

Clear Form

Tax year 2025 BOR no. 26-003
County CARROLL Date received 01/05/2026

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 this form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE 1.

Original complaint Counter complaint

Notices will be sent only to those named below.



	Name	Street address, City, State, Zip Code	
1. Owner of property	Wendt, Richard E & Deanna M	1009 Dalby Cir, Uniontown, OH 44685	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-312-3736 rickndee@att.net			
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		
03-0002320.000	100 E. Mohawk, Malvern, OH 44644		
7. Principal use of property Residential - Part time residence (less than half year)			
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
03-0002320.000	360,433	448,450	88,017
9. The requested change in value is justified for the following reasons: The current value of 448,450 is a 43% increase over the prior valuation of 313,420 assessed three years ago. Property values haven't increased 43% in the last three years. See attached documents for comparable property values and quarterly Ohio house price changes.			

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

RECEIVED

JAN 05 2026

AUDITOR'S OFFICE
CARROLL COUNTY, OH

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 12/30/2025 Complainant or agent (printed) Richard E. Wendt Title (if agent) _____

Complainant or agent (signature) *Richard E. Wendt*

Sworn to and signed in my presence, this 12 30 day of December 2025
(Date) (Month) (Year)

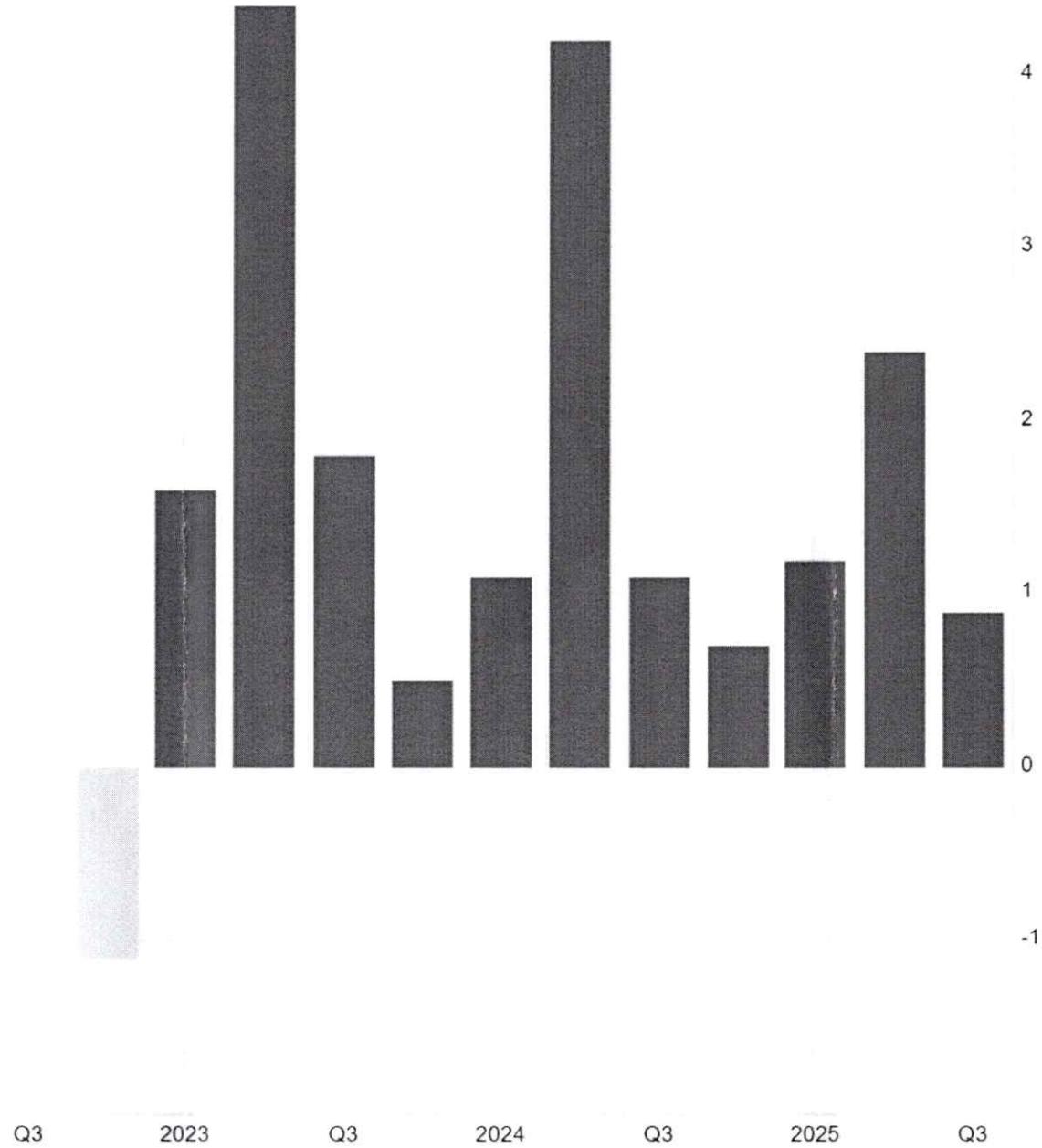
Notary *Joshua Faulconer*



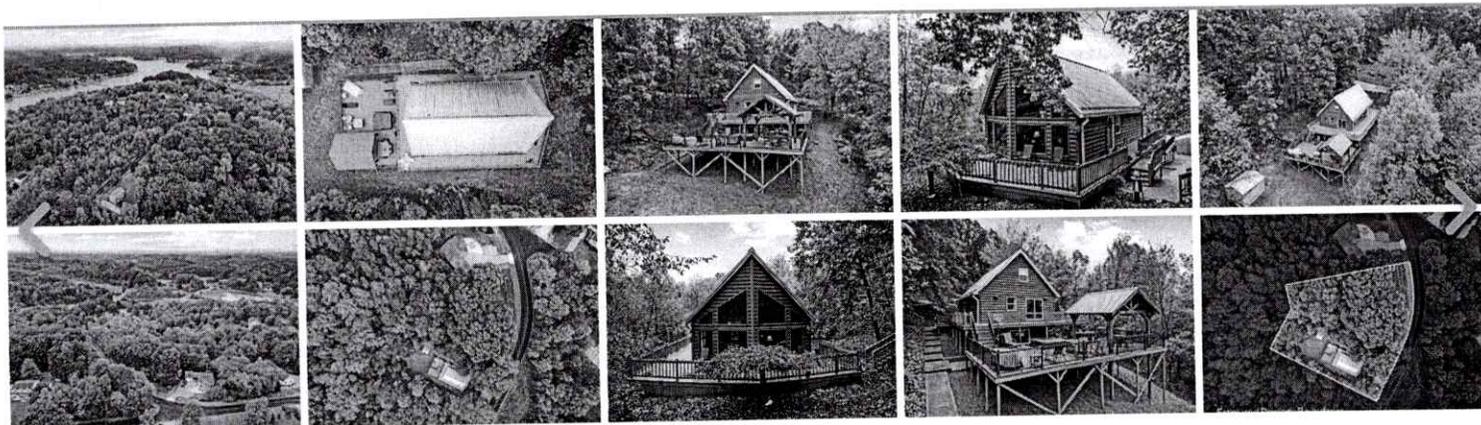
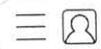
Joshua Faulconer
Notary Public, State of Ohio
My Commission Expires
December 17th, 2030



All-Transactions House Price Index for Ohio (Index 1980 Q1=100) - Percentage Change From Previous Period



