

RECEIVED

JAN 06 2025

Tax year 2025 BOR no. 26-009
County OKM Date received 11/06/2024

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARROLL COUNTY, OH

Complaint Against the Valuation of Real Property



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

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>DAVID F. GRISZ</u>	<u>6144 GERMANO RD. SE. CARROLLTON OH 44615</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>330-987-1075</u>			
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	
<u>19-0000288-000</u>		<u>6144 GERMANO ROAD SE CARROLLTON OH 44615</u>	
7. Principal use of property			
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
<u>19 0000 288 000</u>	<u>90,000.</u>	<u>185,490.</u>	
9. The requested change in value is justified for the following reasons:			

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 1-6-26 Complainant or agent (printed) DAVID F. GRISOR Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 6th day of January 2026

Notary April Dawn Mayle


 April Dawn Mayle
 Notary Public, State of Ohio
 My Commission Expires 2-16-27



Work Order Comment (History) (Assigned Field User: Skylartimmerman@gmail.com)

Spoke to owner at dwlg on card 1. She said her brother in law lives in MH on left side of parcel. Spoke to that's guys niece that lives on adjacent parcel and she said she was not comfortable with me going back there to measure. Both stated that the MH is being lived in so it needs to be a MH unreg

Terry corrected everything for card #2. Final total value 203,620-st

we need to put a value on the mobile home unreg - any ideas? vm

I filled out a MH card for it and the value comes out to 2500 for the MH UnReg-st

Office Review Skip

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	2.7800	4,100.00		11,398					11,400
AGUSE - ACRES = '2.7800', SYMBOL = 'C', MKT/AC = '2450', MARKET = '6820'.									
HS-HOME SITE	0.5000	28,800.00		14,400					14,400
MARKET - ACRES = '0.5000', SYMBOL = 'HS-HOMESITE', MKT/AC = '14000', MARKET = '7000'.									
W-WOODLAND	3.4000	4,100.00		13,940					13,940
AGUSE - ACRES = '3.4000', SYMBOL = 'W', MKT/AC = '2450', MARKET = '8330'.									
Total	6.6800								39,740

Parcel 19-000288.000
 Property 6144 GERMANO SE RD
 Address CARROLLTON OH 44615
 District 19-LOUDON TWP-CARROLLTON EVSD
 Map Number 19007-37.000
 Routing 7
 Land Use 111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
 Class Agriculture
 Neighborhood 00019-LOUDON CARROLLTON SD-AV
 Living Area 2,244

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

Dwelling										
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	FAMILY	1,292	First Floor		100.00	100.00		136,490		
Units Converted	1	952	Full Upper		100.00	100.00		73,250		
Total Rooms	9	952	Basement					21,380		
Bed Rooms	2									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL									
Full Baths	1									
Half Baths										
Extra Fixtures										
		Total Floor Value						231,120		
		Living Units Value								
		Plumbing						6,440		
		RecRoom								
		Fireplace		Openings		Stacks				
		Linear Brick		Height		Length				
		Exterior Features		EFP=180, OFP=442, WDD=91						28,850
		Garage / Carport								
		Base Value								266,410
		Grade		Code		100% Factor				
		Well / Septic		Code		Factor				
		Adjustment		RCN Value 266,410 total value x 1.0 multiplier						266,410
		Year		Built 1900		Rem Eff 1945				
		Depreciation %		FR-70.00						-186,487
		Observed %								
		Depreciation Value								-186,487
		RCNLD Value								79,923
		BOR								
		Trend								
		Final Value								79,920

Valuations			
Assessment		2025	2026
Appraised	Land	39,740	39,740
	Improvement	145,750	145,750
	Total	185,490	185,490
Assessed	Land	13,910	13,910
	Improvement	51,010	51,010
	Total	64,920	64,920
Land	Improvement	Total	

Owner GRISEZ DAVID F
 Legal 5 13 7 PT SW 6.683A



Permits					
Permit	Date	CD	Description	%	Amount

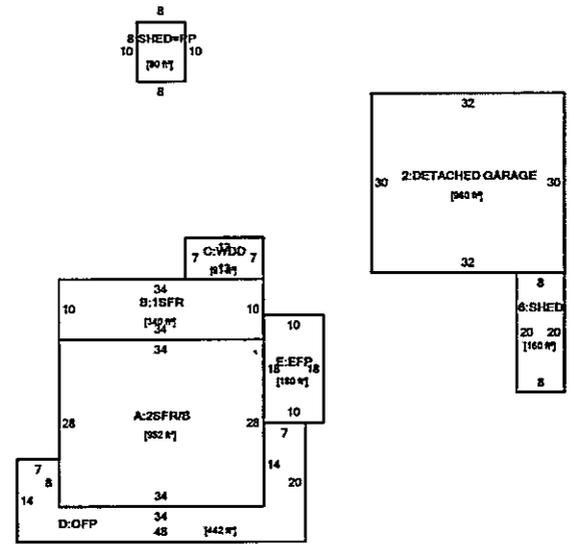
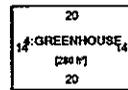
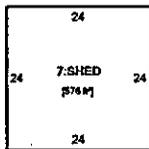
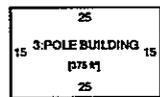
Notes
 OC=1, EXLVUN=0000000



