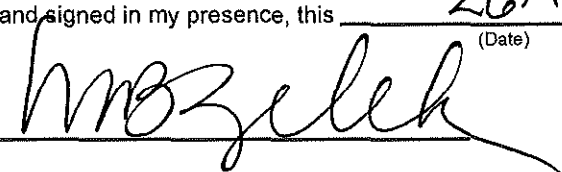
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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) Lawrence J Heidler Title (if agent) _____

Complainant or agent (signature) 

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

Notary 



MARY BETH ZELEK
Notary Public
State of Ohio
My Comm. Expires
March 14, 2028

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	Dove, James E Jr + Donna M	12900 Reed Rd Grifton 44044
2. Complainant if not owner		
3. Complainant's agent	Self	
4. Telephone number and email address of contact person	440-748-3071 Dovepunny@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
1100023000024	12900 Reed Rd Grifton OH 44044
1100024000030	12900 Reed Rd Grifton OH 44044

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
1100023000024	350,000.00	509,370.00	159,370.00
1100024000030	5,000.00	28,200.00	23,200.00

9. The requested change in value is justified for the following reasons:
 Property not well assessed value. We can not sell
 either amount stated. Property run down no upkeep.
 Land not wide enough to build on. House is 56 yrs
 old.

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

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

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

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

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

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

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

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

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

Date 3/25/2024 Complainant or agent (printed) Anna M. Dove Title (if agent) _____

Complainant or agent (signature) Anna M. Dove

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 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	Nicoleta Bortan and Crystal Bortan	2900 Cooper Foster Pk Rd Vermilion OH 44089	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-915-9459 / nicoleta.bortan@gmail.com 440-915-4080 / crystal.bortan@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		
01-00-037-101-011	2900 Cooper Foster Pk Rd Vermilion, OH 44089		
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
01-00-037-101-011	\$378,954	\$484,190	(\$105,236)
9. The requested change in value is justified for the following reasons: See attached recent market comps to support the Complainant's Opinion of Value. The avg and median price per sq ft within a 5.0 mile radius over the last 7 months is \$155 and \$156, respectively. In addition, the finished sqft should be revised to 2,437 (vs. 2,577, original blueprints support this revision). Accordingly, Complainant's Opinion of Value supported by recent market data of \$155.50 per sq ft (mid-point of \$/sq ft above) at 2,437 finished sqft is \$378,954.			

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.

Nicoleta Bortan
CRYSTAL BORTAN

Date 3/29/25 Complainant or agent (printed) Crystal Bortan Title (if agent) _____

Complainant or agent (signature) Crystal Bortan
N Bortan

Sworn to and signed in my presence, this 29th day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before
 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	Sandra Wrobel	8842 Bechtel Road Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 419-297-7393, Sunshinehappyblue@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		
0500072000030	8842 Bechtel Road		
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
0500072000030	\$149,310.00	\$213,290.00	\$63,980.00
9. The requested change in value is justified for the following reasons: Several homes in my neighborhood with similar features—such as the same number of bedrooms, more bathrooms and similar square footage—have recently sold for less than my assessed value. Given this, I believe the current evaluation does not accurately reflect the current market conditions or the true value of my home.			

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 12/2022 and total cost \$ 12,000.00

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.

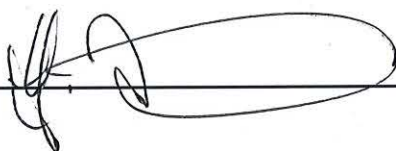
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/27/2025 Complainant or agent (printed) Sandra Wrobel Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 37 day of March 2025
(Date) (Month) (Year)

Notary 



GINA GAMBINO
Notary Public, State of Ohio
My Commission Expires
May 22, 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.

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	Jakubisin, Jason Stacy	24693 Royalton Rd.	
2. Complainant if not owner		Columbia Station OH	
3. Complainant's agent		44028	
4. Telephone number and email address of contact person 440-310-6821 Stacy.jakubisin@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		
1260035102 008	24693 Royalton Road		
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
	295,000.00	354,620.00	59,620.00
9. The requested change in value is justified for the following reasons: we have not made any improvements to the property since we purchased it 12/22.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12-29-22and sale price \$ 295,000.00 ; 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 ☐ UnknownProfessional appraisal document is currently
visible on loraincountyauditor.org

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

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

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

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

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

Date 3/26/25 Complainant or agent (printed) Stacy Jakubis Title (if agent) Homeowner

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3/26/2025 day of march 2025
(Date) (Month) (Year)

Notary [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.

2025 MAR 21 PM 2:17 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	John R. Rashedi	39406 Evergreen Dr. Avon, Ohio 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 396-5850 johnrashedi@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		
0400001102047	39406 Evergreen Dr. Avon, OH 44011		
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
0400001102047	\$ 575,000.00	\$796,830.00	\$ 221,830
9. The requested change in value is justified for the following reasons: my home was built in 1994 and need updates.			

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 3/30/2025 Complainant or agent (printed) John Rashedi Title (if agent) _____

Complainant or agent (signature) John Rashedi

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

(Date) (Month) (Year)

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REALTORS**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	Kandi Smallwood	128 Ohio St., Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-935-2457 ladyblue522@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	
0625154000003		128 Ohio St. Elyria, OH 44035	
0625155000006		128 Ohio St. Elyria, OH 44035 - land	
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
0625154000003	\$206,319.00	\$275,220.00	\$68,990
0625155000006	connected to parcel above	\$26,500.00	
9. The requested change in value is justified for the following reasons: I bought this house in 2021, with connected parcel for \$206,319.00 with only interior paint changes and don't see or understand a \$68,900 increased value on a home built in 1880.			

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 3-31-2025 Complainant or agent (printed) Randi Smallwood Title (if agent) _____

Complainant or agent (signature) Randi Smallwood

Sworn to and signed in my presence, this 31ST day of MARCH 2025
(Date) (Month) (Year)

Notary [Signature]



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

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 21 PM 3:18

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	Ambitious Investments LLC	128 Ohio Street, Elyria OH 44035
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440-342-2157 PSmallwoodtwo@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
06-26-037-000-004	LAND
06-26-036-000-001	LAND
062603600000-2	DUPLEX

7. Principal use of property

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

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-037-000-004	\$ 1,500.00	\$ 24,310	- \$ 22,810
06-26-036-000-001	\$ 2,300.00	\$ 30,000	- \$ 27,700

9. The requested change in value is justified for the following reasons: I bought these two parcels of land for \$1,750 for the two because it was right next to a rental I own. I have to pay to keep grass cut 9 months out of the year just to keep it nice. these are two pieces of land in the least desirable neighborhood in Elyria. I couldn't even sell it if I wanted to.

I paid \$14,000 in 2020.

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

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

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

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

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

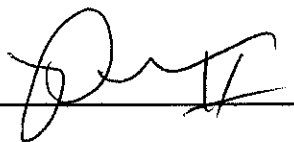
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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

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

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

Date 3-31-2025 Complainant or agent (printed) Rene Smallwood II Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



MATTHEW VAN WORMER
Notary Public
State of Ohio
My Comm. Expires
October 25, 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 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	Edward J Zaborniak Jr	46465 Telegraph Road	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-242-8658 edzaborniak22@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
05-00-029-000-073		46465 Telegraph Road	
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
05-00-029-000-073	185,000.00	826,830.00	
9. The requested change in value is justified for the following reasons: Value increased 62%.			

