

Tax year 2025 BOR no. 26-004  
 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  
 Attach additional pages if necessary.

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

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



	Name	Street address, City, State, ZIP code
1. Owner of property	JOHN A DELIBERATO	4704 E 71ST ST, CLEVELAND OHIO 44125-1022
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 216-780-0471 GRAM2545@SRCGLOBAL.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
25-0002115.001	6250 CADDY RD, SW

7. Principal use of property COTTAGE AND DEER HUNTING

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
25-0002115.001	63,190	114,170	50,980

9. The requested change in value is justified for the following reasons:  
HALF THE PROPERTY IS UNUSABLE IT HAS TWO PIPELINES  
 RUNNING THRU IT IS ALL WOODS EVERY WHERE ELSE

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.
- 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 12-17-25 Complainant or agent (printed) JOHN A DELIBERATO Title (if agent) \_\_\_\_\_

Complainant or agent (signature) John A Deliberato

Sworn to and signed in my presence, this 17<sup>th</sup> day of December 2025

Notary Lee Ann Schoeffler

**LEE ANN SCHOEFFLER**  
Notary Public - State of Ohio  
My Commission Expires 12-30-27



# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints must be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a single economic unit should be included in one complaint. The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

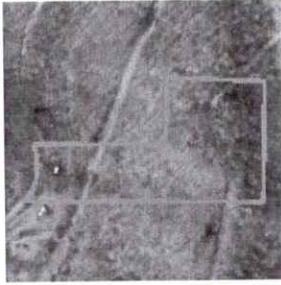
**General Instructions:** Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

# Parcel

**Parcel Number**

25-0002115.001 (website)

**Legal**7/7 15/14 1/31 N PT SE NW PT SW  
20.264A**Owner**

JOHN DELIBERATO REVOCABLE TRUST

**Location** 

6250 CADDY RD

**Acres**

20.2600



Date ▲	Public	Style	Attached To	Notes
07/29/2019	N	General	Transfer on 07/29/2019	Transfer from DELIBERATO JOHN A to JOHN DELIBERATO REVOCABLE TRUST New Ownership: No
07/29/2019	N	General	Transfer on 07/29/2019	Transfer from DELIBERATO JOHN A & ERNE to DELIBERATO JOHN A New Ownership: No
07/29/2019	N	General	Parcel	OWNER: DELIBERATO JOHN REVOCABLE, TRUST 4704 EAST 71ST ST, GUYAHOGA HEIGHTS OH 44125

Date ▲	Public	Style	Attached To	Notes
05/19/2003	N	General	Parcel	<p>5/19/03 DEDUCT#02-99  B.O.R. CAUV  RECOUPMENT WAS  REMOVED  MH PP, HOMESITE &amp;  ADDNS 100% FOR 2003  NO RC  MH REG NO 25-04299  '68 WINDSOR  WATER &amp; SEWER HERE  PER TRLR FORM  MH LIKE RE FOR TY04  EQ04AGRES: 8% LAND  8% IMP 2030 LAND 340  IMP  3/6/18 UPDATED MH  GRADE TO 80% &amp;  CONDTN TO AV. DRIVE IS  GATED. UPDATED CLASS  TO 190. REAPP 19 KS-  VM  7/29/19 TRUSTEE JOHN  DELIBERATO (134/4957)  LD  **** TRUE CASH VALUE  **** ** ASSESSED  VALUE ****  YEAR REASON CODE  LAND BUILDING TOTAL  LAND BUILDING TOTAL  2001 ANN. EQUAL  17220 17220 6030 6030  2003 NEW BUILD. 25370  4290 29660 8880 1500  10380  2004 ANN EQUAL 27400  4630 32030 9590 1620  11210  2007 ANN. EQUAL  30260 4630 34890 10590  1620 12210</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	19.2600	4,100.00		78,966					78,970
HS-HOME SITE	SMALL ACR - FRT/ACRES = '19.26', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE = 1.0000	35,200.00		35,200					35,200
	HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '16000', EF-								
<b>Total</b>	20.2600								114,170

Parcel 25-0002115.001  
 Property 6250 CADDY RD  
 Address  
 District 25-ORANGE TWP-CONOTTON VALLEY UNION LSD  
 Map Number 25001-16.000  
 Routing 1  
 Land Use 190-OTHER AGRICULTURAL USE  
 Class Agriculture  
 Neighborhood 00025-ORANGE CONOTTON VALLEY-AV  
 Living Area 0