Source: tradingeconomics.com | Federal Reserve of St. Louis



\$360,000

SOLD NOV 13, 2025



39 Delaware Trail

Malvern, OH 44644

3 Beds 3 Baths 3,024 Sq Ft 0.9

\$360,000

3 Beds 3 Baths 3,024 Sq Ft

39 Delaware Trail

Malvern, OH 44644

See Similar Homes for Sale

Recently Sold

\$119 Per Sq Ft

16% ↓ Below List Price

23 Days on Market



Highlights

 Golf Course Community

 Fishing

 Views of Trees

 Spa

 Gated Community

 Lake Privileges

About This Home

As of November 2025



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Homes.com

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Next



Gorgeous log home nestled on two wooded lots at Lake Mohawk! Enjoy year-round living or a perfect retreat with a freshly painted wrap-around deck (2024) plus a spacious composite deck overlooking the trees. Relax in the hot tub with new control panel, tucked under a covered area with plenty of space for entertaining. Step inside to a dramatic cathedral ceiling and wall of windows in the main living room, complete with a cozy gas fireplace. The open kitchen...

Last Agent to Sell the Property	Co-Listed By Melan...	Last Buyer's Agent Betha...
Robyn...	Cutler... Broke... Licens...	Keller ... Licens...
Cutler... Broke... Licens... Listed ...		

Home Details



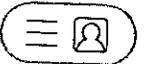
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Homes.com

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\$358,000

SOLD DEC 15, 2025



16 Pawnee Dr

Malvern, OH 44644

3 Beds 1.5 Baths 1,924 Sq Ft

\$358,000

3 Beds 1.5 Baths 1,924 Sq Ft

16 Pawnee Dr

Malvern, OH 44644

See Similar Homes for Sale

Recently Sold

\$186 Per Sq Ft

10% ↓ Below List Price

66 Days on Market

Highlights

 Golf Course Community

 Gated Community

 Open Floorplan

 Fishing

 Views of Trees

 Lake Privileges

About This Home

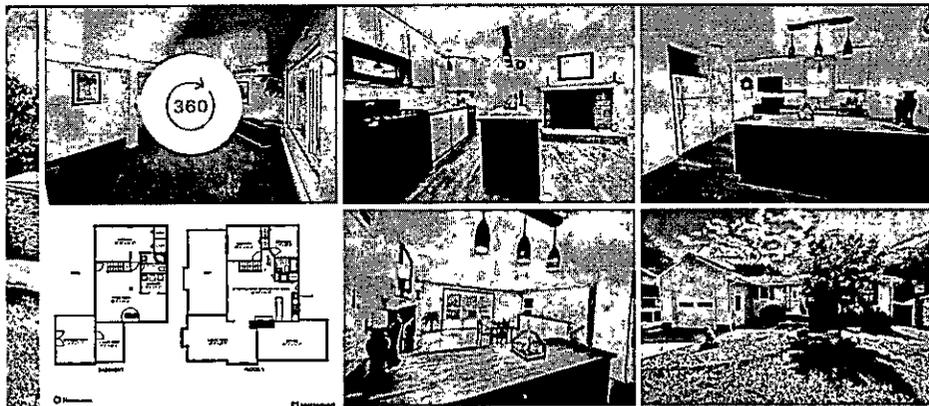
As of December 2025



Welcome to your Lake Mohawk retreat! This stylishly remodeled A-frame sits on two lots bordering association property—offering a perfect blend of privacy, charm, and modern comfort. Step inside to find soaring cathedral ceilings and a bright, open layout that captures the essence of lake living. The updated kitchen features newer appliances including a dishwasher (2023) and refrigerator (2019/2020), seamlessly connecting to the dining...

Last Agent to Sell the Property	Co-Listed By Melan...	Last Buyer's Agent Andre...
Robyn...	Cutler... Broke... Licens...	Cutler... Licens...
Cutler... Broke... Licens... Listed ...		