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 \$ 30,000. - 35,00013. 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 3/31/2025 Complainant or agent (printed) Edward J. Zabornick Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year 2020-2024 BOR no. _____County Lorain Date received _____**Complaint Against the Assessment of Real Property Other than Market Value**

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1) Owner of property	<u>Nancy Oberacker</u>	<u>11074 E. River Rd.</u>	<u>Columbia Station OH 44028</u>
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	<u>330-260-3787</u>		
5) Email address of complainant			
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	
<u>12-00-039-000-086</u>	<u>5.36</u>	<u>11074 E. River Rd.</u>	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.04 <input type="checkbox"/> The classification of property under RC 319.322 <input type="checkbox"/> The denial of a CAU application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>12-00-039-000-86</u>	<u>10,000</u>		

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

Non-Residential Flood plain 100 FEMA designation

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 3/3/25 Complainant or agent Neer Title (if agent) _____

Sworn to and signed in my presence, this 3rd day of March year 2025

Notary [Signature] 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	Redtail Hawk Ranch, LLC	934 Main Street, Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person (440) 934-3700 hlane@fauverlegal.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		
16-00-001-106-017	938 N. Main Street, Grafton, Ohio 44044		
7. Principal use of property Retail store and retail internet sales - unrelated tenant			
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
16-00-001-106-017	170,540.00	222,870.00	-52,330
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

2025 MAR 31 PM 3:00 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	Redtail Hawk Ranch, LLC	934 Main Street, Grafton, Ohio 44044	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person (440) 934-3700 hlane@fauverlegal.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		
16-00-001-106-017	938 N. Main Street, Grafton, Ohio 44044		
7. Principal use of property Retail store and retail internet sales - unrelated tenant			
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
16-00-001-106-017	170,540.00	222,870.00	-52,330
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

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

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

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

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

Tax year 2024

BOR no. _____

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	Heritage Lakeside, LLC	4301 E. Lake Rd, Sheffield Village, Ohio 44054	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person (440) 934-3700; hlane@fauverlegal.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	
03-00-040-101-014		4299 Lake Road, Sheffield Village, Ohio 44054	
7. Principal use of property Commercial			
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
03-00-040-101-014	245,390.00	898,050.00	-652,660.00
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

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	Heritage Lakeside, LLC	4301 E. Lake Rd, Sheffield Village, Ohio 44054	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person (440) 934-3700; hlane@fauverlegal.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	
03-00-040-101-014		4299 Lake Road, Sheffield Village, Ohio 44054	
7. Principal use of property Commercial			
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
03-00-040-101-014	245,390.00	898,050.00	-652,660.00
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

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	Baron Pineda and Gina Perez	436 Morgan Street, Oberlin, Ohio 44074	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person Howard T. Lane, Esq. (440) 934-3700; hlane@fauverlegal.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		
09-00-084-110-019	436 Morgan Street, Oberlin, Ohio 44074		
09-00-084-106-030	same - Rear Land		
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
09-00-084-110-019	382,490.00	382,490.00	0.00
09-00-084-106-030	135,440.00	25,000.00	-110,440.00
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

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	Baron Pineda and Gina Perez	436 Morgan Street, Oberlin, Ohio 44074	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person Howard T. Lane, Esq. (440) 934-3700; hlane@fauverlegal.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		
09-00-084-110-019	436 Morgan Street, Oberlin, Ohio 44074		
09-00-084-106-030	same - Rear Land		
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
09-00-084-110-019	382,490.00	382,490.00	0.00
09-00-084-106-030	135,440.00	25,000.00	-110,440.00
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

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

Clear Form

LOKAIN COUNTY
BOARD OF REVISION

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	Hank R + Catherine POTTER	1113 W 12 th Street, Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Home 440-246-0425 Cell 440-654-0676			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
02-01-003-123-005	211 W 10 th Street, Lorain, Ohio 44052		
02-01-003-123-004	215 W 10 th Street, Lorain Ohio 44052		
7. Principal use of property As of now Not Rented 215 211 Rented			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-003-123-005	\$70,000	\$94,510	\$24,510
02-01-003-123-004	\$74,000	94,440	\$20,440
9. The requested change in value is justified for the following reasons: They have a business across the street that hands out free food to low income people and homeless. Doesn't increase the home value that much in that 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 March 31, 2025 Complainant or agent (printed) Hank Poffo Title (if agent) Catherine Poffo

Complainant or agent (signature) Hank Poffo

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Nicole B



NICOLE BURNS
Notary Public
State of Ohio
My Comm. Expires
March 27, 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.

2025 MAR 21 PM 3:01
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	Hank R + Catherine Potter	1113 W 12 th St. Lorain, Ohio 44042	
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		
02-01-003-123-003	219 W 10 th Street, Lorain, Ohio 44052		
7. Principal use of property Mad Lot Bigger for 215 house			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-003-123003	\$7,750	\$14,690	\$6,940
9. The requested change in value is justified for the following reasons: Vacate land can't not sell That Lot for That price in that neighbor hood. Attach to the 215 house the price of taxed dollars would be \$108,000 nonsense			

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.

Hank R. Potter

Date March 31, 2025 Complainant or agent (printed) Catherine Rotten Title (if agent) _____

Complainant or agent (signature) *Hank R. Potter*

Sworn to and signed in my presence, this 31st day of March 2025

(Date) (Month) (Year)

Notary *Nicole Burns*



NICOLE BURNS
Notary Public
State of Ohio
My Comm. Expires
March 27, 2027

Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	Tina J Black	327 Miami Avenue. Elyria Ohio 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-0481 arcticshrimp@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		
03-00-068-000-006	3535 E River Road, Sheffield Village Ohio		
7. Principal use of property NONE			
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
03-00068-000006			
"	45,000	87,580	<42,580>
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 3/30/25 Complainant or agent (printed) Tina J Black Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Wendy Black-Parsons



Wendy Black-Parsons
Notary Public, State of Ohio
My Commission Expires: 02/23/2028
02
WBP

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	The Village at Lighthouse Point III	3600 Jaeger Rd Lorain Ohio 44053	
2. Complainant if not owner	Lindsay Bouman	101 Landsrush St Sandusky Ohio 44870	
3. Complainant's agent			
4. Telephone number and email address of contact person 419 565 0474			
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	
0202009101100		3600 Jaeger Rd	
7. Principal use of property Multi family			
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
0202009101100	1,097,850	7,661,150	6,563,300
9. The requested change in value is justified for the following reasons: The parcel referenced above has been approved for 10 year 100% tax abatement with the following 5 years abated at 75% beginning with tax year 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.

12. If any improvements were completed in the last three years, show date 9-1-2024 and total cost \$ 6,563,300

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.

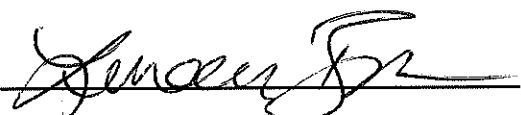
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

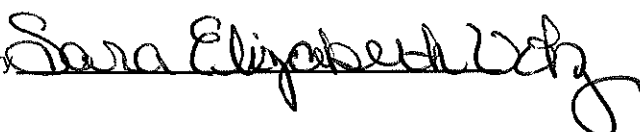
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/31/2024 Complainant or agent (printed) Lindsay Bouman Title (if agent) member

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of march 2024
(Date) (Month) (Year)

Notary 



SARA ELIZABETH VOLZ
Notary Public
State of Ohio
My Comm. Expires
August 28, 2029

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Erie Investment Group Ltd	32810 Lake Rd, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	A.C. Vandebossche (216) 870-0606 vandenlaw@msn.com		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
03-00-045-101-018	3601 E Lake Rd, Sheffield Lake, OH 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
03-00-045-101-018	440,000	523,340	83,340
9. The requested change in value is justified for the following reasons: As I disagreed with the county auditor's valuation of the property, I engaged an appraiser to provide a third-party opinion of market value for the property and the appraiser's value differs from the county valuation.			