Improvements															
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	OBS	Final Value	
2	02-DETACHED GARA*	30 X 32	960		23.43	22,490	1	100%			1993/ /1993	AV-60.00		9,000	
2 BUILDING TYPE = '02', SHB+CONSFTXFT = '030X30', SIZE = '900', UNIT RATE = '', GRADE = '', YRRY OR YEARCOND = '1993AV', REPLA VALUE = '16400', PHY DPR = '55', FNC DPR = '', VALUE = '7380'															
3	33-POLE BUILDING	15 X 25	375		17.43	6,536	1	100%			OLD/ /	AV-80.00		1,310	
3 BUILDING TYPE = 'SHED-PP', SHB+CONSFTXFT = '*', SIZE = '', UNIT RATE = '', GRADE = '', YRRY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''															
4	05-GREENHOUSE	20 X 14	280		0.00	0	1	80%			2012/ /2012	PR-0.00		0	
CANVAS COVERED=NV															
6	04-SHED	20 X 8	160		17.77	2,843	1	100%			1993/ /1993	AV-60.00		1,140	
7	04-SHED	24 X 24	576		15.85	9,130	1	100%			2022/ /2022	AV-10.00		8,220	
														Total	19,670

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
08/28/2023	GRISEZ DAVID F	0.00	AFFIDAVIT	N	2	N	803
10/30/1992	* NOT ON FILE *	35,000.00	WARRANTY DEED	N	1	N	1
10/30/1989	* NOT ON FILE *	19,000.00	WARRANTY DEED	N	1	N	1

ID	Description	Size
A	25FR/B	952
B	1SFR	340
C	WDD	91
D	OFF	442
E	EFP	180
2	02	960
3	33	375
4	05	280
6	04	160
7	04	576
8	04PP	80



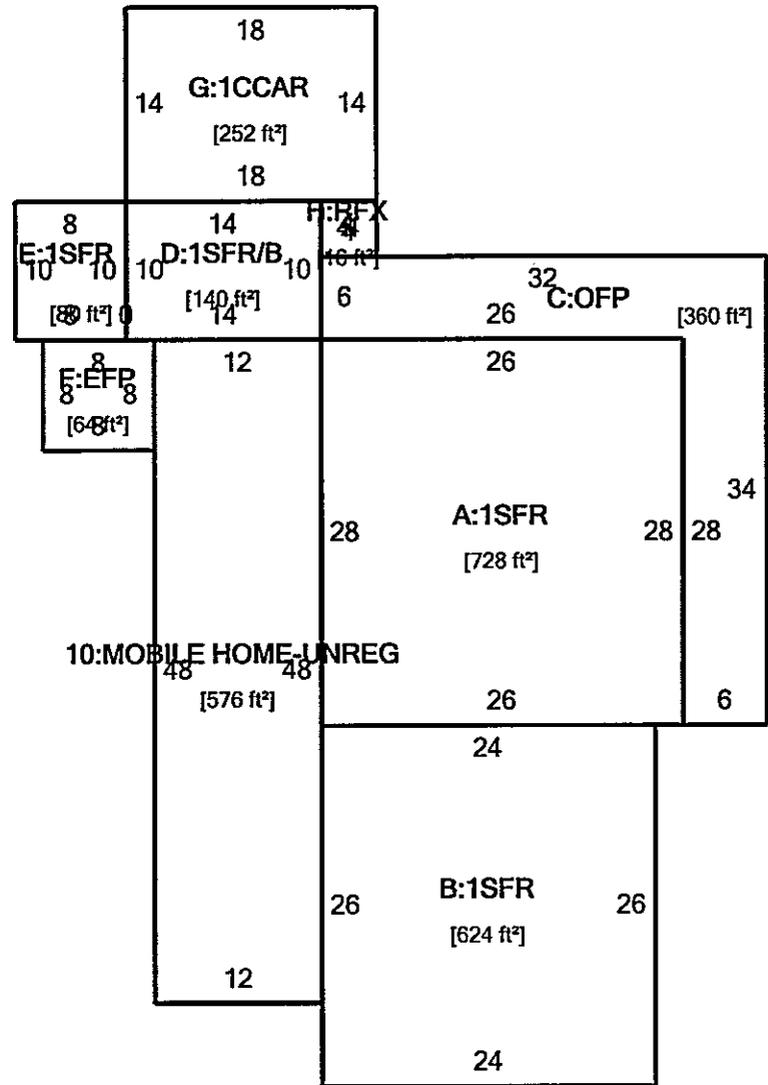
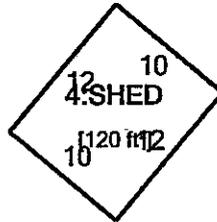
Notes