Home Details



\$275,000 SOLD SEP 30, 2025



152 Oneida Trail
Malvern, OH 44644

3 Beds **2 Baths** **2,344 Sq Ft** **0.4 Acres**

\$275,000

3 Beds 2 Baths 2,344 Sq Ft

152 Oneida Trail
Malvern, OH 44644

See Similar Homes for Sale

Recently Sold

\$117 Per Sq Ft
1% ↓ Below List Price
43 Days on Market

Highlights

- Fishing
- Lake Privileges
- Clubhouse
- Gated Community
- Community Lake
- Fireplace in Kitchen

About This Home

As of September 2025

Move-In Ready Ranch in Lake Mohawk with Bonus Flex Space! Welcome to 152 Oneida Trail-where comfort, space, and lake community living come together in a beautifully updated ranch home tucked on a quiet street in the heart of Lake Mohawk. Step inside to a bright and inviting open-concept great room that seamlessly blends the kitchen, hearth room with cozy fireplace, and dining area. Sliding glass doors lead to a 30x13 composite deck with SunSetter awning, the perfect spot to unwind while overlooking the spacious backyard. As part of the home's additions, a stunning vaulted-ceiling family room was added-flooded with natural light and ideal for everyday living or entertaining. The main level also features two comfortable bedrooms, a full bath, and access to the lower level. Downstairs, you'll find a walk-out lower level complete with a second living room with a fireplace, a full bath, laundry, and the primary bedroom-perfect for peaceful relaxation. **BONUS SPACE:** Just outside, discover a separate entrance to a flexible finished room-perfect for a private home office, workout studio, or creative retreat. This space also provides access to the home's mechanical

Last Agent to Sell the Property
Janice Fleming
 Cutler Real Estate
 Brokerage Email: JFI...
 License #2013000565
 Listed on: 07/20/2025

Last Buyer's Agent
Terry Aikens
 Keller Williams Cherv...
 License #323136

Home Details

Home Type
Single Family

Est. Annual Taxes
\$3,473

Year Built
Built in 1970 | Remodeled

Lot Details
0.4 Acre Lot
Rectangular Lot
Level Lot
Front Yard

HOA Fees
\$115 Monthly
HOA Fees

Parking
1 Car Attached
Garage
Front Facing
Garage
Gravel
Driveway
Off-Street
Parking

Home Design
Block
Foundation
Asphalt Roof
Vinyl Siding

Interior Spaces
2,344 Sq Ft
Home
1-Story
Property
Cathedral
Ceiling
Awning
Partially
Finished
Basement
Basement Fills
Entire Space
Under The
House
Fireplace in
Kitchen
Laundry Room

Bedrooms and Bathrooms
3 Bedrooms | 2
Main Level
Bedrooms
2 Full
Bathrooms

Outdoor Features
Lake Privileges
Deck
Patio

Location
Property is
near a golf
course

Utilities
Forced Air
Heating and
Cooling System
Heating System
Uses Gas
Heat Pump
System
Baseboard
Heating
High Speed
Internet

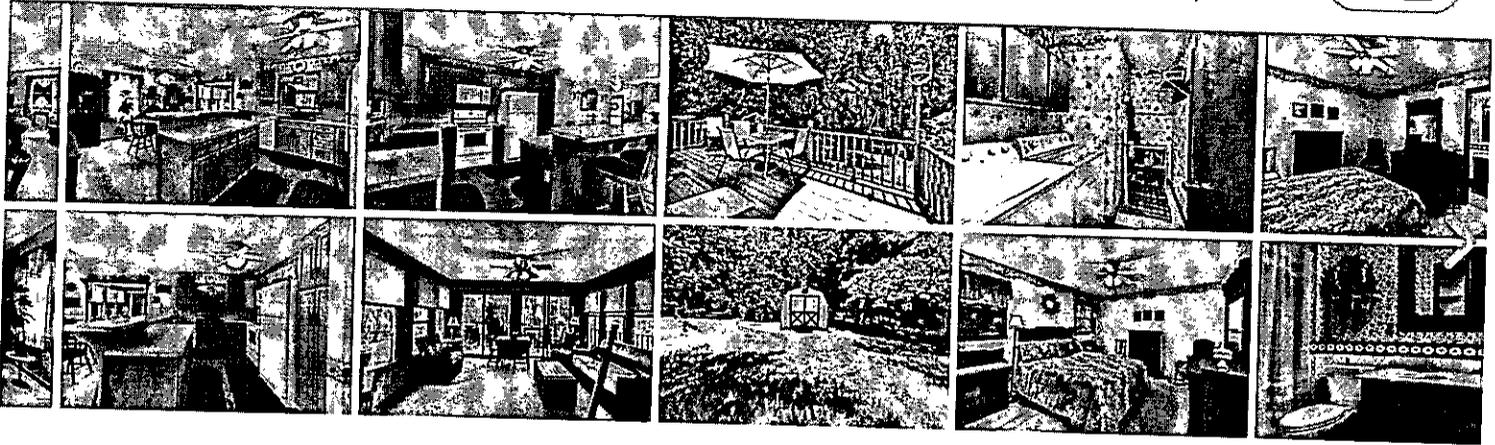
Listing and Financial Details
Home warranty
included in the
sale of the
property
Assessor Parcel
Number 03-
0000917.000