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.

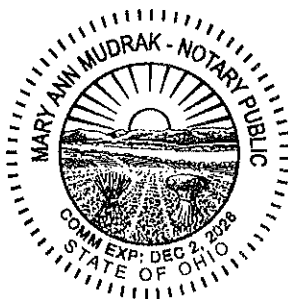
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/2025 Complainant or agent (printed) Ardelle L. Van Derside Title (if agent) owner / ad attorney

Complainant or agent (signature) A. D. V. Derside

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary [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	Achille C Vandebossche	32810 Lake Rd, Avon Lake, OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	A.C. Vandebossche (216) 870-0606 vandenlaw@msn.com		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
04-00-018-101-023	32810 Lake Rd, Avon Lake, OH 44012		
7. Principal use of property	Residential		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
04-00-018-101-023	609000	696760	87760
9. The requested change in value is justified for the following reasons: As I disagreed with the county auditor's valuation of the property, I engaged an appraiser to provide a third-party opinion of market value for the property and the appraiser's value differs from the county valuation. The residence has been neglected for years and repair estimated to exceed value. Cost of demolition prohibitive. Currently in disagreement with city over drainage ditch which runs through property diminishing value and possible development.			

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.

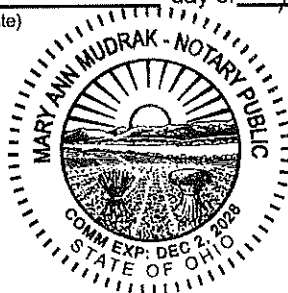
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/2025 Complainant or agent (printed) Achille C. Van Der Bende Title (if agent) owner / ad attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31st day of March 2025

Notary [Signature]



Clear Form

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

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Courtney M. Noster	638 Grantwood Ave., Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-242-1370 cnoster25@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		
0300040112063	638 Grantwood Ave., Sheffield Lake		
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
0300040112063	I am proposing a decrease to \$80,000 (32.5%)	92,290.00	12,290
9. The requested change in value is justified for the following reasons: After reviewing comparable properties in my area and considering current market trends, I believe the fair market value of my property's improvement should be set at \$80,000. This represents a 32.5% increase from previous valuation, which is more consistent with similar homes 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 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 03/31/2025 Complainant or agent (printed) Courtney M. Noster Title (if agent) _____

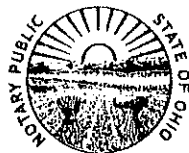
Complainant or agent (signature) _____

Courtney M. Noster

Sworn to and signed in my presence, this 31ST day of MARCH 2025
(Date) (Month) (Year)

Notary _____

Jane E Mohr



JANE E MOHR
Notary Public
State of Ohio
My Comm. Expires
April 20, 2026

Clear Form

LOKAIN COUNTY
BOARD OF REVISION

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	Dan stopper	6474 Stony Ridge Road, North Ridgeville, Oh	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 308-4912			
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	
07-00-029-000-038			
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
07-00-029-000-038	100,000	192,000	
9. The requested change in value is justified for the following reasons: When Valone Builders placed huge deep retention ponds along both sides of my property, I could no longer rent my property to families with small children for fear of their safety and the potential for drowning. The builders knew exactly what they did when they chose the placement of these retention ponds. The foundation is now collapsing from the			

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 3-31-25 Complainant or agent (printed) Dan Stopper 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 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	DANIEL J. & NATALIE A. KELLEY	79 Beech Cliff Drive	
2. Complainant if not owner		Amherst, OH 44001	
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 225-9800 Dan@KelleyAgencyInc.com			
5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
05-00-016-101-120	79 Beech Cliff Drive Amherst OH 44001		
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
05-00-016-101-120	435,000	657,450	(222,450)
9. The requested change in value is justified for the following reasons: Last sale in subdivision was on 06/06/2023 sold at \$455,000, similar sales in the city of Amherst in 2024 commonly ranged in between \$425,000 - \$500,000, most comparable \$435K Low 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 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 03/31/2025 Complainant or agent (printed) Daniel J. Kelley & Natalie A. Kelley Title (if agent) Property Owner

Complainant or agent (signature) Daniel J. Kelley & Natalie A. Kelley

Sworn to and signed in my presence, this 3-31-2025 day of March 2025
(Date) (Month) (Year)

Notary Heather Renee Evans

HEATHER RENEE EVANS
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 6/22/2025

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

2025 MAR 31 PM 3:18

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	Gwendolyn L Miller	5779 Mills Creek Ln North Ridgeville OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Gwendolyn L Miller 5779 Mills Creek Ln North Ridgeville, OH 44039		
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		
0700005109009	5779 Mills Creek Ln North Ridgeville OH		
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
0700005109009	200,000	293,790	-93,790
9. The requested change in value is justified for the following reasons: Please see addendum attached. Comparables are from same development. Property needs major repairs and updating that greatly diminish the 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

TAXID 0700005109009 Miller, Gwendolyn L

Major systems and elements such as doors and windows are beyond life expectancy. Some such as a furnace and water heater are not functional. Other systems are hazardous due to deterioration with 57 years of age. Home has not been updated since built in 1968.

Has original paneling, wiring, plumbing, windows and doors. Life expectancy issues. Needs major repairs. Cost of repairs would run over \$40,000 (2 furnaces, 2 water heaters, flooring for bare slab floors electrical issues, roof currently at least 24 years old. Exterior and interior doors and windows.) This does not include interior decorating. Electric updated in one room where Fire Dept had to come as we were moving in—smelled wiring smolder when light fixture first turned on.

One furnace stopped working two years ago. It is 24 years old with many repairs. Contractor advised replacement with modern equipment. Using space heaters in the winter. Central A/C stopped working 3-4 years ago; contractor reports it is an electrical issue with wiring in the attic.

Broken pipe under slab caused old owner to reroute water line through unheated and uninsulated attic, causing danger of burst pipe and flooding in winter. One water heater is dead the other is beyond life expectancy and dial to regulate temperature and turn on/off is missing. Water heater had a gas leak when we bought the house. Need one replaced now and the other soon.

All electrical outlets except for the one room noted above are 57 years old as is the wiring. 57 year old outlets are physically broken, or plugs fall out when used. In addition to fire hazard noted above in the one room, other overhead lights short out and either fixture and/or wiring needs repair. Cannot be used.

Windows and doors. When we moved in it was the only house on the street without a storm door. We replaced the front door and added a storm door. In 2001. Some interior doors show damage are warped on bottom from water damage. Windows are not energy efficient and most lack screens. At 57 years old are beyond useful life. Some show damage. Four sets of sliding patio doors are original to house, lack screens, beyond useful life.

Floors in 1/3 of the home are down to bare concrete slab. Had to remove carpet due to smell. Two layers of carpet with one glued to slab. Two rooms with floor tile dated to 1968 probably have asbestos. Original 1968 paneling in 4 rooms. Closet doors all made of paneling need replacement due to age or already taken down due to condition. All need replacement.

There is pet damage.

Almost every home in development listed in MLS shows extensive updating since being built. The residents put a premium on rising property values and HOA reports sales monthly. Photos of our house cannot compare to houses that sold for near \$300k and even less.

