

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.

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.

LORAIN COUNTY BOARD OF REVISION
2023 JUN 24 PM 3:10

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant (if not owner)		SENSATIONAL SCAPES LLC		P.O. BOX 101, AMHERST OH 44001	
3. Complainant's agent		JOSEPH C. RADOCY		9075 BECHTEL RD ELYRIA OH 44035	
4. Telephone number and email address of contact person					
216 347 6550 JOERADOCY@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		
06-26-019-101-020			909 EAST AVE 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		
06-26-019-101-020	14,000.00	52,150.00	-38,150.00		
9. The requested change in value is justified for the following reasons:					
SALE OF PROPERTY					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8-31-2023
and sale price \$ 14,000.00 ; 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.

- 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 1-24-2024 Complainant or agent (printed) JOSEPH C. RADOLY Title (if agent) OWNER

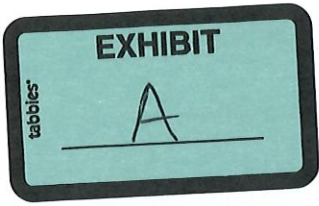
Complainant or agent (signature) *Joe. Rady*

Sworn to and signed in my presence, this 24th day of January 2024

Notary *[Signature]*



RUDY J. KRAUS
Notary Public, State of Ohio
My Commission Expires
November 02, 2028
COMMISSION: 2023-RE-870031



Tax year _____ BOR no. _____
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LORAIN COUNTY BOARD OF REVISION

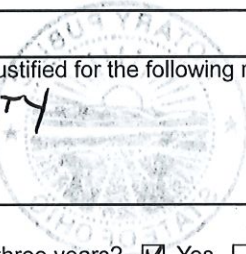
Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
2024 JAN 24 PM 3:16 Attach additional pages if necessary.

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

1. Owner of property		SENSATIONAL SCAPES LLC		P.O. BOX 101 AMHERST, OHIO 44001	
2. Complainant if not owner					
3. Complainant's agent		JOSEPH C. RADO CY		9075 BECHTEL RD ELYRIA OH 44035	
4. Telephone number and email address of contact person 216 347 6550 JOERADO CY @ 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		
06-26-019-101-019			907 EAST AVE 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		
06-26-019-101-019	60,000.00	63,220.00	- 3,220.00		
9. The requested change in value is justified for the following reasons: SALE OF PROPERTY					



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 5-19-2023

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 _____ 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.

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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 1-24-2024 Complainant or agent (printed) JOSEPH C. ZADOCY Title (if agent) OWNER

Complainant or agent (signature) *Joseph C. Zadocy*

Sworn to and signed in my presence, this 24th day of January 2024

Notary *Rudy J. Kraus*



RUDY J. KRAUS
Notary Public, State of Ohio
My Commission Expires
November 02, 2028
COMMISSION: 2023-RE-870031