Community Details

Overview
Association
fees include
common area
maintenance,
insurance,
reserve fund,
security
Lake Mohawk
Property
Owners
Association
Lake Mohawk
Subdivision
Community

Recreation
Fishing

Additional Features
Clubhouse
Gated
Community



\$340,000

SOLD OCT 13, 2025



27 Navajo Trail
Malvern, OH 44644

4 Beds 3 Baths 2,340 Sq Ft

\$340,000

4 Beds 3 Baths 2,340 Sq Ft

27 Navajo Trail
Malvern, OH 44644

See Similar Homes for Sale

Recently Sold

\$145 Per Sq Ft

7% ↓ Below List Price

165 Days on Market

Highlights

Golf Course Community

Gated Community

Open Floorplan

Fishing

Views of Trees

Lake Privileges

About This Home

As of October 2025



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Homes.com

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Welcome to this charming ranch-style home nestled on a quiet, dead-end street at beautiful Lake Mohawk. This thoughtfully designed residence features an open floor plan that seamlessly connects the living, dining, and kitchen areas —perfect for entertaining or everyday living. Enjoy year-round tranquility in the spacious four-seasons sunroom, offering stunning views and abundant natural light. The main level includes a comfortable...

Last Agent to Sell the Property	Co-Listed By Melan...	Last Buyer's Agent Dena ...
Robyn...	Cutler... Broke...	Wesco... Licens...
Cutler... Broke... Licens... Listed ...	Licens...	



Home Details



\$310,000

SOLD MAR 12, 2025



33 Oneida Trail

Malvern, OH 44644

4 Beds 2 Baths 2,704 Sq Ft

\$310,000

4 Beds 2 Baths 2,704 Sq Ft

33 Oneida Trail

Malvern, OH 44644

[See Similar Homes for Sale](#)