Do not want to submit documentation until necessary because have seen other complaints posted online with photographs. Have had issues with trespassers and invasion of privacy. For reasons of security and privacy do not want interior pictures showing personal belongings online. Pictures of comparable properties taken from real estate listings. Will submit documentation later.

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.

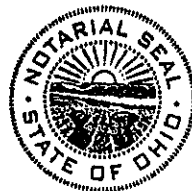
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/31/2025 Complainant or agent (printed) Gwendolyn L Miller Title (if agent) _____

Complainant or agent (signature) *Gwendolyn L Miller*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Lynn Harris*



LYNN HARRIS
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
January 04, 2027

Tax year 2024 BOR no. _____
County WRAIN 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	Steven M Straka	6465 Balsam Dr. Amherst	
2. Complainant if not owner		Ohio 44001	
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		
0500059104019	6465 Balsam Dr. Amherst OH 44001		
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
0500059104019	\$395,000	\$539,450.00	\$144,450.00
9. The requested change in value is justified for the following reasons: Recent sales of similar size homes in terms of square footage and bedrooms/bathrooms in the area which all have recent updates. This home has not had any updates or improvements since 1995 when it was built.			

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 3/18/25 Complainant or agent (printed) [Signature] Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	Dawn Walther	4324 Hickory Hill Ave.	
2. Complainant if not owner		Lorain, OH 44052	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-7526			
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		
0201008104018	4324 Hickory Hill Ave., Lorain, OH		
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
0201008104018	177,330.00	277,330.00	-100,000.00
9. The requested change in value is justified for the following reasons: Condition of property			

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

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

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

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

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

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

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

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

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

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

Date 3.30.2025 Complainant or agent (printed) Dawn Walther Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30 day of March 2025
(Date) (Month) (Year)

Notary 


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	James T. Walther	4324 Hickory Hill, Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-7526			
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		
02-02-020-106-034	Vacant lot on Windsor Ct, Lorain		
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
02-02-020-106-034	7,500.00	29,800.00	- 22,300.00
9. The requested change in value is justified for the following reasons: Property not buildable. In a flood plain.			

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.

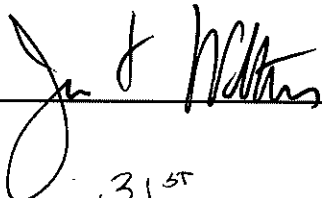
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

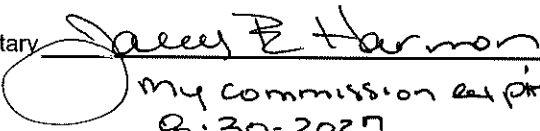
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-31-25 Complainant or agent (printed) James T. Walter Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 
my commission expires 8-30-2027

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	Dawn & James Walther	4324 Hickory Hill, Lorain, OH 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 446-326-7526			
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		
06-25-146-000-006	275 Columbus St., Elgin, OH		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-146-000-006	35,000.00	95,250.00	-60,250.00
9. The requested change in value is justified for the following reasons: Building is in 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.

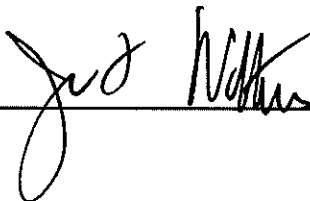
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

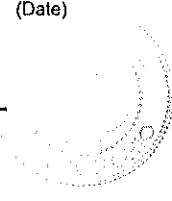
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.30.2025 Complainant or agent (printed) Dawn Walther Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30 day of March 2025
(Date) (Month) (Year)

Notary 

 JAMES T. WALTHER, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 O.R.C.

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	Dawn Walther	4324 Hickory Hill, Lorain, OH, 44052	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
10-00-003-116-017	Vacant lot on 16 th in Elyria, OH		
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
1000003116017	4,000.00	13,820.00	- 9,820.00
9. The requested change in value is justified for the following reasons:			
Trying to sell lot to neighbor for \$4,000.00. Have agreement in principle			

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 3.30.2025 Complainant or agent (printed) Dawn Walther Title (if agent) _____

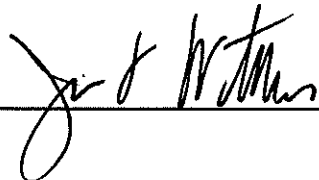
Complainant or agent (signature) 

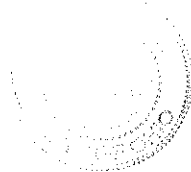
Sworn to and signed in my presence, this 30 day of March 2025

(Date)

(Month)

(Year)

Notary 



JAMES T. WALTHER, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 O.R.C.

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	Dawn Walther	4324 Hickory H. Ave.,	
2. Complainant if not owner		Lorain, OH, 44052	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-320-7526			
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	
03-00-098-124-028		Vacant lot on E. 33rd in Lorain	
7. Principal use of property Vacant			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0300098124028	750.00	6,720.00	-5,970.00
9. The requested change in value is justified for the following reasons: Unbuildable Vacant lot.			

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.

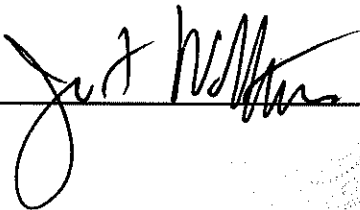
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3.30.2025 Complainant or agent (printed) Dawn Walther Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30 day of March 2025
(Date) (Month) (Year)

Notary 
JAMES T. WALTHER, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 O.R.C.

Tax year _____ 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	Fred O. Parsons Trustee	41720 St. Rt. 18, Wellington, OH	
2. Complainant if not owner		44090	
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	
19-04-003-000-005		41720 St. Rt. 18	
19-04-003-000-031		Whitehead Rd.	
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
19-04-003-000-005	341,000	479,680	138,680
19-04-003-000-031	321,000	415,870	94,870
9. The requested change in value is justified for the following reasons: Comparable sales and lack of repairs to house.			

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

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

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

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

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

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

- | | |
|--|---|
| <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 3-31-2025 Complainant or agent (printed) Fred O. Parsons Title (if agent) _____

Complainant or agent (signature) Fred O. Parsons

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

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22County Lorain Date received _____LORAIN COUNTY
BOARD OF SUPERVISORS**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 01 PM 2:57 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	Suzanne Kocak	4071 Lake Rd., Sheffield Lake, OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-949-8993 Suzy Kocak@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	
03-00-042-102-002		Rear land	
03-00-042-102-010		Lake Rd.	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-00-042-102-002	21,500	44,640	23,140
03-00-042-102-010	12,000	34,600	22,600
9. The requested change in value is justified for the following reasons: Comparable sales of vacant lots.			

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

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

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

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

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

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

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

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

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

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

Date 3-31-2025 Complainant or agent (printed) Suzanne Kocak Title (if agent) _____

Complainant or agent (signature) Suzanne Kocak

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

Notary _____

Tax year _____ 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.

2023 MAR 31 PM 2:57
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	Suzanne Kocak	4071 Lake Rd., Sheffield Lake OH 44054	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-949-8993 Suzy Kocak @ asa 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	
03.00.042.102.005		4071 Lake Rd.	
03.00.042.102.006		Rear land	
03.00.042.102.001		Beach St.	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03.00.042.102.005	170,000	215,670	45,670
03.00.042.102.006	17,000	25,540	8,540
03.00.042.102.001	26,400	56,420	30,020
9. The requested change in value is justified for the following reasons: - 06 is land locked & a ravine. Comparable sale & need for repairs to house			

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

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

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

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

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

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

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

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

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

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

Date 3-31-2025 Complainant or agent (printed) Suzanne Kocak Title (if agent) _____

Complainant or agent (signature) Suzanne Kocak

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 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	Thomas Paramore	111 Cortland Street Wellington OH 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-225-7388 440paramore@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		
18-00-022-102-003			
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
18-00-022-102-003	46,650	80,980	34,330
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 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.

