



Tax year 2022 BOR no. \_\_\_\_\_  
 County Lorain Date received \_\_\_\_\_

DTE 1  
Rev. 08/21

### 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>John W. Kobalka</u>		<u>10401 Mitchell Rd. Columbia Sta. Oh 44028</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person <u>440-236-5650</u>			
5. Email address of complainant <u>johnwk22@hotmail.com</u>			
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
<u>12-00-081-000-032</u>		<u>10401 Mitchell Rd. Columbia Station, Ohio 44028</u>	
8. Principal use of property <u>Residence</u>			
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>12-00-081-000-032</u>	<u>125,630</u>	<u>251,260</u>	<u>125,630</u>
10. The requested change in value is justified for the following reasons: <u>Shooting Range in our neighborhood.</u> <u>Flooding caused by excessive rain</u> <u>water from yards and road ditches.</u> <u>Please see attachments</u> <u>that justify my reasons.</u>			

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 DEPARTMENT OF REVISION

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 1-9-2023 Complainant or agent John W. Kobalka Title (if agent) \_\_\_\_\_  
 Signature \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_ day of JANUARY year 2023

Notary [Signature]  
 Signature



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

1-9-2023 For DTE 1 Form, Parcel 12-00-081-000-032

Reasons for Property Value Reduction, January 9, 2023

- 1) Shooting Range located on a 24 acre Residential Zoned Parcel, surrounded by Residential Properties on Mitchell Road, Osborne Road, Station Road, and Sprague Road, will have a negative effect on property Values.
- 2) Large caliber semi-automatic and automatic firearms being discharged at the Shooting Range pose a threat to safety and property.
- 3) Large caliber bullets have a maximum range greater than 1 to 2 miles.
- 4) There is not a 100% guarantee that stray bullets or ricochet bullets stay within the Range's boundaries.
- 5) A 50 caliber bullet was found and confirmed by the Lorain County Sheriff in the yard of a neighborhood home.
- 6) The Shooting Range's firearms discharge noise is relentless at times and is heard well outside the boundaries of the neighborhood.
- 7) The Shooting Range noise is a major interruption to a quiet and peaceful neighborhood.
- 8) The County Ditch (aka. Carpenter Ditch) begins at the southwest corner of my property and the road culvert.
- 9) Rain water runoff from the road ditches and yards drains into the ditch at the road culvert.
- 10) Excessive rain water runoff floods my yard.
- 11) The section of Carpenter Ditch located on the east side of Mitchell Road has not been cleaned or maintained for decades.
- 12) The flooding problem is another negative effect on property values.