

Tax year 2024

BOR no. _____

DTE 1
Rev. 01/19County 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

tabbies

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| | | | |
|---|--|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | Nick & Monica Rapitis | 34114 Crown Colony Dr | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number of contact person | 440-590-3178 | | |
| 5. Email address of complainant | nick.rapitis@sodexo.com | | |
| 6. Complainant's relationship to property, if not owner | If more than one parcel is included, see "Multiple Parcels" on back. | | |
| 7. Parcel numbers from tax bill | Address of property | | |
| | | | |
| | | | |
| 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 D. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 04-00-024-116-164 | 470,000.00 | 357,340.00 | 112,660.00 |
| | | | |
| | | | |
| 10. The requested change in value is justified for the following reasons: | | | |
| - Phases/pricing structure & variances see attached | | | |
| Power outages consistent | | | |
| - Constant flooding in Redtail - this is a wetlands | | | |
| - Hill across the street, not maintained, unattractive | | | |

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 Question 10" 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 February 22, 2025 Complainant or agent Monica RapitisSworn to and signed in my presence, this 22 day of February, 2025, at Dayton, OhioNotary [Signature]
Signature

Dean Joseph Perella Jr.

Notary Public, State of Ohio

My Commission Expires: 12-30-2029

year 2025

Clear Form

DTE 1
Rev. 12/22

Tax year 2024

BOR no. _____

LORAIN COUNTY
BOARD OF REVISION

County Lorain

Date received _____

Complaint Against the Valuation of Real Estate

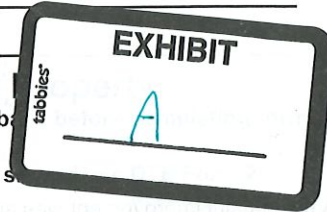
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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 | Patrick & Mary Carol Forbus <i>(D'Hares)</i> | 3177 Elyria Dr. Vermilion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>443-254-6652</u> <u>patrick.forbus@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>01-00-004-106-038</u> | | <u>3177 Elyria Dr. Vermilion OH 44089</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>01-00-004-106-038</u> | <u>\$250,560</u> | <u>TBD</u> | <u>TBD</u> |
| | <u>Home Value</u> | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>PLEASE SEE ATTACHED</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 _____ 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. 12/22

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.

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☒ Original complaint ☐ Counter complaint

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EXHIBIT

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| | | | |
|---|---|--|-----------------------------|
| Name | | Street address, City, State, ZIP code | |
| 1. Owner of property | | Patrick & Mary Carol Forbus / O'Hares | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>443-254-6652</u> <u>patrick.forbus@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>01-00-004-106-040</u> | | <u>3159 Elyria Dr. Vermilion OH 44089</u> | |
| <u>01-00-004-106-039</u> | | <u>55% of lot #39 was combined with Lot #40 . See section 9.</u> | |
| | | <u>Currently Lot #45</u> | |
| 7. Principal use of property <u>Development</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>01-00-004-106-040</u> | <u>\$15,720 (12,000 * 1.31)</u> | <u>\$22,010</u> | <u>\$6,380</u> |
| <u>01-00-004-106-039</u> | <u>.548 * \$15,110 = \$8,220</u> | <u>\$13,790+\$8,220</u> | <u>NA</u> |
| <u>Equates to Lot 45 & 13</u> | | <u>See Lot 38-39 Appeal</u> | |
| 9. The requested change in value is justified for the following reasons: Exceeds 31% Increase. Lots were defined as #013 #028 & #029 then redefined as lots #038, #39, #040. Valued at \$12,00, \$5,000, \$5,000 respectfully. They were redefined July 2024 as lots #044 & #045. Lot #045 was just sold and represents original lot #013 valued at \$12,000. Total Expenses \$92,626. Pro-rata amount for this lot is \$22,764. | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 10/08/2024

and sale price \$ 28,500 ; 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.

