



Tax year \_\_\_\_\_ BOR no. \_\_\_\_\_

County \_\_\_\_\_ 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	James E + Margaret L Spens	17453 Gifford Rd. Wellington, Ohio 44090	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-935-3348      JMS1965@gmail.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	
13-09-007-000-010		17453 Gifford Rd Wellington OH 44090	
7. Principal use of property      Residence			
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
13-09-007-000-010	227,340	247,340	20,000
9. The requested change in value is justified for the following reasons:			
See attached Letter:			

2024 FEB 23 PM 12:52  
LORAIN COUNTY  
BOARD OF REVISION

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.
- 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 2/21/2024 Complainant or agent (printed) Margaret L. Spears Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Margaret L. Spears

Sworn to and signed in my presence, this 21st day of February 2024  
(Date) (Month) (Year)

Notary [Signature]



DANA MARTIN  
Notary Public  
State of Ohio  
My Comm. Expires  
April 21, 2025

We are looking for a decrease in our market value on our buildings. Would like to see it decrease by 20,000.00. The reason behind this is we don't feel we are comparable to our neighbors North + South of us. The house to the North is larger in square footage. They have a concrete drive, deck, stamped patio + sidewalk, + a good size shed on lot. Our houses were built the same year, by the same contractor.

The neighbors to the South have very similar buildings as ours. Although their

house is five years older  
it is a more desirable  
ranch than a two  
story like ours. We  
know they have a  
homestead credit, but they  
are still considerably  
lower in value than  
us.

We have been paying  
higher than our  
immediate neighbors  
for quite sometime.  
Please take into  
consideration our  
20,000.00 building  
market value decrease.  
Thank you,  
Margaret Spear