Recently Sold

\$115 Per Sq Ft

3% ↓ Below List Price

8 Days on Market

Highlights

1 Fireplace

Cooling Available

Heat Pump System

2 Car Attached Garage

About This Home

As of March 2025



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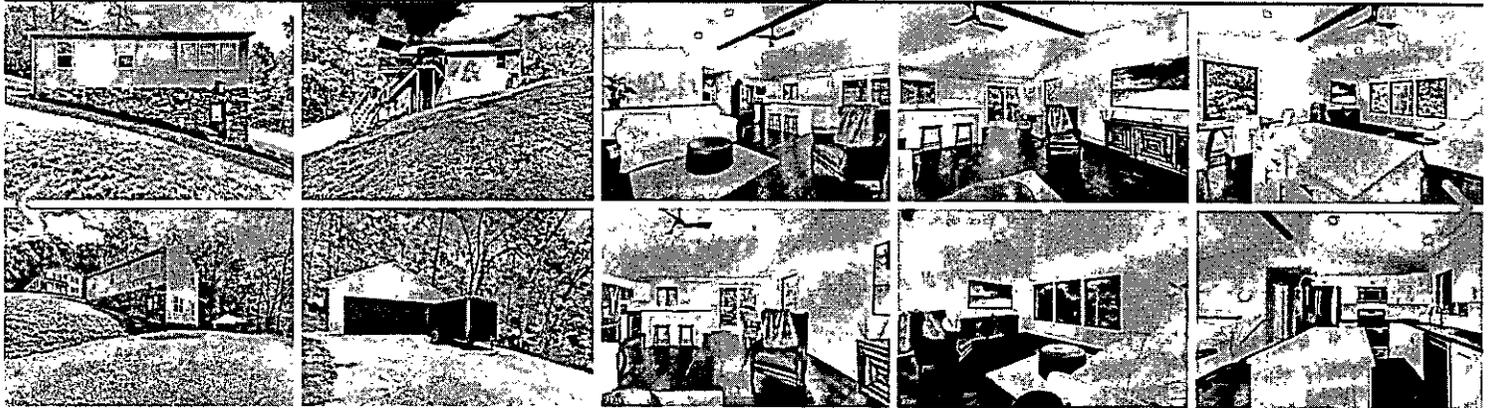


Very well-maintained
 Lake Mohawk home close
 to main gate for easy exit
 and entrance to this
 private 500-acre lake
 community. This home
 has had most every
 major component
 replaced with quality
 products: Anderson
 windows installed 2023,
 as well as front door,
 roof 2023. Baths and
 Kitchen have also been
 updated. Trex decking
 and slider door updated
 some years ago. Furnace
 Air Handler 3Ton.
 Variable speed replaced.
 With some new carpeti...

Last Agent to Sell the Property
Dean ...
 Howa...
 Broke...
 Licens...
 Listed ...

Last Buyer's Agent
Betha...
 Keller ...
 Licens...

Home Details



\$315,000

SOLD MAY 23, 2025



30 Delaware Trail
Malvern, OH 44644

3 Beds 2.5 Baths 2,000 Sq Ft

\$315,000

3 Beds 2.5 Baths 2,000 Sq Ft

30 Delaware Trail
Malvern, OH 44644

See Similar Homes for Sale

Recently Sold

\$158 Per Sq Ft

7% ↓ Below List Price

27 Days on Market

Highlights

Golf Course Community

Gated Community

Community Lake

Fishing

Open Floorplan

Deck

About This Home

As of May 2025



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Welcome to your dream home at Lake Mohawk! This stunning 3 bedroom, 2.5 bath house, built in 2022, offers a fresh, clean, and modern living experience. Nestled on a single wooded lot, this home provides unparalleled privacy and is conveniently located close to a docking area and the back gate for easy access. As you enter, you'll be greeted by a lovely entryway with high ceilings, perfect for an office area or a warm...

[See All](#)

Last Agent to Sell the Property Robyn... Cutler... Broke... Licens... Listed ...	Co- Listed By Melan... Cutler... Broke... Licens...	Last Buyer's Agent Grant ... Cedar... Licens...
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Home Details

Parcel

**Parcel Number**

03-0002320.000 (website)

Legal

LOT 25 MOHAWK 1

OwnerWENDT RICHARD E & DEANNA M
REVOCABLE TRUST**Location** 

100 E MOHAWK DR LOT 25

Acres

0.0000



Date ▲	Public	Style	Attached To	Notes
01/14/2022	N	General	Transfer on 01/14/2022	Transfer from WENDT RICHARD E & DEANNA to WENDT RICHARD E & DEANNA M REVOCABLE TRUST New Ownership: No
05/02/2006	N	General	Transfer on 05/02/2006	Transfer from MARCHETTA RUSSELL J & SH to WENDT RICHARD E & DEANNA New Ownership: No
05/02/2006	N	General	Parcel	OWNER: WENDT RICHARD E & DEANNA J/S, 100 E MOHAWK DR, MALVERN OH