- | | |
|--|---|
| <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 3-31-25 Complainant or agent (printed) Thomas Parmore 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. _____
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	Robert G Becker JR	209 Ann's Rd So Ambler PA 19001	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	(440) 476-3425 btbecker1@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	residence		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
05-00-030-000-057	125,000	172,370	47,370
9. The requested change in value is justified for the following reasons:			
Done Nothing To Improve my residence			

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 3/31/25 Complainant or agent (printed) Robert G Becker JR 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 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	James W. Bewley	11053 Middle Ave Elyria, Ohio 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-458-0800		
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
10-00-007-104-001	11053 Middle Ave Elyria, Ohio 44035		
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-00-007-104-001	\$120,000	208,720	98,000.00
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 the 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 3-31-25 Complainant or agent (printed) James W Bewley Title (if agent) _____

Complainant or agent (signature) James W Bewley

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



ANDREW SCHMIDT
Notary Public, State of Ohio
My Commission Expires
January 04, 2029
COMMISSION: 2024-RE-872154

To whom it might concern
PARCEL : 10-00-007-104-001
This house was built over 100 years ago, nothing has been updated. Only 1 Bathroom, the Bath tub with claw feet is used with a shower curtain, 3 bedrooms. NO CARPETING Throughout The house. NO CITY WATER, Kitchen has ORIGINAL cuboards with glass doors, ORIGINAL windows in house, some have NO STORM windows. The basement is unfinished and PARTIAL DIAT FLOOR ALSO, STORM damage to siding, GUTTERS, FLASHING on House. ALSO 3 Large Trees ARE down on my PROPERTY. I'm 80 years old, on SOCIAL SECURITY, TRYING TO WORK PART TIME... MY TAX I PAY each month, WAS \$169.00 NOW ITS 284.78

Clear Form

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

DTE 1
 Rev. 12/22

LORAIN COUNTY
 BOARD OF REVISION
 2025 MAR 31 PM 3:43

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	BARBARA L. MACNEIL	533 3RD ST. ELYRIA, OH, 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-420-0750 BLM gbhc.533@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	
06-24-111-000-022		533 3RD ST. ELYRIA, OH 44035	
7. Principal use of property HOME RESIDENT			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-24-111-000-022	\$5,000	11,790	26,790
9. The requested change in value is justified for the following reasons: SOME OF THE HOMES IN MY AREA ARE IN DISTRESSED CONDITION AND THAT IS BRINGING MY HOME VALUE DOWN, IN MY OPINION.			

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.

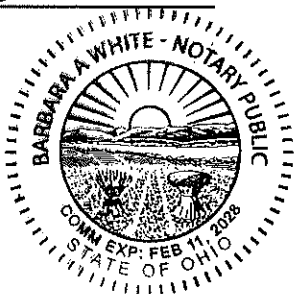
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/31/25 Complainant or agent (printed) BARBARA L. MAC NEIL Title (if agent) _____

Complainant or agent (signature) Barbara L. MacNeil

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary Barbara White



Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

LORAIN COUNTY
BOARD OF REVISION
AMENDED
2025 MAR 31 PM 3:02

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	K & S Investment, Inc.	P.O. Box 182525, Shelby Township, MI 48318	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, OH 44035	
4. Telephone number and email address of contact person 440-934-3700 hlane@fauverlegal.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		
09-00-096-103-044	291 S. Main Street, Oberlin, Ohio 44074		
7. Principal use of property Commercial			
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
09-00-096-103-044	1,700,000	2,134,630	-434,630
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 4/5/2022

and sale price \$ 1,700,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

Date 03/31/2025 Complainant or agent (printed) Howard T. Lane Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary 



DEBORAH M. ZARBAUGH
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2016-RE-580501
My Commission Expires July 23, 2026

Clear Form

LORAIN COUNTY
BOARD OF REVISION

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	David A. Kelly, Trustee of the David A. Kelly Trust Dated 7/11/94 as amended and restated 9/28/20	2196 Stratshire Hall Lane, Powell, Ohio 43065	
2. Complainant if not owner			
3. Complainant's agent	Howard T. Lane, Esq.	409 East Avenue, Suite A, Elyria, Ohio 44035	
4. Telephone number and email address of contact person Howard T. Lane; (440) 934-3700; hlane@fauverlegal.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		
04-00-016-101-213	1244 Center Road, Avon, Ohio 44011		
7. Principal use of property Commercial			
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
04-00-016-101-213	2,300,000.00	5,890,000.00	-3,590,000.00
9. The requested change in value is justified for the following reasons: To be supported by appraiser's report.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 4/5/2021
and sale price \$ 5,375,000 ; 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 03/31/2025 Complainant or agent (printed) Howard T. Lane Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31 day of March 2025

(Date) (Month) (Year)

Notary 



DEBORAH M. ZARBAUGH
NOTARY PUBLIC - STATE OF OHIO
Comm. No. 2016-RE-580501
My Commission Expires July 23, 2026

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REVISION

2025 MAR 31 PM 3:06

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 & Michele Douzos	36344 Mills Rd Avon, OH 44011	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	Michele Douzos 5douzos@gmail.com (440) 371-0247		
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		
04-00-013-000-584	36344 Mills Rd		
	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
04-00-013-000-584	475,000	499,930.00	24,930
9. The requested change in value is justified for the following reasons: I don't believe this property could sell for this. Attached is 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.

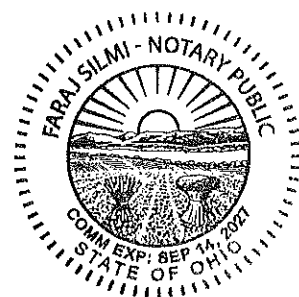
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.31.25 Complainant or agent (printed) Michele Douzos Title (if agent) _____

Complainant or agent (signature) Michele Douzos

Sworn to and signed in my presence, this 3.31.25 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Clear Form

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

DTE 1
Rev. 12/22

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.

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	AD3 Properties LLC	3929-31 Gary Ave Lorain, OH 44055	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person Michele Douzos 5douzos@gmail.com (440) 371-0247			
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	
03-00-080-106-007		3929 Gary Ave Lorain, OH 44055	
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
03-00-080-106-007	100,000	145,800.00	45,800
9. The requested change in value is justified for the following reasons: I don't believe this property could sell for this Attached is 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.

