

Tax year 2023

BOR no. 24-083

County Lorain

Date received _____

**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 filing.

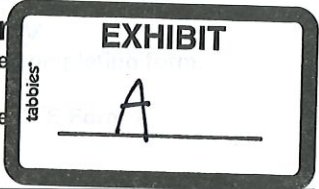
Attach additional pages if necessary.

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This form is for full market value complaints only. All other complaints should use Form 100.

Original complaint Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code
1. Owner of property	Wirchanski John L & Anticoli Michael	111 W 39th Street, Vancouver, WA 98660
2. Complainant if not owner	Pacific Bells, LLC	c/o Mary Bottoms 111 W. 39th Street, Vancouver, WA 98660
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122
4. Telephone number and email address of contact person	216-763-1004 siegeljennings@siegeltax.com	

5. Complainant's relationship to property, if not owner Tenant

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
04-00-015-101-145	23662 Detroit Rd, 10-Avon City/Avon LSD
04-00-015-101-146	

7. Principal use of property Drive-in restaurant or food service facility; Commercial Vacant Land

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
04-00-015-101-145	\$1,059,570	\$1,795,860	(\$736,290)
04-00-015-101-146	\$190,430	\$322,780	(\$132,350)
Totals	\$1,250,000	\$2,118,640	(\$868,640)

9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A

and sale price \$ N/A ; 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 N/A and total cost \$ N/A

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.

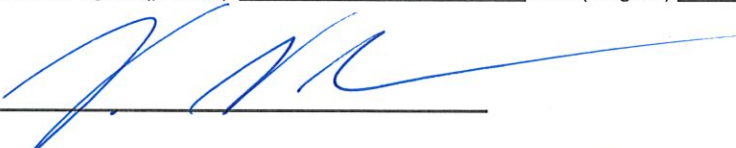
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/12/2024 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 12th day of March 2024
(Date) (Month) (Year)

Notary 



Tax Year 2023

BOR No. _____

DTE 1
Rev. 12/22

County LORAIN

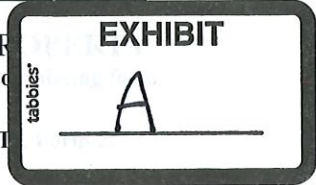
Date Received: _____

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

Answer all questions and type or print all information. Read instructions on back before completing this form.
Attach additional pages if necessary

This form is for full market value complaints only. All other complaints should use DT-100.

ORIGINAL COMPLAINT COUNTER-COMPLAINT



NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

Name	Street Address, City, State, Zip Code
1. Owner of Property A List Land Development, LLC	1425 Whipple Ave NW, Canton, OH 44708
2. Complainant if not Owner Board of Education of the Keystone Local School District	531 Opportunity Way, LaGrange, OH 44050
3. Complainant's Agent Peters Kalail & Markakis Co., L.P.A.	6480 Rockside Woods Blvd. South, Suite 300, Cleveland, OH 44131
4. Telephone number and email address of contact person	(216) 503-5055 kkalail@ohioedlaw.com
5. Complainant's relationship to property if not owner	School Board

If more than one parcel is included, see "Multiple Parcels" on back

6. Parcel number from tax bill	Address of property
1500055104098, 1500055104095,	E. Main Street
1500055104044, 1500055104045	Rear Land

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LORAIN COUNTY BOARD OF REVISION

7. Principal use of property: Agricultural Other - CAUV, Agricultural Vacant Land - CAUV

8. The increase or decrease in taxable value sought. Counter-complaints supporting Auditor's value may have zero columns.

Parcel Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
150005510498, et al.	\$	\$	+\$
See Attached			
TOTAL	\$1,435,200	\$430,290	+\$1,004,910

9. The requested change in value is justified for the following reasons:
The recent sale price of the subject property reflects the best indication of value.

10. Was property sold in the last 3 years? Yes No Unknown If yes, show date of sale 05/09/2022 and sale price \$ 1,435,200; and attach information explained in "Instruction for Questions 10" on back.

11. If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last 3 years, show date Unknown and total cost \$ Unknown.

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 ORC 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 the 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 March 20, 2024 Complainant or Agent Karrie M. Kalail
Sworn to and signed in my presence, this 20th day of March

Title (if agent) Attorney
year 2024



BETH MAY JONAS
Notary Public
State of Ohio
My Comm. Expires
October 11, 2027

Beth May Jonas
Notary Public

Attachment for A List Land Development, LLC

Permanent Parcel Number	(A) Fair Market Value	(B) Current Taxable Value	(C) Change in Value
150005510498 ✓	753,970	226,050	527,920
1500055104095 ✓	245,190	73,510	171,680
1500055104044	174,280	52,250	122,030
1500055104045	261,760	78,480	183,280
Total	1,435,200	430,290	1,004,910

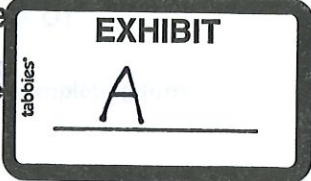
Tax year 2024 BOR no. _____

DTE 1M
Rev. 02/19

County Lorain Date received _____

**LORAIN COUNTY
BOARD OF REVISION
2024 MAR 22 PM 1:02**

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



Answer all questions and type or print all information. Read instructions on back before
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	Michele Razdrh & Archie Wilson	218 Twin lakes Dr Elyria OH 44035
2. Complainant if not owner	NA	
3. Complainant's agent	NA	
4. Telephone number of contact person	(440) 315-4685	
5. Email address of complainant	m.raz91@outlook.com	
6. Complainant's relationship to home, if not owner	NA	

If more than one home is included, see "Multiple Homes" on back.

7. Registration number from tax bill	Address of home
NA	NA
03.19.7	218 TWIN LAKES DR ELYRIA OH 44035

8. Principal use of home Owner Occupied

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
03.19.7	14000	35060	21060

10. The requested change in value is justified for the following reasons:
RELOOK at the 6-year mass reappraisal because MFH DO NOT INCREASE in value, they decrease. A Corporation purchased our Community-increased rents exponentially. So high, that many have left and others cannot sell DO to the high rents. Additionally an extra A Valorem Tax plus extra fees on top of rent

- 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.
 - A substantial improvement was added to the home.
 - The home lost value due to a casualty.
 - 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 03/08/2024 Complainant or agent Michele Razdrh Title (if agent) Slef
Signature

Sworn to and signed in my presence, this 8th day of March

Notary [Signature] Signature
STEVEN B. DALLEN, Notary Public, State of Ohio, My Comm. Expires February 23, 2027

