

LORAIN COUNTY  
BOARD OF REVISION

Tax year 2022 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.

2023 JAN -5 AM 9:47

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	Davie Enterprises Inc	31957 Grove St, Avon Lake, OH 44012
2. Complainant if not owner		mailing 987 Railroad St Grafton OH 44044
3. Complainant's agent		

4. Telephone number and email address of contact person  
440-591-9504 wesdavie20@live.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
<u>0400030141036</u>	<u>31957 Grove St, Avon Lake, OH 44012</u>

7. Principal use of property Fix up and move into once done

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

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>0400030141036</u>	<u>76,179.85</u>	<u>274,540</u>	<u>-198,360.15</u>

9. The requested change in value is justified for the following reasons: The basement floods everytime it rains. The walls and floor of the basement are covered in black mold causing the house to be uninhabitable currently. The boiler doesn't work so there is no heat to the house. Every room is outdated and the sewer line is full of grease and roots causing water backups into the house. The pool is caving in and all of the floors need replaced due to the water in the house

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 2/14/22  
 and sale price \$ 71,975 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three 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 yet 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 1/4/23 Complainant or agent (printed) Wes D. Kovic Title (if agent) \_\_\_\_\_

Complainant or agent (signature) [Signature]

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

Notary \_\_\_\_\_