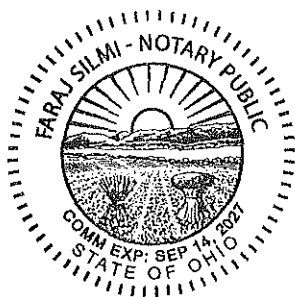
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-31-25 Complainant or agent (printed) Michele Douzos Title (if agent) _____

Complainant or agent (signature) Michole Douzn

Sworn to and signed in my presence, this 31 day of March 2025
(Date) (Month) (Year)

Notary [Signature]



Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REVISION

2025 MAR 31 PM 2:49

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	IMG Properties, LLC	37830 Stoney Lake Drive, N. Ridgeville, OH	
2. Complainant if not owner			
3. Complainant's agent	Christopher R. Mykytiak, sole member	37830 Stoney Lake Drive, N. Ridgeville, OH	
4. Telephone number and email address of contact person 313-405-2819 (cell) / cmykytiak@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		
0400010116029	36951 Detroit Rd., Avon, OH 44011		
0400010116032	Vacant land, Detroit Rd., Avon, OH		
0400010116002	36981 Detroit Rd., Avon, OH 44011		
7. Principal use of property parcel 116029 former commercial business; parcel 116002 is an occupied 3-unit house			
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
0400010116029	\$118,751.82	\$222,450.00	\$103,698.18
0400010116032	\$3,806.66	\$7,140.00	\$3,333.34
0400010116002	\$143,641.52	\$269,070.00	\$125,428.48
9. The requested change in value is justified for the following reasons: SEE ATTACHED SCHEDULE I			

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale Last September 21, 2021
and sale price \$ \$200,000.00 ; 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 NONE and total cost \$ _____

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

SCHEDULE I
TO
COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

Per the attached settlement statement and appraisal, the parcels identified in the attached Complaint Against Valuation of Real Property were sold in an arms length transaction on September 23, 2021 for an aggregate amount of \$200,000. This information is also included in the DTE 100 that accompanied the deed at closing, and that fair market value was also confirmed in said attached appraisal.

As of that date, the aggregate fair market value of the properties should have been changed to \$200,000.

The current fair market values ("FMV") determined by the county for the 2024 tax year have an aggregate fair market value of \$498,660, calculated as follows:

- **Parcel 0400010116029** \$222,450.00 (this is 44.61% of the aggregate FMV)
- **Parcel 0400010116032** \$7,140.00 (this is 1.43% of the aggregate FMV)
- **Parcel 0400010116002** \$269,070.00 (this is 53.96% of the aggregate FMV)

The County's aggregate FMV for all three parcels is **2.49 times** what was paid just 3.5 years ago. That is an increase of **149%** since September 2021.

Applying the above percentages for each parcel to the aggregate \$200,000 purchase price results in the following FMV for each parcel in 2021:

- **Parcel 0400010116029** \$89,220.00 (this is 44.61% of the aggregate \$200,000 purchase price)
- **Parcel 0400010116032** \$2,860.00 (this is 1.43% of the aggregate \$200,000 purchase price)
- **Parcel 0400010116002** \$107,920.00 (this is 53.96% of the aggregate \$200,000 purchase price)

Assuming a 10% year-over-year increase in value from taxable year 2021-2022, 2022-2023, and 2023-2024 (which is assumption is likely much higher than the actual increase in commercial real estate values in Lorain County during such period), the parcels should have the following fair market values for the taxable year 2024:

- **Parcel 0400010116029** \$118,751.82
- **Parcel 0400010116032** \$3,806.66
- **Parcel 0400010116002** \$143,641.52

Additionally, at closing in September 2021 Parcel 0400010116029 was leased to a commercial flower shop business on a triple net lease generating rental income. However, since 2022 the tenant terminated said lease which resulted in an occupancy change of 100%, which had a substantial economic impact on the property (in other words, once the tenant left in 2022, the property has not been producing any rental income). The property has yet to be rented.

[ATTACHMENTS FOLLOW]

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 3/31/25 Complainant or agent (printed) Chris Mylyhnik Title (if agent) Sole Member of
IM6 Properties, LLC

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3/31/25 day of March 31, 2025
(Date) (Month) (Year)

Notary Marilyn S. Robertson



MARILYN S ROBERTSON
Notary Public
State of Ohio
My Comm. Expires
September 4, 2028

Tax year 2020-2024 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	<u>Nancy Oberacker</u>	<u>11074 E. River Rd. Columbia Station OH 44028</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-260-3787</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>12-00-039-000-086</u>	<u>11074 E. River Rd. Columbia Station OH 44028</u>		
7. Principal use of property <u>Residential Domicile</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>12-00-039-000-086</u>	<u>"if it were for sale" 150K</u>	<u>357,630?</u>	<u>200K</u>

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

- 1.) FMV can not be determined without a willing seller/buyer - there is neither here
- 2.) Charging "tax" on "FMV", without an actual change of hands is tax on unrealized gains & is unlawful
- 3.) Multiple questions on Counties Codes, B, etc - including 30K "additions"
- 4.) See add'l attached

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

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

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

12. If any improvements were completed in the last three years, show date na and total cost \$ na13. 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 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 3/31/25 Complainant or agent (printed) Nancy Oberacker Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 31 day of MARCH 2025
(Date) (Month) (Year)

Notary [Signature]



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

Clear Form

DTE 1
Rev. 12/22

LOKAIN 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.

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	Dan stopper	6474 Stony Ridge Road, North Ridgeville, Oh	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (216) 308-4912			
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	
07-00-029-000-038			
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
07-00-029-000-038	100,000	192,000	
9. The requested change in value is justified for the following reasons: When Valore Builders placed huge deep retention ponds along both sides of my property, I could no longer rent my property to families with small children for fear of their safety and the potential for drowning. The builders knew exactly what they did when they chose the placement of these retention ponds. The foundation is now collapsing from the			

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 3-31-25 Complainant or agent (printed) Dan Stopper Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Tax year 2023-2024

BOR no. _____

DTE 1
Rev. 12/22LORAIN 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 31 PM 3:57

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	Scott Wyer	258 Belmar Blvd Avon Lake	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 412 9915, Lordlord317@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		
03-00-111-116-011	5390 Globe Ave 44055 Lorain		
7. Principal use of property Rental Investment			
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
03-000-111-116-011	\$10,000	\$87,420	\$77,420
9. The requested change in value is justified for the following reasons: Floor Tilted, need replace, dry wall falling + coming apart currently no Electricity, septic system			

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 3/31/25 Complainant or agent (printed) Scott Wyer Title (if agent) _____

Complainant or agent (signature) Scott Wyer

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

Notary _____

Tax year 2023-2024

BOR no. _____

DTE 1
Rev. 12/22LORAIN 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.

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	Scott Wyer	258 Belmar Blvd Avon Lake OH 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-412-9915 Landlord 317@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	
02-01-013-248-033		3646 Reid Ave Lorain 44055	
7. Principal use of property Residential Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-01-248-033	\$10000	\$38,580	\$28,580
9. The requested change in value is justified for the following reasons: Large hole in roof, water damage, doors repeatedly kicked in improperly; installed drains; size of house on a slab does not support 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 3/31/25 Complainant or agent (printed) Scott Wyer Title (if agent) _____

Complainant or agent (signature) Scott Wyer

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

(Date) (Month) (Year)

Notary _____

LORAIN COUNTY
BOARD OF REVISION

2025 MAR 31 PM 2:57

Tax year 2023-2024

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	Scott Wycer	258 Belmar Blvd Avon Lake OH 44017	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-412-9915 landlord317@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	
02-01-003-248-028		3650 Red Ave 44055 Lorain	
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
02-01-003-248-028	305,000 \$15,000	\$82,460	120,000 \$67,460
9. The requested change in value is justified for the following reasons: Broken windows, Roof needs repair, foundation seepage + basement flooding, dry wall need replaced as hole punched flooding all needs replaced as stated by Tenants			

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

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

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

12. If any improvements were completed in the last three years, show date _____ 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 3/31/25 Complainant or agent (printed) Scott Wyer Title (if agent) _____

Complainant or agent (signature) Scott Wyer

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

Notary _____

Tax year 2023-2024

BOR no. _____

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

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	Scott Wyer	258 Belmar Blvd Avon 44012	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 4404129915 landlord 317 at 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	
02-01-178-003		317 W 23rd St Lorain OH 44052	
7. Principal use of property Residential Rental			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-01-178-003	\$70,140	\$10,000	\$60,140
9. The requested change in value is justified for the following reasons: Fire damage to second floor and water damage to second floor and roof, sump pump's floor system			