- | | |
|--|---|
| <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

DTE 1
Rev. 12/22

Tax year 2024

BOR no. _____

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

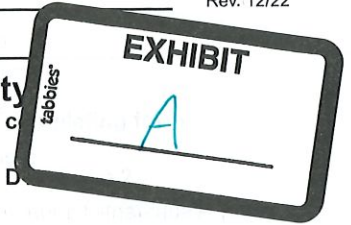
Answer all questions and type or print all information. Read instructions on back before completing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Patrick & Mary Carol Forbus 10 Hares | 3177 Elyria Dr. Vermillion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 443-254-6652 patrick.forbus@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 | | |
| 01-00-004-106-038 | 3177 Elyria Dr. Vermillion OH 44089 | | |
| 01-00-004-106-039 | 45% of lot #39 was combined with lot #38 . See section 9. | | |
| | Currently Lot #44 | | |
| 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 |
| 01-00-004-106-038 | \$13,100 (10,000 x 1.31) | \$25,600 | \$12,500 |
| 01-00-004-106-039 | .451 * \$15,110 = \$6,800 | \$18,800+\$6,800 | NA |
| Equates to Lot 28+29, 44 | Amounts eliminates any taxes on lot #39 | See Lot 39-40 Appeal | |
| 9. The requested change in value is justified for the following reasons: Exceeds 31% Increase. Lots were defined as #013 #028 & #029 then redefined as lots #038, #39, #040. Valued at \$12,00, \$5,000, \$5,000 respectfully. They were redefined July 2024 as lots #044 & #045. Total Expenses \$92,626 for Sunnyside Development. Pro-rata amount for this lot is \$23,157. | | | |

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

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

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

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

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

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

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

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

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

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

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

Complainant or agent (signature) _____

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

Notary _____

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024

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County Lorain

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Complaint Against the Valuation of Real Property

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

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | | | |
|---|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | Patrick & Mary Carol Forbus | 3177 Elyria Drive Vermilion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 443-254-6652 patrick.forbus@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 | |
| 01-00-004-106-041 | | 3174 Lorain Drive Vermilion OH 44089 | |
| | | | |
| | | | |
| 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 |
| 01-00-004-106-041 | \$7,860 Land | \$17,230 | -\$9,370 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Exceeds 31% Increase. Expenses totaling \$92,626 have been accrued in preparing land for build. The pro-rata amount for this lot based on square footage is \$13,894 in expenses prior to shovel. | | | |

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

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

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

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

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

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

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

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

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

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

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

Complainant or agent (signature) _____

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

Notary _____

Clear Form

LORAIN COUNTY
BOARD OF REVISION

Tax year 2024

BOR no. _____

County Lorain

Date received _____

EXHIBIT

NOTE 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.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Patrick & Mary Carol Forbus | 3177 Elyria Dr. Vermilion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 443-254-6652 patrick.forbus@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 | |
| 01-00-004-106-042 | | 3166 Lorain Dr. Vermilion OH 44089 | |
| | | | |
| | | | |
| 7. Principal use of property 556 Non HOA Common Ground | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 01-00-004-106-042 | \$9,170 | \$15,110 | \$5,940 |
| | X Amounts do not include | | |
| | re-classification to 556. | | |
| 9. The requested change in value is justified for the following reasons: | | | |

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

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

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

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

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

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

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

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

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

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

Date _____ 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 _____

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Complaint Against the Valuation of Real Property

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| | Name | Street address, City, State, ZIP code | |
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| 1. Owner of property | Patrick & Mary Carol Forbus | 3177 Elyria Drive Vermilion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 443-254-6652 patrick.forbus@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 | |
| 01-00-004-106-043 | | 3158 Lorain Drive Vermilion OH 44089 | |
| | | | |
| | | | |
| 7. Principal use of property Land For Sale | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 01-00-004-106-043 | \$9,170 | \$15,110 | \$5,940 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Exceeds 31% Increase. Listing information attached. Expenses totaling \$92,626 have been accrued in preparing land for sale. The pro-rata amount for this lot based on square footage is \$ 16,673 in expenses. | | | |

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

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

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

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

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

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

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

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

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

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

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

Complainant or agent (signature) _____

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

Notary _____

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LORAIN COUNTY
BOARD OF REVISION

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

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

Attach additional pages if necessary.

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☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Amanda C Schuthauer | 102 Stony Brook Dr Elyria, OH 44035 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 440-537-4076 este1214@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 | | |
| 06-23-012-104-004 | 102 Stony Brook Dr Elyria, OH 44035 | | |
| 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 |
| 06-23-012-104-004 | \$185,000.00 | \$220,000.00 | \$35,000.00 |
| | | | |
| 9. The requested change in value is justified for the following reasons: I don't believe I can sell my house for your proposed value. I hired an appraiser to provide a certified 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.