Date ▲	Public	Style	Attached To	Notes
06/04/2004	N	General	Parcel	<p>6/4/04 REPRICED PER SALE LAND INFLU FCTR ADDED +50 ELV-CJH EQ04AGRES: 8% LAND 8% IMP 6760 LAND 8210 IMP 12/14/18 REAPP 19 CW- VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 55570 86310 141880 19450 30210 49660 2001 ANN. EQUAL 56350 102610 158960 19720 35910 55630 2004 ANN. EQUAL 84530 102610 187140 29590 35910 65500 2004 ANN EQUAL 91290 110820 202110 31950 38790 70740 2007 ANN. EQUAL 80500 158410 238910 28180 55440 83620</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	70X289	2,850.00	120.0	239,400					239,400
FRONT LOT - FRT/ACRES = '0', EF-FRT = '70.00', DPTH = '289', FCTR = '120', RATE = '1400'									
Total	0.4644								239,400

Parcel 03-0002320.000
 Property 100 E MOHAWK DR LOT 25
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 03M02-04.000
 Routing M02
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 03-LM3-LAKE MOHAWK LAKEFRONT-AV
 Living Area 2,016

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER	UNPAVED	
	WELL		

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,344	First Floor		100.00	100.00	100.00	145,460	
Units Converted	1	1,344	Basement		50.00	50.00	50.00	38,720	
Total Rooms	6								
Bed Rooms	3								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						184,180	
Full Baths	2	Living Units Value							
Half Baths	1	Plumbing						12,190	
Extra Fixtures		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length		8,520	
		Exterior Features		PAT=264,PAT=136,WDD=264,WDD=96				18,690	
		Garage / Carport		2.00AFG				223,580	
		Base Value						22,358	
		Grade		Code	110%	Factor	110.00		
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		245,938 total value x 1.0 multiplier				245,938	
		Year		Built	1967	Rem	2017	Eff	2005
		Depreciation %		GD-15.00				-36,891	
		Observed %							
		Depreciation Value						-36,891	
		RCNLD Value						209,047	
		BOR							
		Trend							
		Final Value						209,050	



Valuations			
Assessment		2024	2025
Appraised	Land	141,710	239,400
	Improvement	171,710	209,050
	Total	313,420	448,450
Assessed	Land	49,600	83,790
	Improvement	60,100	73,170
	Total	109,700	156,960
Land	Improvement	Total	

Owner WENDT RICHARD E & DEANNA M REVOCABLE TRUST
 Legal LOT 25 MOHAWK 1



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=000000, PLUMB= 1, PLUMBI=0005000