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	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed								
Units Converted								
Total Rooms								
Bed Rooms								
Family Rooms								
Dining Rooms								
Plumbing								
Full Baths								
Half Baths								
Extra Fixtures								
Total Floor Value								
Living Units Value								
Plumbing								
RecRoom								
Fireplace		Openings		Stacks				
Linear Brick		Height		Length				
Exterior Features								
Garage / Carport								
Base Value								
Grade		Code		Factor				
Well / Septic								
Adjustment		Code		Factor				
RCN Value								
Year		Built		total value x multiplier				
Depreciation %		0		Rem Eff				
Observed %								
Depreciation Value								
RCNLD Value								
BOR		0						
Trend						0.00		
Final Value								



Valuations			
Assessment		2024	2025
Appraised	Land	63,190	114,170
	Improvement	0	0
	Total	63,190	114,170
Assessed	Land	22,120	39,960
	Improvement	0	0
	Total	22,120	39,960
Land	Improvement	Total	

Owner JOHN DELIBERATO REVOCABLE TRUST  
 Legal 7/7 15/14 1/31 N PT SE NW PT SW 20.264A



Permits					
Permit	Date	CD	Description	%	Amount

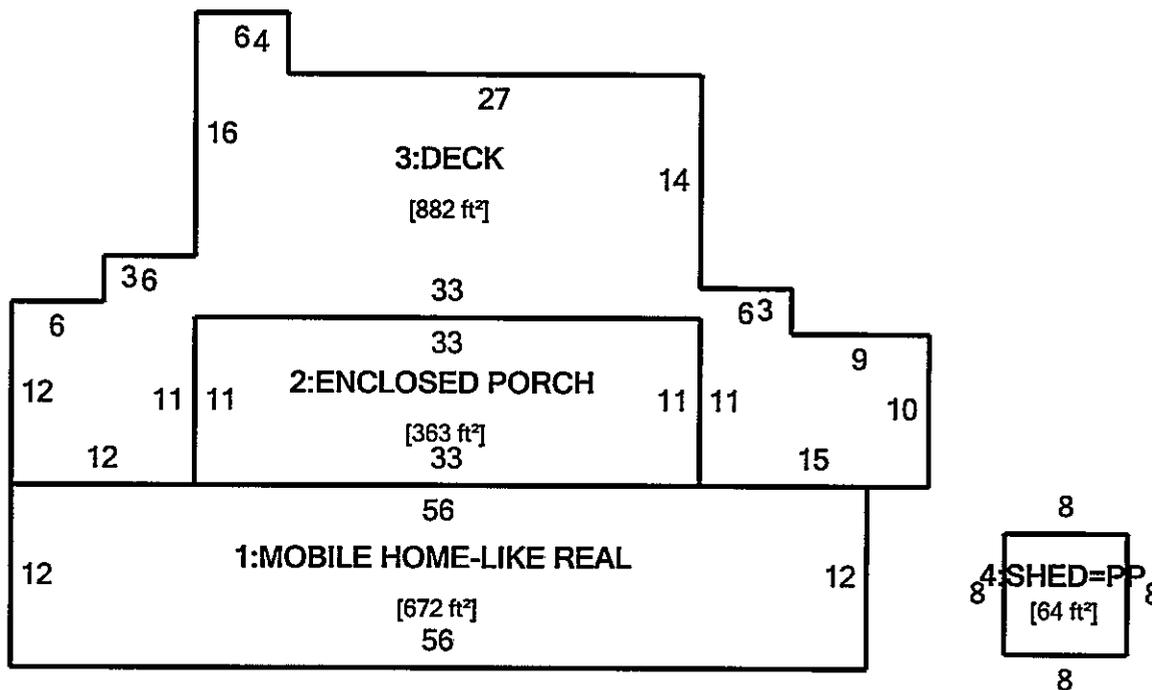
Notes

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	82-MOBILE HOME-L*	56 X 12	672		0.00	0	1	60%			1968/ /1968	FR-0.00				0
	1 BUILDING TYPE = 'MH-LIKERE', SHB+CONSFTXFT = '* 012X56', SIZE = '672', UNIT RATE = '', GRADE = '60%', YRYY OR YEARCOND = '1968FR', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''															
2	10-ENCLOSED PORC*	33 X 11	363		0.00	0	1	60%			1968/ /1968	FR-0.00				0
	2 BUILDING TYPE = '10', SHB+CONSFTXFT = '* 011X34', SIZE = '374', UNIT RATE = '', GRADE = '60%', YRYY OR YEARCOND = '1968FR', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''															