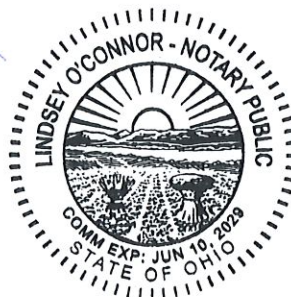
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/7/25 Complainant or agent (printed) Amanda C Schuttmier Title (if agent) _____

Complainant or agent (signature) Amanda C Schuttmier

Sworn to and signed in my presence, this 7th day of March 2025
(Date) (Month) (Year)

Notary Lindsey



Tax year 2024

BOR no. _____

County Lorain

Date received _____

EXHIBIT

tabbies

A

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before filling out 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 | Frank & Monica Brown | 39295 Camelot Way, Avon OH 44011 | |
| 2. Complainant if not owner | — | — | |
| 3. Complainant's agent | — | — | |
| 4. Telephone number and email address of contact person Monica Brown 440-420-9235 | | | |
| 5. Complainant's relationship to property, if not owner | | | |
| If more than one parcel is included, see "Multiple Parcels" instruction. | | | |
| 6. Parcel numbers from tax bill | Address of property | | |
| 04-00-001-102-091 | 39295 Camelot Way, Avon OH 44011 | | |
| | | | |
| | | | |
| 7. Principal use of property <u>Residence - Primary</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) <u>Proposed - 2024</u> | Column C Change in Value |
| 04-00-001-102-091 | \$420,000 | \$547,150 | <127,150> |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>See appraisal</u> | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 7/23/21and sale price \$ 440,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

Date 3.5.25 Complainant or agent (printed) Monica Brown Title (if agent) n/a

Complainant or agent (signature) Monica Brown

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

Notary Deanna M Crawford



DEANNA M CRAWFORD
Notary Public
State of Ohio
My Comm. Expires
October 23, 2028

Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

Complaint Against the Valuation of Real Property

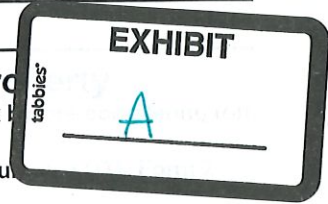
Answer all questions and type or print all information. Read instructions on back of form.

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 | Charles Lydee | 6645 Allendale Dr Amherst OH 44001 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 440 320 3040 CN414690 Century tel. Net | | | |
| 5. Complainant's relationship to property, if not owner If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | Address of property | | |
| 05-00-063-101-028 | 6645 Allendale Dr Amherst OH 44001 | | |
| 05-00-063-101-163 | 6645 Allendale Dr Amherst OH 44001 | | |
| 7. Principal use of property Home owner | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 05-00-063-101-163 | 6,180 | 7,180 | 1,000 |
| 005-00-063-101-028 | 281,000 | 313,790 | 32,790 |
| 9. The requested change in value is justified for the following reasons: This is one fixed property. The valuation is too high see appraisal sheet at the middle | | | |

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

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

11. If property was not sold but was listed for sale in the last three 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 7 PM 1:41
BOARD OF REVISION
COLUMBIANA COUNTY

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

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

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

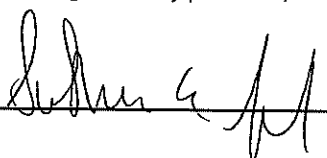
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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

Date 3/7/25 Complainant or agent (printed) Charles Linder Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 7th day of March 2025
(Date) (Month) (Year)

Notary 



SASHA E. FORD
Notary Public, State of Ohio
My Commission Expires
September 29, 2029
COMMISSION: 2024-RE-882269

Clear Form

Tax year 2024

BOR no. _____

DTE 1
Rev. 12/22

County Lorain

Date received _____

Complaint Against the Valuation of Real Property

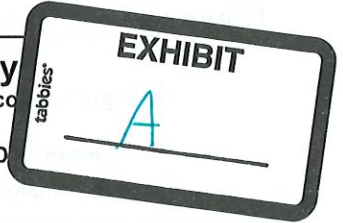
Answer all questions and type or print all information. Read instructions on back before completing.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | | | |
|--|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | Haul, Paul E | 3188 Lorain Drive, Vermilion OH 44089 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 440-634-0787 | | | |
| 5. Complainant's relationship to property, if not owner Neighbor Providing Assistance | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | | Address of property | |
| 0100004106-011 | | Elyria Dr Vermilion OH 44089 | |
| 7. Principal use of property Vacant - Non Buildable Lot | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 0100004106-011 | \$12,610 | \$7,880 | \$4,730 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Vacant - Non Buildable Lot with Power Line and Easment Running Along Entire West Side of Property. Comparable Neighboring Lot Sold for \$5,000 in 2020. Value for Comporable Lots Today: 0100004106-010 - \$7,880 and 0100004106-026 - \$7,880 | | | |

