

LORAIN COUNTY
BOARD OF REVISION
2024 MAR 26 PM 3:14

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

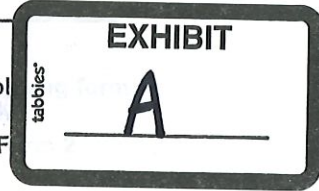
DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

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

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

Original complaint Counter complaint
Notices will be sent only to those named below.



	Name	Street address, City, State, ZIP code	
1. Owner of property	GEORGIA PROPERTIES LTD. PARTSH.	27500 DETROIT RD. #300 WESTAKE, OH 44145	
2. Complainant if not owner			
3. Complainant's agent	JONATHAN KHOURI	27500 DETROIT RD. #300 WESTAKE, OH 44145	
4. Telephone number and email address of contact person (440)892-6800 EXT 311 JKHOURI@CARNEGIECORP.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	
04-00-025-000-223		4535 NAGEL RD. AVON, OH 44011	
7. Principal use of property UNDEVELOPED 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
04-00-025-000-223	72,350	280,000	<207,650>
9. The requested change in value is justified for the following reasons: SINGLE FAMILY HOME PREVIOUSLY LOCATED AT THIS ADDRESS WAS RENDERED UNINHABITABLE BY WATER DAMAGE FROM PIPE BURST IN DECEMBER 2022 AND DEMOLISHED IN 2023			

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 N/A

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.

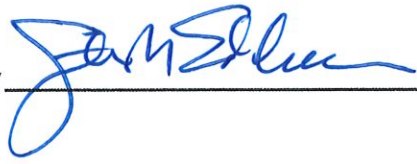
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/6/2024 Complainant or agent (printed) JONATHAN KHOUZI Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 6th day of MARCH 2024
(Date) (Month) (Year)

Notary 



STEVEN M EDELMAN
Notary Public
State of Ohio
My Comm. Expires
February 4, 2028

LOLAIN COUNTY BOARD OF REVISION
2024 MAR 6 PM 3:14

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Complaint Against the Valuation of Real Property

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 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	AMSTERDAM COMPANY, LTD.	27500 DETROIT RD. #300 WESTLAKE, OH 44145	
2. Complainant if not owner			
3. Complainant's agent	JONATHAN KHOUËI	27500 DETROIT RD. #300 WESTLAKE, OH 44145	
4. Telephone number and email address of contact person (440)892-6800 EXT 311 JKHOUEI@CARNEGIECORP.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		
04-00-003-101-054	COLORADO AVE, SOUTH OF I-90, AVON OH 44011		
04-00-003-104-026	COLORADO AVE, SOUTH OF I-90, AVON OH 44011		
7. Principal use of property UNDEVELOPED 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
04-00-003-101-054	\$ 800,000	\$ 6,312,500	<\$5,512,500>
04-00-003-104-026	\$ 200,000	\$ 1,811,250	<\$1,611,250>
9. The requested change in value is justified for the following reasons: ARMS LENGTH PURCHASE / SALE OF PROPERTY 7/26/23			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/26/23
and sale price \$ 1,000,000 ; 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. N/A

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.
- 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.

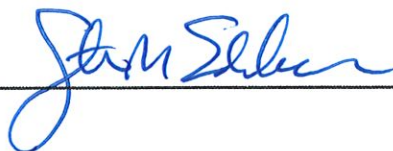
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/6/24 Complainant or agent (printed) JONATHAN KHOURI Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 6th day of MARCH 2024
(Date) (Month) (Year)

Notary 



STEVEN M EDELMAN
Notary Public
State of Ohio
My Comm. Expires
February 4, 2028



Tax year 2024 BOR no. _____

DTE 1M Rev. 02/19

County Lorain 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	<u>Kelly Diane Williams</u>	<u>348 Lark Lane, Elyria, OH 44035</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	<u>267-000 539-1720</u>	
5. Email address of complainant	<u>optionswithkelly@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>02878</u>	<u>348 Lark Ln. Elyria OH 44035</u>

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LORAIN COUNTY BOARD OF REVISION

8. Principal use of home Residence

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>02878</u>	<u>\$8500.00</u>	<u>\$22,470.00</u>	

10. The requested change in value is justified for the following reasons: Roof is 25+ years old needs replaced, furnace/central air units are 25+ years old, needs replaced, water heater is 13 yrs old, needs replaced, Kitchen needs full remodel, bathroom needs repair, windows are original to the home

11. Was home sold within the last three years? Yes No Unknown If yes, show date of sale Jan 5 2023 and sale price \$ 1000.00; 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 2/2023 and total cost \$ 3000.
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 _____ Complainant or agent Kelly Williams Title (if agent) _____
Signature March

Sworn to and signed in my presence, this _____ day of _____ year 2024

Notary _____
Signature