



Tax year 2023 BOR no. _____
 County LORAIN Date received _____

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

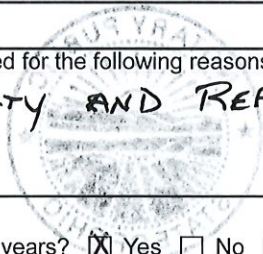
This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	COBALT INVESTMENTS LLC		P.O. BOX 101 AMHERST, OH 44001
2. Complainant if not owner			
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	
SEE ATTACHED		508-516 CLEVELAND ST. ELYRIA, OH 44035	
7. Principal use of property			
RENTAL			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
SEE ATTACHED	150,000.00	303,180.00	-153,180.00
9. The requested change in value is justified for the following reasons:			
SALE OF PROPERTY AND REPAIRS.			

2024 JAN 26 PM 1:17
 LORAIN COUNTY BOARD OF REVISORS



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8-18-2023
 and sale price \$ 150,000.00 ; 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 1-26-2024 Complainant or agent (printed) Joseph e. Radocy Title (if agent) OWNER

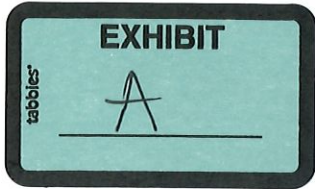
Complainant or agent (signature) *Joseph e. Radocy*

Sworn to and signed in my presence, this 26th day of January 2024
(Date) (Month) (Year)

Notary *[Signature]*



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



Complaint Against the Valuation of Real Property

508-516 Cleveland St. Elyria, Oh 44035

The following four parcels are combined into one commercial unit.

		Current Value	Opinion of Value
06-25-020-107-031	Cleveland Street	38,570.00	19,080.00
06-25-019-112-015	Cleveland Street	19,220.00	9,510.00
06-25-019-112-013	512 Cleveland Street	111,940.00	55,380.00
06-25-019-112-014	516 Cleveland Street	133,450.00	66,030.00
	Total	303,180.00	150,000.00

2024 JAN 26 PM 1:47
LORAIN COUNTY
BOARD OF REVISION

The parking lot

The four parcels were purchased on 8/18/2023 for 150,000.00

For a change in value of - 153,180.00

The reduction in price is due in part to the poor condition of the parcels, which include but are not limited to the following. See Attached pages.

1. The front facing of the building is compromised and in need of total replacement
2. The roof furnace and Air Conditioning unit on unit 516 needs replaced

3. The furnace in unit 514 needs replaced
4. The furnace in rear 2 bedroom apartment unit needs replaced
5. Windows and doors need replaced in rear 3 bedroom apartment
6. Unit 508 needs total replacement including Furnace , AC Unit and bathroom.
7. The parking lot for this location is in need of total replacement. This will include drainage grates.

LORAIN COUNTY
BOARD OF REVISION

2024 JAN 26 PM 1:47