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

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

11. If property was not sold but was listed for sale in the last three 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

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ Date received _____

LORAIN COUNTY
BOARD OF REVISION

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

☐ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

A

tabbies

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Oberlin Golf Club Co. | 200 Pyle Road, Oberlin, OH 44074 | |
| 2. Complainant if not owner | Ben Farina | 42142 Elk Creek, Lagrange, OH 44050 | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 440.387.1563 bfarina@ttx-inc.com | | | |
| 5. Complainant's relationship to property, if not owner Club president | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | Address of property | | |
| 09-00-093-000-009 | 200 Pyle Road Oberlin, OH 44074 | | |
| | | | |
| | | | |
| 7. Principal use of property Recreation, Golf | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 09-00-093-000-009 | \$1,764,000.00 | \$2,577,900.00 | \$813,900.00 |
| | | | |
| 9. The requested change in value is justified for the following reasons: Professional appraisal. Document 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



OBERLIN GOLF CLUB CO.

200 Pyle Road * Oberlin, OH 44074
(440) 774-1891 phone * (440) 774-1080 fax
oberlingolfclub@frontier.com

March 3, 2025

J. Craig Snodgrass, CPA, CGFM
Lorain County Auditor
226 Middle Avenue, 2nd Floor
Elyria, OH 44035

Mr. Snodgrass,

Enclosed you will find the completed Valuation Complaint Form as well as an 86 page Property Appraisal for the Oberlin Golf Club. The property valuation we received for 2025 has increased from \$1,683,730.00 in 2024 to \$2,710,900.00, over 1 million dollars in twelve months. The result of this is an annual 18k increase in property taxes.

Oberlin Golf Club has been a Lorain County fixture since 1899, over 125 years now. We draw members from Lorain, Erie, Cuyahoga and Medina counties to Oberlin, Ohio. The club, facilities and land are used for recreational purposes with no interest in development or additional business occupancy. The club operates as a non-profit and budgets on a break-even basis. So, as you can imagine, this increase has a tremendous impact on budgeting with expenses shared by the membership.

I ask you to please review the supporting appraisal and comparable properties listed in that document. My request is that adjustments are made to the Oberlin Golf Club property valuation.

Sincerely,
Ben Farina
Club President

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

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

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

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

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

Date 2/26/25 Complainant or agent (printed) Ben Faring Title (if agent) _____

Complainant or agent (signature) B Faring

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

Notary Ryan



RYAN URSEM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-22-2025

RYAN URSEM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-22-2025



Clear Form

DTE 1
Rev. 12/22

Tax year _____ BOR no. _____

County _____ 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

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| | | | |
|---|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | PHILIP STAMMITI | 10943 DEER RUN DRIVE GRAFTON, OH 44044 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | 440 731-4268 ELYRIA HARDWARE@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 |
| 11-00-087-000-059 | 595,750 | 697,860 | |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: VALUE OF SIMILAR PROPERTIES IN SAME AREA THAT HAVE SOLD. I HAD THE HOUSE BUILT 32 YEARS AGO... THE COST OF CONSTRUCTION, AND OTHER THAN A ROOF ... I HAVE MADE NO IMPROVEMENTS. | | | |

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

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

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

12. If any improvements were completed in the last three years, show date 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 3/7/25 Complainant or agent (printed) Philip Stamnith Title (if agent) _____

Complainant or agent (signature) Philip Stamnith

Sworn to and signed in my presence, this 7th day of March 2025
(Date) (Month) (Year)

Notary Barbara A White



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.

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

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A

form.

| | | | |
|---|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | Eric Glynn | 5380 Barton Rd., North Ridgeville, OH 44039 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440) 341-4531 Glynn Erick@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 | |
| 070 000 510 8038 | | 5380 Barton Rd., North Ridgeville, OH 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 |
| 070 000 510 8038 | 327,230 | 603,180 | -275,950 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Complainant's Opinion of 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 3/4/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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

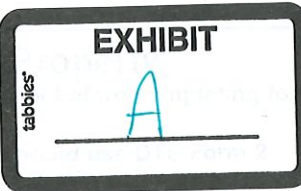
Complaint Against the Valuation of Real

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 | Eric Glynn | 5380 Barton Rd., North Ridgeville, OH 44039 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440) 341-4537 Glynnerrick@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 | | |
| 0700005108040 | 5404 Barton Rd., North Ridgeville, OH 44039 | | |
| 7. Principal use of property Residential | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 0700005108040 | 153,000 | 226,400 | -73,400 |
| | | | |
| 9. The requested change in value is justified for the following reasons: Recent Sale | | | |

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 11/4/21
 and sale price \$ 153,000 ; and attach information explained in "Instructions for Line 10" on back.