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 3/31/25 Complainant or agent (printed) Scott Wyer Title (if agent) _____

Complainant or agent (signature) Scott Wyer

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

Notary _____

Tax year 2024 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	Jennifer Jones	112 Harvard Ave Elyria 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-905-1009 jenniferjrouse@jones@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		
06-25-005-101-023			
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-005-101-023	\$110,000		
9. The requested change in value is justified for the following reasons: Gravel driveway, no garage. Several windows replaced. Basement not finished. Only have 1 bath. HVAC needs updated. Needs updated			

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 3/31/2025 Complainant or agent (printed) Jennifer Jones Title (if agent) _____

Complainant or agent (signature) Jennifer 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

LORAIN COUNTY
BOARD OF REVISION
2025 MAR 31 PM 4:08

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	Michelle Mahnen / Alton Price	163 Bell Ave, Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-965-9771 michellemahnen@outlook.com			
5. Complainant's relationship to property, if not owner self			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
0624027107012		163 Bell Ave., 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
0624027107012	\$64,000	\$97,120	\$33,120
9. The requested change in value is justified for the following reasons: Incorrect information - Auditor show's 3 bedrooms - There are only 2 bedrooms. Auditor shows central air - No central air.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 9/21/2022
and sale price \$ 59,000 ; 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 08/2023 and total cost \$ 5,000.
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.

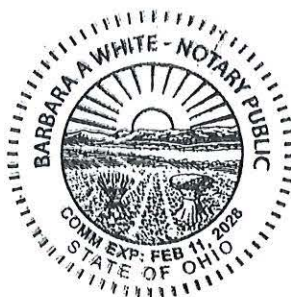
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/31/2025 Complainant or agent (printed) Michelle Mahnen Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	SAM SPICER	911 HARTFORD DR. ELYRIA, OH.	
2. Complainant if not owner		44035	
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 309-6333 / binoospicer@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		
06-25-098-102-002	126 4th ST ELYRIA, OH. 44035		
7. Principal use of property RENTAL PROPERTY			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-098-102-002	90,000. ⁰⁰	139,670. ⁰⁰	<-49,670>
9. The requested change in value is justified for the following reasons: I GOT AN APPRAISAL AND THE VALUE WAS DIFFERENT THAN WHAT YOU SHOW.			

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.

- | | |
|--|---|
| <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 3/31/2025 Complainant or agent (printed) SAM SPICER Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	SAM SPICER, E.P.I.	911 HARTFORD DR, ELYRIA, OH.	
2. Complainant if not owner		44035	
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 309-6333 / bino.spicer@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
10-00-004-101-120	1604 MIDDLE AVE. ELYRIA, OH. 44035		
7. Principal use of property RENTAL			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
	87,000. ⁰⁰	135,850. ⁰⁰	<-48,850>
9. The requested change in value is justified for the following reasons: I GOT AN APPRAISAL AND IT'S DIFFERENT THAN WHAT YOU SHOW.			

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.

- | | |
|--|---|
| <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 3/31/2025 Complainant or agent (printed) SAM SPICER Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back 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	SAM SPICER, E.P.I.	911 HARTFORD DR. ELYRIA OH.	
2. Complainant if not owner		44035	
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 309-6333 / binspicer@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		
06-25-096-000-006	136 CHARLES CT, ELYRIA, OH. 44035		
7. Principal use of property RENTAL			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-096-000-006	69,000. ⁰⁰	114,860. ⁰⁰	<-45,860>
9. The requested change in value is justified for the following reasons: I GOT AN APPRAISAL AND ITS DIFFERENT THAN WHAT YOU SHOW.			

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.

- | | |
|--|---|
| <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 3/31/2025 Complainant or agent (printed) SAM SPICER 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 _____ 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	IAN HENRY WILKSHIRE	33908 LINCOLN AVE N RIDGEVILLE, OH 44039	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-315-9963 IAN424242@GMAIL.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		
0700009103030	33908 LINCOLN AVE N. RIDGEVILLE, OH 44039		
0700009103031	11		
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
9. The requested change in value is justified for the following reasons: REMOVED WOOD DECK. APPRAISE VALUE IS \$50,000 MORE THAN SAME HOUSES ON STREET.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/24/2002
and sale price \$ 210,000 ; 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.

- | | |
|--|---|
| <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 3/31/2025 Complainant or agent (printed) _____ 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. 12/22County 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	Elaine N Mesko	10150 E. River Rd Elyria, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 216-402-0679 darknikki@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	
1000004132017		10150 E. River Rd Elyria, OH 44035	
7. Principal use of property it's my home, to live in			
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
1000004132017	105,000 - 109,000	154,240	45,240
9. The requested change in value is justified for the following reasons: There are several issues that need to be addressed. The roof needs to be fixed properly (leaks, gutters, contractor made mistakes that caused problems) windows need replaced, electrical needs to be redone, furnace is not working, bathroom sink is not working, shower needs fixed, foundation leaks, cracks (issues) sliding glass door is broken (over)			

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 try

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 3-31-25 Complainant or agent (printed) Elaine N Mesko Title (if agent) 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. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

LORAIN COUNTY
BOARD OF REALTORS**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 01 PM 1:18
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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joy weimer @oh.rr.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		
<i>06-24-027-116-024</i>	<i>426 Clinton Ave Elyria Ohio 44035</i>		
7. Principal use of property <i>rental</i>			
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
<i>06-24-027-116-024</i>	<i>69,030</i> <i>48,580</i>	<i>48,580</i> <i>69,030</i>	<i>+20,450</i>
9. The requested change in value is justified for the following reasons: <i>IT is a terrible street vacant home one neighbor parks a Big moving truck there on city property for last 7 yrs his property has all kind of junk the property isn't worth more than the 48,580</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 013. 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) *Joyce Weimer*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Lisa D. Tanger*



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF REALTORS

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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyceweimer@oh.rr.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		
<i>06-25-057-000-009</i>	<i>112 Quincy St Elyria, Ohio 44035</i>		
7. Principal use of property <i>Rental empty now for 5 months</i>			
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
<i>06-25-057-000-009</i>	<i>103,750 (50,930)</i>	<i>50,930 (103,750)</i>	<i>+52,820</i>
9. The requested change in value is justified for the following reasons: <i>this is too much of a raise no garage no parking no driveway MAY 57,930</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ *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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) *Joyce Weimer*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Lisa D. Tanger*



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

Complaint Against the Valuation of Real PropertyAnswer 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <u>joyweimer@ohio.com</u>			
5. Complainant's relationship to property, if not owner			
06-25-018-106-020 If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-25-018-106-020		217 Olive St Elyria Ohio 44035	
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
06-25-018-106-020	121,440 (81,760)	81,460 (121,440)	+39,980
9. The requested change in value is justified for the following reasons: <u>I can see maybe 89,000 But a raise of 40,000 it hasn't changed inside or out</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 \$ 013. 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.

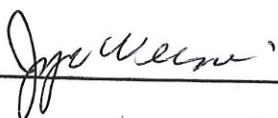
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

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

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

Attach additional pages if necessary.

