

Tax year _____ BOR no. _____
 County _____ 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.

1. Owner of property		Cynthia D'Arcy/Ross		1443 W. 28 th St.	
2. Complainant if not owner				LORAIN, OH 44052	
3. Complainant's agent					
4. Telephone number and email address of contact person					
440-787-0858					
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		
02-01-006-135-036			914 W. 18 th St.		
			LORAIN OH 44052		
7. Principal use of property Residential					
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		
02-01-006-135-036	\$ 3,000 ⁰⁰	65,000			
9. The requested change in value is justified for the following reasons:					
House caught on fire					

2021 MAR 15 PM 1:27
 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 3-15-24 Complainant or agent (printed) Cynthia D Hunter Ross Title (if agent) _____

Complainant or agent (signature) Cynthia D Hunter Ross

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

Notary _____

Tax year 2024 BOR no. _____
 County Lorain Date received _____

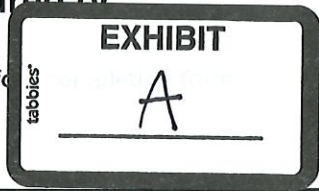
DTE 1M
Rev. 02/19

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 filing.

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	<u>Tim August III</u>	<u>132 Hickory Cir. Elyria, OH 44035</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	<u>440-785-7087</u>		
5. Email address of complainant	<u>timaugustiii@gmail.com</u>		
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		
<u>02-54-9</u>	<u>132 Hickory Cir. Elyria OH 44035</u>		
8. Principal use of home	<u>Personal residence, Senior citizen, veteran</u>		
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
<u>02-54-9</u>	<u>13,000 or less (Next door sold for 1,000)</u>	<u>29,060</u>	<u>- 16,060</u>
10. The requested change in value is justified for the following reasons:			
<u>See Attached Pages</u>			

2024 MAR 15 PM 12:16
 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 2-27-24 Complainant or agent _____ Title (if agent) Proprietor III

Sworn to and signed in my presence, this 27th day of February year 2024

Notary Barbara Caldwell
Signature



See letter from
Senator Sherrill Brown

1.

RE: Registration # 02-54-9

Tim August III, 132 Hickory Circle, Elyria, 44035, Twinlakes

Part

TO: Auditor Daniel Talarek Treasurer

Concerning Validation Complaint. \$29,060 Market Value

1. Valuation too high: Next door listed for 20,000, sold for 15,000. Down the street, can't get 5,000. I paid 15,000 16 years ago and property is 16 yrs older, not newer. Whole house A.C. has NOT worked for 3 years; can't afford to replace. Unit is 40 years old, and like all the original single-wides on this original street, that age does NOT support the valuation.

2. Though brand-new double-wides in new section of Park are listed at \$95,500, as the old ones age the park has removed about 6 of them and replaced them with identical fire-sale/flood sale FEMA trailers which also does not add to value of original trailers.

3. What is happening: can't sell original trailers, and even newer ones because as of Jan 1, 2024, the park rent went up a whole lot. Dec 31 '23 rent with add ins (ad valorem tax like 22.48) went from \$619.82 to \$984.57. (Base rent 4530 to \$895) and park can increase base rent & add-ins with 30-day notice.

Reg # 02-54-9

4. From residents trying to sell I have been told that though \$29,000 for a trailer is not unreasonable if updated, prospective buyers are walking away because of rent + add., is of \$84.57/month. Next door to me, not updated, sold for \$1,000 so seller could get out of paying rent. Down the street is trying to get \$2,000 but may just "walk away" rather than paying continued rent while unable to sell.

5. This is "55" community and most of us have Soc. Security as only income. In my case, I keep track and manually spreadsheet everything I spend, 50¢ and up, so the property tax is a new one (homestead exemption in the past). Per regulations I have paid "1st half" of \$29.25 but would like that refunded. There's no way I could sell this trailer for limit \$25,000 much less \$29,000, I'm 80 years old & have told my family to "walk-away" if they can't sell. So much for inheritance!

6. Please re-value property so there is no-tax.

August III