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

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

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

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

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

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

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

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

Date 3/6/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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 use Form 100.

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.

EXHIBIT

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| | Name | Street address, City, State, ZIP code | |
|---|---|---|-----------------------------|
| 1. Owner of property | <u>Sula Limited</u> | <u>5380 Barton Rd, North Ridgeville, OH 44039</u> | |
| 2. Complainant if not owner | <u>Eric Glynn</u> | <u>5380 Barton Rd, North Ridgeville, OH 44039</u> | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>(440) 341-4537</u> <u>Glynnerrick@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>120 006 5000054</u> | <u>Rear Land, Columbia Station, OH 44028</u> | | |
| | | | |
| 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 |
| <u>1200065000054</u> | <u>71,630</u> | <u>146,760</u> | <u>- 75,130</u> |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: <u>Complainant's Opinion of 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 3/6/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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

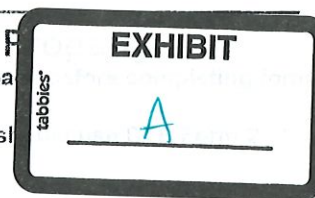
Answer all questions and type or print all information. Read instructions on back.

Attach additional pages if necessary.

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

☒ Original complaint ☐ Counter complaint

Notices will be sent only to those named below.



| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Eric Glynn | 5380 Barton Rd., North Ridgeville, OH 44039 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440) 341-4537 Glynnerrick@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 | | |
| 1200065000001 | Station Rd., Columbia Station, OH 44028 | | |
| 1200076103001 | Station Rd., Columbia Station, OH 44028 | | |
| 7. Principal use of property Vacant Land | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 1200065000001 | 6,920 | 21,430 | -14,510 |
| 1200076103001 | 2,310 | 20,530 | -18,220 |
| 9. The requested change in value is justified for the following reasons: Complainant's Opinion of 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 3/6/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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 b
 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 | Mae Sai LLC | 5380 Barton Rd., North Ridgeville, OH 44039 | |
| 2. Complainant if not owner | Eric Glynn | 5380 Barton Rd., North Ridgeville, OH 44039 | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440) 341-4537 Glynnrick@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 | | |
| 0700007133035 | 4940 Shady Moss Lane, North Ridgeville, OH 44039 | | |
| 7. Principal use of property Residential | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 0700007133035 | 239,530 | 313,120 | - 73,590 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: Complainant's Opinion of 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 3/6/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

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.

EXHIBIT

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| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | Sula Limited | 5380 Barton Rd, North Ridgeville, OH 44039 | |
| 2. Complainant if not owner | Eric Glynn | 5380 Barton Rd, North Ridgeville, OH 44039 | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440) 341-4531 GlynnEricK@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 | | |
| 0700039000085 | 7650 Race Rd., North Ridgeville, OH 44039 | | |
| 0700039000086 | 7660 Race Rd., North Ridgeville, OH 44039 | | |
| 0700039000087 | 7700 Race Rd., North Ridgeville, OH 44039 | | |
| 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 |
| 0700039000085 | 12,480 | 37,170 | - 24,690 |
| 0700039000086 | 116,700 | 145,500 | - 28,800 |
| 0700039000087 | 158,090 | 197,500 | - 39,410 |
| 9. The requested change in value is justified for the following reasons: Complainant's Opinion of 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

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 | | | |
| 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 | |
| 0700039000088 | | 7680 Bacer Rd, North Ridgeville, OH 44039 | |
| | | | |
| | | | |
| 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 |
| 0700039000088 | 92,730 | 117,500 | - 24,770 |
| | | | |
| | | | |
| 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 3/6/25 Complainant or agent (printed) Eric Glynn Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of March 2025
(Date) (Month) (Year)

Notary Lacinda Regal



LACINDA REGAL
Notary Public
State of Ohio
My Comm. Expires
August 1, 2027