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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyweimer@oh.rr.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		
07-00-021-117-011	<i>7205 Avon Belden Rd N. Ridgeville Oh 44039</i>		
7. Principal use of property <i>rental</i>			
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
07-00-021-117-011	201,830	251,690	+49,860
9. The requested change in value is justified for the following reasons: <i>no improvements no increase in rent either I would think \$15,000 raise is high enough.</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) *J. Weimer*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Lisa D. Tanger*



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	CARYN SEIFERT	1730 SIERRA LN, COCONUT CREEK, FL 33073	
2. Complainant if not owner	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>Home solutions 4 you @outlook.com</i>			
5. Complainant's relationship to property, if not owner MOTHER ACTING ON BEHALF OF THE PROPERTY OWNER			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
06-25-014-102-012		138 EDGEWOOD ST, ELYRIA, OH 44035	
7. Principal use of property RENTAL			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-25-014-102-012	33,834	78,290	44,456
9. The requested change in value is justified for the following reasons: SALES OF COMPARABLE PROPERTIES IN 2024 SHOW THE CHANGE IN VALUE IS JUSTIFIED.			

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 \$ 013. 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.

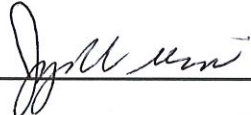
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) complainant

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joy weimer @ oh.m.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	
<i>06-26-066-000-031</i>		<i>117 Chestnut ST Elyria Ohio 44035</i>	
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
<i>06-26-066-000-031</i>	<i>95,810 58,580</i>	<i>58,580 (95,810)</i>	<i>+37,230</i>
9. The requested change in value is justified for the following reasons: <i>This property hasn't changed in 30 yrs that is a crazy raise. it is way over valued, I don't think it is worth anyone than the \$58,580 I don't think it is worth that</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 013. 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) *J. Weimer*

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary *Lisa D. Tanger*



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joy weimer @oh.rr.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		
<i>07-00-016-104-200</i>	<i>34509 Center Ridge Rd N. Ridgeville Ohio 44035</i>		
7. Principal use of property <i>Beauty shop</i>			
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
<i>07-00-016-104-200</i>	<i>242,220</i> <i>157,100</i>	<i>157,100</i> <i>242,220</i>	<i>+85,120</i>
9. The requested change in value is justified for the following reasons: <i>I am 85 yrs old I work maybe 6 hrs to total a week once in a while shes this property didn't go up 85,000 I couldn't get the \$153,000</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 013. 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyweimer@ohrr.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		
<i>16-00-001-106-013</i>	<i>910 N. MAIN ST Grafton Ohio 44044</i>		
7. Principal use of property <i>rental</i>			
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
<i>16-00-001-106-013</i>	<i>240,070</i> <i>(80,720)</i>	<i>80,720</i> <i>(240,070)</i>	<i>+159,350</i>
9. The requested change in value is justified for the following reasons: <i>This is really over the top I can't do this, I would sell it in a minute if you can get me \$240,070 - 80,720 is a top on this</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22County LORAIN

Date received _____

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <u>joyweimer@ohio.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>06-24-028-104-082</u>	<u>698 Bell Ave Elyria Ohio 44035</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>06-24-028-104-082</u>	<u>106,470</u> <u>63,480</u>	<u>63,480</u> <u>106,470</u>	<u>+ 42,990</u>
9. The requested change in value is justified for the following reasons: <u>I could see maybe 72 or 73</u> <u>But this house has no yard except the front & everyone throws trash in</u> <u>it every day I pick it up every week once a week.</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 \$ 013. 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <u>joyweimer@oh.rr.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>06-22-009-102-039</u>		<u>148 Windbrook CT Elyria Ohio 44035</u>	
7. Principal use of property <u>My Home</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>06-22-009-102-039</u>			
<u>06-22-009-102-039</u>	<u>419,810</u>	<u>now 666,450</u>	<u>+174,580</u>
9. The requested change in value is justified for the following reasons: <u>I only paid 405,000 for it as it was up for sale for 1 year I would think 500,000 I have made no improvements</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 \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Clear Form

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

DTE 1
Rev. 12/22

LORAIN COUNTY
BOARD OF

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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyweimer@oh.rr.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	
<i>06-25-016-109-006</i>		<i>318 Windklesst ELYRIA OH 44035</i>	
7. Principal use of property <i>rental</i>			
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
<i>06-25-016-109-006</i>	<i>82,620 (52,580)</i>	<i>52,880 (82,620)</i>	<i>+29,740</i>
9. The requested change in value is justified for the following reasons: <i>maybe if it went up to \$65,000 But \$30,000 raise isn't fair</i>			

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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 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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joy weimer @ohio.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	
<i>06-24-087-101-001</i>		<i>522 Lowell St Elyria Ohio 44035</i>	
7. Principal use of property <i>rental</i>			
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
<i>0624-087-101-001</i>	<i>40,630</i>	<i>109,780</i>	<i>+69,150</i>
9. The requested change in value is justified for the following reasons: <i>that is really more than double the amount nothing has been done inside or out please make this reasonable maybe \$20,000 that \$69,150 I can't afford I have to borrow to pay the tax</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 013. 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.

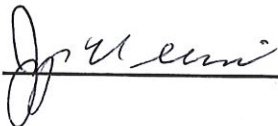
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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.

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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyweimer@ohrr.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	
06-26-066-000-030		115 Chestnut St Elyria Ohio 44035	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
06-26-066-000-030	134,400 (128,900)	128,900 (134,400)	5,500
9. The requested change in value is justified for the following reasons: <i>on website of lender I only bought this property for \$26,000 a few yrs ago it is listed as more apts than I have in it & I would never sell it for that cause I take in homeless people, so it is cheap for them.</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

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	JOYCE WEIMER	148 WINDBROOK CT, ELYRIA, OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-213-5470 <i>joyweimer@oh.rr.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	
<i>06-24-027-108-005</i>		<i>121 Clinton Ave Elyria Ohio 44035</i>	
7. Principal use of property <i>rental</i>			
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
<i>06-24-027-108-005</i>	<i>WAS 65,530</i>	<i>122,160</i>	<i>+56,610</i>
9. The requested change in value is justified for the following reasons: <i>Isn't worth anymore than 65,000 BUT if it must be raised I would go along with 70,000 But that is way too much. I'll sell it to you for \$122,160 today</i>			

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

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

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

12. If any improvements were completed in the last three years, show date _____ and total cost \$ 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 3/31/2025 Complainant or agent (printed) JOYCE WEIMER Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 31st day of March 2025
(Date) (Month) (Year)

Notary 



LISA D TANGER
Notary Public, State of Ohio
My Commission Expires
09/21/2029

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before 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	Joyce Weimer	148 Windbrook CT Elyria OH 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
Joyceweimer@oh.rr.com 440 327-4440 2135470			
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	
06-260-660-000-031		117 Chestnut St Elyria Ohio 44035	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
0626066000031	58,580	95,810.	+37,230
9. The requested change in value is justified for the following reasons:			
The property isn't worth it only the 69,000			

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 \$ 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.

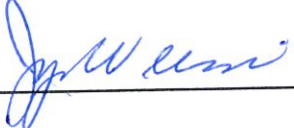
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/31/2025 Complainant or agent (printed) Doyce Wermer Title (if agent) owner

Complainant or agent (signature) 

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

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing 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	Margaret Wolf Dawson		
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	
60-00050-000-005			
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

9. The requested change in value is justified for the following reasons:
The back of the parcel valued lower than the front of the parcel because there is no street access so, must be sold as one parcel.

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 3/31/25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature)

Margaret Wolf Dawson

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	Margaret Wolf Dawson		
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	
16-00-048-000-005			
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
9. The requested change in value is justified for the following reasons: The back of the parcel valued lower than the Front of the parcel because there is No street access so, must be sold as one parcel			

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 3/31/25 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Margaret Way Dawson

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

Notary _____