



Tax year _____ BOR no. _____

DTE 1M
Rev. 02/19

County _____ Date received _____

Complaint Against the Valuation of a Manufactured or Mobile Home Taxed Like Real Property

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

Attach additional pages if necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of home	BOBBY OSBOARNE	225 GOLFWAY TRAIL, 44035	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	440-503-3900		
5. Email address of complainant			
6. Complainant's relationship to home, if not owner	If more than one home is included, see "Multiple Homes" on back.		
7. Registration number from tax bill	Address of home		
02-63-3	225 GOLFWAY TRAIL		
8. Principal use of home	I LIVE THERE		
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Registration Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
02-63-3	\$5,000.00	\$15,200.00	\$10,200.00
10. The requested change in value is justified for the following reasons: THE MOBILE HOME IS A SINGLE WIDE, NEEDS WORKE IT'S A 1979			

2024 FEB 12 PM 1:04
LORAIN COUNTY
BOARD OF REVISION

11. Was home 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 home 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 home 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 home was sold in an arm's length transaction. The home lost value due to a casualty.
- A substantial improvement was added to the home. 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 2-12-2024 Complainant or agent Bobby Osborne Title (if agent) _____
Signature

Sworn to and signed in my presence, this _____ day of _____ year _____

Notary _____
Signature

Tax year 2024 BOR no. _____

DTE 1
Rev. 12/22

County Lorain Date received _____

Complaint Against the Valuation of Real Property



LORAIN COUNTY
BOARD OF REVISION
2024 FEB 12 PM 12:43

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 DTE

Original complaint Counter complaint

Notices will be sent only to those named below.

1. Owner of property		Name	Street address, City, State, ZIP code
2. Complainant if not owner		Roy H. Haber & Gina Haber	36411 S. Park Dr., Avon, OH 44011
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-915-3068 bwyjrl@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	
0400012103245		36411 S. Park Dr. Avon, OH 44011	
7. Principal use of property <u>Residential</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
0400012103245	\$ 600,000	\$ 647,620	-\$ 47,620
9. The requested change in value is justified for the following reasons:			
See Attached			

LORAIN COUNTY
BOARD OF REVISION
2024 FEB 12 PM 12:43

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6/11/21
and sale price \$ 615,000 ; 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 6/29/22 and total cost \$ 232,000

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
(# of bedrooms)

We believe the valuation of our property at \$647,620 to be too high for several reasons.

1. The full market value (\$647,620) of our home works out to \$218/sq ft.
 - We believe this is value to be too high based on the recent sales of similar homes in our neighborhood, the Highland Park Subdivision.
 - In 2023, 12 homes sold in Highland Park.
 - These homes sold for an average price that worked out to \$207/sq ft.
 - Of these 12 homes, 7 were similar to ours having 4 beds/2.5+baths and around 3000 sq ft.
 - These homes sold for an average of only \$193/sq ft.
2. Our home is incorrectly listed on the Lorain County Auditor page as having 5 bedrooms, but our home only has 4 bedrooms.
 - According to several home renovation and real estate web sites, a bedroom is worth \$30,000 to \$50,000 to the value of a home.
3. The roof, furnace, and air conditioning are all 20 years old and we have been told all 3 will need to be replaced in the next few years.
 - Estimates to replace the roof, furnace, and air conditioning add up to around \$30,000.
4. Significant improvements were made to our home in 2022, but the cost was inflated by the need to repair/replace damage done to the home before we moved in.
 - There was significant water damage in the kitchen and 1st floor.
 - The hardwood floors were warped by a leaky dishwasher and leaky patio door and needed to be replaced.
 - Cabinets were damaged by a leaking window and/or sink and needed to be replaced.
 - The kitchen ceiling had water damage from a leaking roof.
 - The refrigerator and aforementioned dishwasher did not work and needed to be replaced.

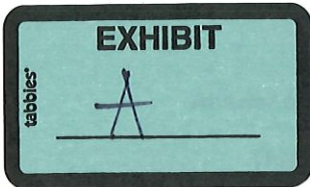
Taking all of this into account, we believe our home should be valued at closer to \$600,000.

Table 1

	Our Home	Bed/Bath	Square Footage	Market Value (2024)	Price Per Sq. Ft.
	36411 S. Park Dr.	4 bd/3.5 ba	2989 sq. ft.	\$647,620.00	\$218.00
	Homes Sold in Highland Park Subdivision 2023				
	Property	Bed/Bath	Square Footage	Sale Price (2023)	Price Per Sq. Ft.
	39895 Harriman Tr.	5 bd/3.5 ba	4181 sq. ft.	\$1,050,000.00	\$251.00
	36784 Bellcrest Ct.	3 bd/3.5 ba	3098 sq. ft.	\$605,000.00	\$195.00
	36772 Bellcrest Dr.	7 bd/7 ba	4249 sq. ft.	\$899,999.00	\$212.00
	36060 Haverford Pl.	3 bd/2.5 ba	1988 sq. ft.	\$475,000.00	\$239.00
	36998 Gosford Dr.	5 bd/3.5 ba	4298 sq. ft.	\$1,050,000.00	\$244.00
	3433 Truxton Pl.	4 bd/3.5 ba	3505 sq. ft.	\$600,000.00	\$171.00
	36879 Harriman Tr.	4 bd/3.5 ba	3198 sq. ft.	\$601,000.00	\$188.00
	36166 N. Park Dr.	4 bd/2.5 ba	2870 sq. ft.	\$525,000.00	\$183.00
	3990 Haverford Pl.	4 bd/2.5 ba	2019 sq. ft.	\$475,000.00	\$235.00
	36298 Montrose Way	4 bd/2.5 ba	3069 sq. ft.	\$640,000.00	\$208.00
	36128 Astoria Way	4 bd/2.5 ba	2585 sq. ft.	\$380,000.00	\$147.00
	3997 Astoria Way	4 bd/2.5 ba	2078 sq. ft.	\$460,000.00	\$221.00
				Average Price Per Sq. Ft. All Homes	\$207.83
				Average Price Per Sq. Ft. of 4 Bedroom Homes	\$193.29