REVAL 2025 BY SBT - VM
 REVAL 2025- CORR EFF YEAR FOR DWLG, TURNED SKETCH ON FOR DWLG, CORR MSMTS FOR OUTBLDGS ON CARD 1 12/14/23 SBT
 CALL BACK - R : : : : JD
 DWELLING IS 6144 GERMANO, GARAGE WITH FQA IS 6126 GERMANO
 NO CHG 2004 SHED 50% FOR 2003 \$500 IN PER OWNER MH AS STORAGE
 EQ04AGRES: 8% LAND 8% IMP 1170 LAND 4230 IMP
 ADDED FULL VALUE FOR SHED (14X24) FOR '07 REVAL
 3/10/06 .5A VAC FR G.FAWCETT CMB HERE N/S WAS 6.151A NOW 6.683A-CJH
 8/19/11 CARD #1:MH=SHED(\$3000),PB,LEAN-TO,OFF,CANOPY,DPG W/FQ 50% COMPL;
 OFF ON MAIN CARD RAZED, ADDED .5 HS FOR DPG SEPTIC TY11 TK
 06/04/14 RMVD 10% CODE FR LAND PG PER MFC TY14 SB
 10/28/14 NO CHANGE CARD #1(6126 GERMANO),MAIN CARD OFF 100% EFP 50% TY14 TK
 6/10/15 NO CHANGE - NEED EXT SIDING & INT FINISH PER OWNER TY15 TK
 6/22/17 EFP COMPLETE TY17 EC-SF
 8/29/17 CAUV APPROVED TY17 TK
 2/15/18 REAPP 19 JAA-VM 5/8/19 SEPTIC ONLY PER HEALTH DEPT SF

ID	Description	Size
A	1SFR	728
B	1SFR	624
C	OFF	360
D	1SFR/B	140
E	1SFR	80
F	EFP	64
G	1CCAR	252
H	RFX	16
4	04	120
10	83	576

Notes

2ND DWELL WITH ATTACHED MH. ACCESS RESTRICTED DUE TO GROWTH.



Parcel



Parcel Number

19-0000288.000 (website)

Legal

5 13 7 PT SW 6.683A

Owner

GRISEZ DAVID F

Location (2)

6144 GERMANO SE RD
CARROLLTON OH 44615

Acres

6.6800

Programs

OOC, CAUV



Date ▲	Public	Style	Attached To	Notes
11/20/2025	N	General	Parcel	INFORMAL REVIEW DAVID BROUGHT IN PICTURES OF HIS BROTHERS DWEELING IN THE CORNER OF HIS PROPERTY PICTURES ARE ATTACHED, NO PLUMBING, NO FEATURES, NOT COMPLETE, -KK
08/28/2023	N	General	Transfer on 08/28/2023	Transfer from GRISEZ DAVID F to GRISEZ DAVID F New Ownership: No
08/28/2023	N	General	Conveyance on 08/28/2023	BENEFICIARY : KATHLEEN A GRISEZ - AN
10/01/2021	N	General	Relocate on 10/01/2021	PER REGIONAL PLANNING - THERE ARE TWO HOUSE #'S ON THIS PARCEL - 6144 GERMANO RD & 6126 GERMANO RD(DWLG VACANT) - VM
01/01/2019	N	General	2019 CAUV	APPLICATION #: 1926

Date ▲	Public	Style	Attached To	Notes
03/10/2006	N	General	Parcel	<p>DWELLING IS 6144 GERMANO, GARAGE WITH FQA IS 6126 GERMANO NO CHG 2004 SHED 50% FOR 2003 \$500 IN PER OWNER MH AS STORAGE EQ04AGRES: 8% LAND 8% IMP 1170 LAND 4230 IMP ADDED FULL VALUE FOR SHED (14X24) FOR '07 REVAL 3/10/06 .5A VAC FR G.FAWCETT CMB HERE N/S WAS 6.151A NOW 6.683A-CJH 8/19/11 CARD #1:MH=SHED(\$3000),PB,LEAN-TO,OPF,CANOPY,DPG W/FQ 50% COMPL; OPF ON MAIN CARD RAZED, ADDED .5 HS FOR DPG SEPTIC TY11 TK 06/04/14 RMVD 10% CODE FR LAND PG PER MFCD TY14 SB 10/28/14 NO CHANGE CARD #1(6126 GERMANO),MAIN CARD OFP 100% EFP 50% TY14 TK 6/10/15 NO CHANGE - NEED EXT SIDING & INT FINISH PER OWNER TY15 TK 6/22/17 EFP COMPLETE TY17 EC-SF 8/29/17 CAUV APPROVED TY17 TK 2/15/18 REAPP 19 JAA-VM 5/8/19 SEPTIC ONLY PER HEALTH DEPT SF 6/15/18 BOR # 18-019- REQUEST DISMISSED DUE TO NO RETURN FORM SF **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 14000 41660 55660 4900 14580 19480 2001 ANN. EQUAL 14630 48580 63210 5120 17000 22120 2001 NEW BUILD. 14630 52360 66990 5120 18330 23450 2003 NEW BUILD. 14630 52860 67490 5120 18500 23620</p>
10/30/1992	N	General	Parcel	<p>OWNER: GRISEZ DAVID F, 6126 & 6144 GERMANO, CARROLLTON OH</p>