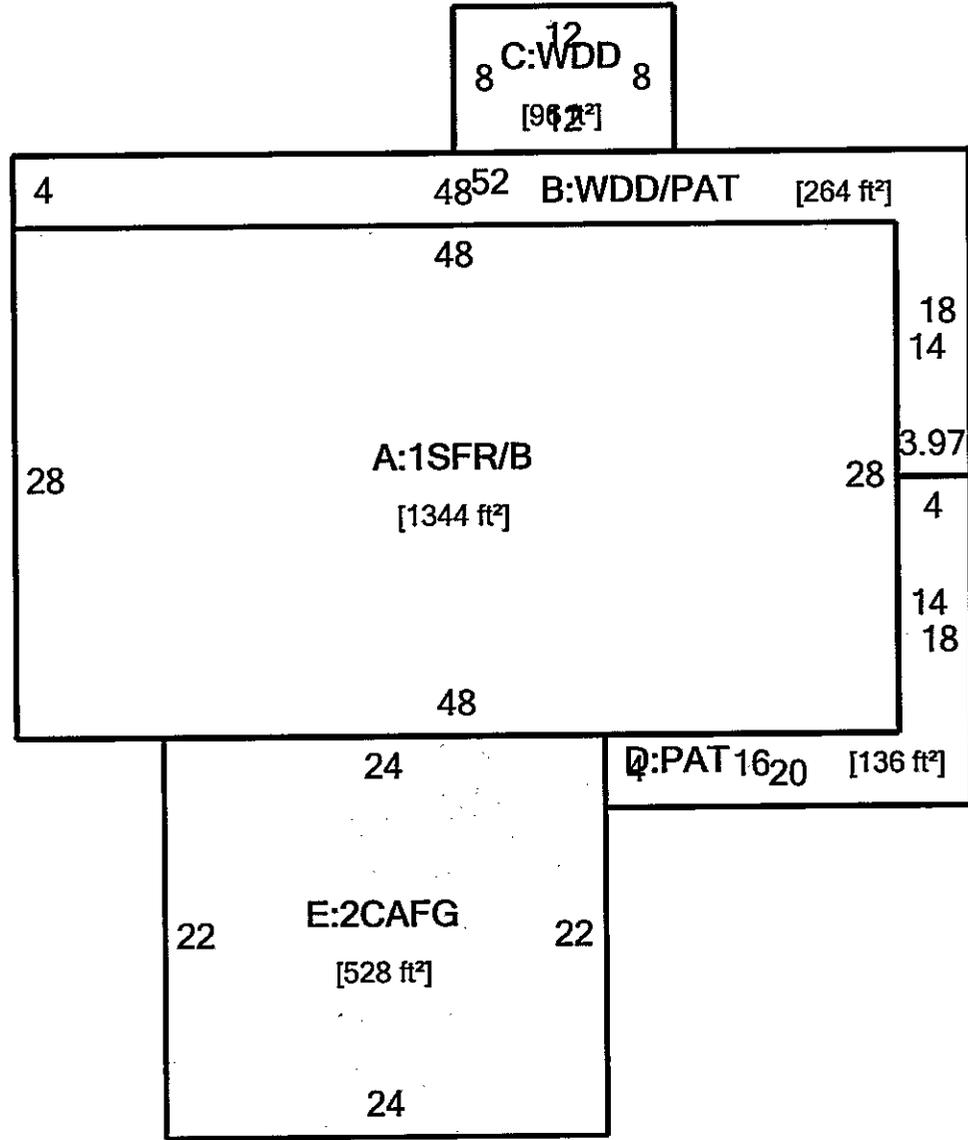
Improvements													
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	Final Value
												Total	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
01/14/2022	WENDT RICHARD E & DEANNA	0.00	WARRANTY DEED	N	1	N	40
05/02/2006	MARCHETTA RUSSELL J & SH	287,000.00	JOINT	N	1	N	1
05/17/2001	* NOT ON FILE *	200,000.00	WARRANTY DEED	Y	1	N	1

ID	Description	Size
A	1SFR/B	1,344
B	WDD/PAT	264
C	WDD	96
D	PAT	136
E	2CAFG	528

Notes

REVAL 2025 BY TJB - VM
 REVAL 2025- CORR EFF YEAR FOR DWLG, CORR MSMTS FOR WDD ON DWLG, PERGOLA OVER PART OF WDD 3/4/24 SBT
 CALL BACK - R : : E : 061011 : DLG
 6/4/04 REPRICED PER SALE LAND INFLU FCTR ADDED +50 ELV-CJH
 EQ04AGRES: 8% LAND 8% IMP 6760 LAND 8210 IMP
 12/14/18 REAPP 19 CW-VM
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 55570 86310 141880 19450
 30210 49660
 2001 ANN. EQUAL 56350 102610 158960 19720
 35910 55630
 2004 ANN. EQUAL 84530 102610 187140 29590
 35910 65500
 2004 ANN EQUAL 91290 110820 202110 31950
 38790 70740
 2007 ANN. EQUAL 80500 158410 238910 28180
 55440 83620



EAST MOHAWK DR

EAST MOHAWK DR



96

98

03-0001155.000

100

03-0002320.000

03-0000243.000

104

03-0001796.000