Tax year _____ BOR no. _____

County _____ Date received _____



Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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	Larry Mercure	1408 Ridgeview Blvd.
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person (216) 276-0600		

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 Attachment	

2024 FEB 12 AM 8:04
 LORAIN COUNTY BOARD OF REVISION

7. Principal use of property *Yard*

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in column 3.

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 Attachment			

9. The requested change in value is justified for the following reasons:
The property valuations used by the county was not accurately comparable to the properties listed. Example: Comparable properties used was on a different street. I was able to find comparable properties on the same street. The properties on Lee Ave. have 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 _____ 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

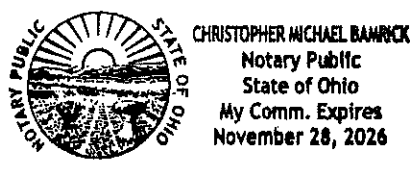
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/10/24 Complainant or agent (printed) LARRY MERCURE Title (if agent) LPM
2/10/24

Complainant or agent (signature) Larry Mercuro

Sworn to and signed in my presence, this 2-10-2024 day of FEBRUARY 2024
(Date) (Month) (Year)

Notary [Signature]



Parcel Number	Address of Parcel
07-00-021-107-013	Lee Ave. North Ridgeville
07-00-021-107-012	Lee Ave. North Ridgeville
07-00-021-107-011	6375 Lee Ave. North Ridgeville
07-00-021-107-010	Lee Ave. North Ridgeville
07-00-021-107-009	Lee Ave. North Ridgeville
07-00-021-107-008	Lee Ave. North Ridgeville
07-00-021-107-007	Lee Ave. North Ridgeville
07-00-021-107-006	Lee Ave. North Ridgeville
07-00-021-107-005	Lee Ave. North Ridgeville
07-00-021-107-004	Lee Ave. North Ridgeville
07-00-021-107-003	Lee Ave. North Ridgeville
07-00-021-107-002	Lee Ave. North Ridgeville
07-00-021-107-001	Lee Ave. North Ridgeville
07-00-021-106-037	Lee Ave. North Ridgeville
07-00-021-106-036	Lee Ave. North Ridgeville
07-00-021-106-035	Lee Ave. North Ridgeville
07-00-021-106-034	Lee Ave. North Ridgeville
07-00-021-106-030	Lee Ave. North Ridgeville
07-00-021-106-029	Lee Ave. North Ridgeville
07-00-021-106-028	Lee Ave. North Ridgeville
07-00-021-106-027	Lee Ave. North Ridgeville
07-00-021-106-026	Lee Ave. North Ridgeville
07-00-021-106-025	Lee Ave. North Ridgeville
07-00-021-107-032	Ridgeview Blvd. North Ridgeville
07-00-021-107-031	Ridgeview Blvd. North Ridgeville
07-00-021-107-029	Ridgeview Blvd. North Ridgeville
07-00-021-107-028	Ridgeview Blvd. North Ridgeville

Parcel Number	Column A Complainant's Opinion Of Value	Column B Current Value	Column C Change In Value
07-00-021-107-013	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-012	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-011	\$ 18,700	\$ 42,220	\$ 23,520
07-00-021-107-010	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-009	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-008	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-007	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-006	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-005	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-004	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-003	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-107-002	\$ 3,200	\$ 6,310	\$ 3,110
07-00-021-107-001	\$ 3,200	\$ 6,310	\$ 3,110
07-00-021-106-037	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-106-036	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-106-035	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-106-034	\$ 4,000	\$ 7,880	\$ 3,880
07-00-021-106-030	\$ 4,000	\$ 12,600	\$ 8,600
07-00-021-106-029	\$ 4,000	\$ 12,600	\$ 8,600
07-00-021-106-028	\$ 4,000	\$ 12,600	\$ 8,600
07-00-021-106-027	\$ 4,000	\$ 12,600	\$ 8,600
07-00-021-106-026	\$ 3,200	\$ 10,080	\$ 6,880
07-00-021-106-025	\$ 3,200	\$ 10,080	\$ 6,880
07-00-021-107-032	\$ 4,860	\$ 7,880	\$ 3,020
07-00-021-107-031	\$ 4,860	\$ 15,750	\$ 10,890
07-00-021-107-029	\$ 4,860	\$ 7,880	\$ 3,020
07-00-021-107-028	\$ 4,860	\$ 7,880	\$ 3,020