3	21-DECK		882		0.00	0	1	60%			2002/ /2002	FR-0.00				0
	3 BUILDING TYPE = '21', SHB+CONSFTXFT = '*', SIZE = '794', UNIT RATE = '', GRADE = '60%', YRYY OR YEARCOND = '2002FR', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''															
4	04PP-SHED=PP	8 X 8	64		0.00	0	1	100%			1999/ /1999	AV-0.00				0
	4 BUILDING TYPE = 'SHED=PP', SHB+CONSFTXFT = '* 08X10', SIZE = '', UNIT RATE = '', GRADE = '', YRYY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''															
<b>Total</b>																0

Sales								
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance	
07/29/2019	DELIBERATO JOHN A	0.00	QUIT CLAIM DEED	N	1	N	337	
07/29/2019	DELIBERATO JOHN A & ERNE	0.00	AFFIDAVIT	N	1	N		
11/06/2000	* NOT ON FILE *	26,700.00	JOINT	N	1	N	1	

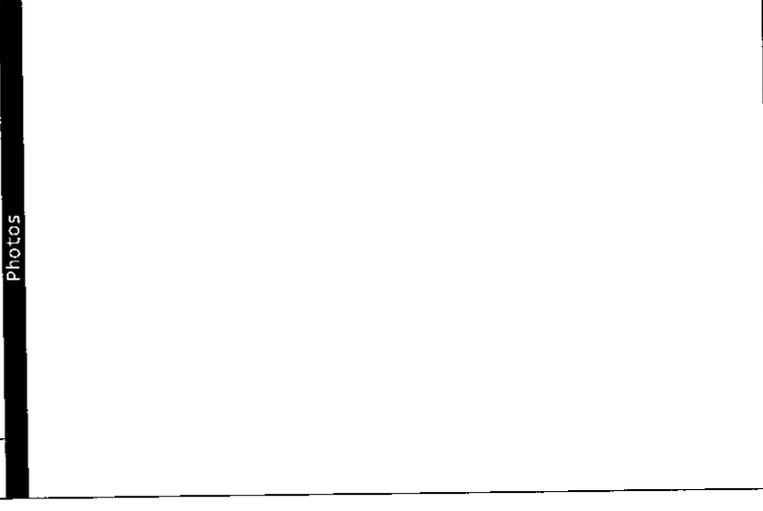
ID	Description	Size
1	82	672
2	10	363
3	21	882
4	04PP	64

**Notes**  
 REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 REVAL 2025- CORR SKETCH FOR DECK 2/15/24  
 SBT  
 CALL BACK - R : : E : 051111 : CB  
 5/19/03 DEDUCT#02-99 B.O.R. CAUV  
 RECOUPMENT WAS REMOVED  
 MH PP, HOMESITE & ADDNS 100% FOR 2003 NO  
 RC  
 MH REG NO 25-04299 '68 WINDSOR  
 WATER & SEWER HERE PER TRLR FORM  
 MH LIKE RE FOR TY04  
 EQ04AGRES: 8% LAND 8% IMP 2030 LAND 340  
 IMP  
 3/6/18 UPDATED MH GRADE TO 80% & CONDTN TO  
 AV. DRIVE IS GATED. UPDATED CLASS  
 TO 190. REAPP 19 KS-VM  
 7/29/19 TRUSTEE JOHN DELIBERATO (134/4957)  
 LD  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2001 ANN. EQUAL 17220 17220 6030 6030  
 2003 NEW BUILD. 25370 4290 29660 8880  
 1500 10380  
 2004 ANN EQUAL 27400 4630 32030 9590 1620  
 11210  
 2007 ANN. EQUAL 30260 4630 34890 10590  
 1620 12210





ID	Description	Size
1	LRE	672



Photos



EXHIBIT  
4

25-0002115.001

6247

6250

6256

