

RECEIVED

JAN 12 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-014
County Carroll Date received 1/12/2026

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 form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	KENNETH N. GECKLER	8232 AVALON Rd. NW MAVERN, OH 44644
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 330 704 5848 GECKLERK@icloud.com		
5. Complainant's relationship to property, if not owner		



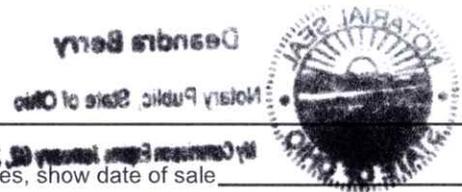
If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
03-0000393.000	8232 AVALON Rd. N.W. MAVERN, OH, 44644
03-0000396.000	8232 AVALON Rd. N.W. MAVERN, OH. 44644
03-0002295.001	8232 AVALON Rd. N.W. MAVERN, OH 44644

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
03-0000393.000	\$ 6,150.00	\$ 11,480.00	\$ 5,330.00
03-0000396.000	\$ 133,070.00	\$ 190,580.00	\$ 57,510.00
03-0002295.001	\$ 2320.00	\$ 4,630	\$ 2,310.00

9. The requested change in value is justified for the following reasons:



10. Was property sold within the last three years? Yes No Unknown ^{RNG} 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 ^{RNG} 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 01/12/2026 Complainant or agent (printed) KENNETH N. GECKLER Title (if agent) _____

Complainant or agent (signature) Kenneth N Geckler

Sworn to and signed in my presence, this 12th day of January 2026

Notary Deandra Berry



Deandra Berry
Notary Public, State of Ohio
My Commission Expires January 08, 2028

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	120X110	200.00	85.00	20,400	4,5		56.25		11,480
Total									11,480

Parcel 03-000393.000
 Property 8232 AVALON NW RD
 Address MALVERN OH 44644
 District 03-BROWN TWP-BROWN LSD
 Map Number 0318A-03.000
 Routing 18A
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00003H-EBNER DECKMAN-AV
 Living Area 0

Card 1

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 WELL	UNPAVED	

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 × multiplier			
Depreciation %		0	Rem	Eff			
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							

Valuations			
Assessment		2025	2026
Appraised	Land	11,480	11,480
	Improvement	0	0
	Total	11,480	11,480
Assessed	Land	4,020	4,020
	Improvement	0	0
	Total	4,020	4,020
Land	Improvement	Total	

Owner GECKLER KENNETH N & JUDY J
 Legal LOT 16 EBNER DECKMAN



Permits					
Permit	Date	CD	Description	%	Amount

Notes

EXHIBIT
3

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

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/04/2021	GECKLER KENNETH N	0.00	WARRANTY DEED	N	3	N	851
10/30/2002	EDGEIN ELAINE MARIE	94,000.00	WARRANTY DEED	N	3	N	1
02/14/2002	GOTCHALL JO ANN MARIE	85,000.00	WARRANTY DEED	Y	3	N	1

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 CALL BACK - R : : E : 062311 : JB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 270 LAND 0 IMP
 1/17/19 REVAL19 CW-TK
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 2970 2970 1040 1040
 2001 ANN. EQUAL 3360 3360 1180 1180
 2004 ANN EQUAL 3630 3630 1270 1270
 2007 ANN. EQUAL 4130 4130 1450 1450

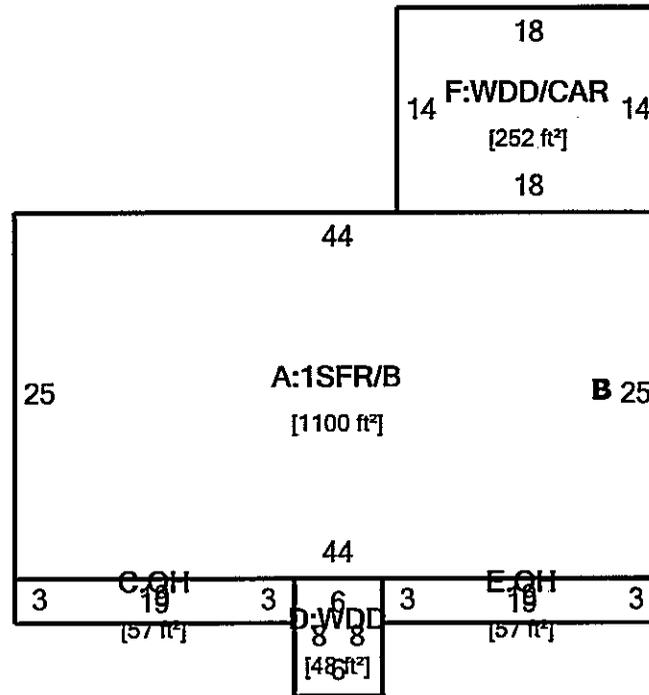
ID	Description	Size
A	1SFR/B	1,100
B	2CBASG	0
C	OH	57
D	WDD	48
E	OH	57
F	WDD/CAR	252
2	04PP	50

Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 CALL BACK - R : : 0 : 062311 : JB
 EQ04AGRES: 8% LAND 8% IMP 520 LAND 6330
 IMP
 1/17/19 REVAL19 CW-TK
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 5770 65290 71060 2020 22850
 24870
 2001 ANN. EQUAL 6550 79090 85640 2290
 27680 29970
 2004 ANN EQUAL 7070 85420 92490 2470
 29900 32370
 2007 ANN. EQUAL 8060 89290 97350 2820
 31250 34070

 4/27/22 - REMOVED MCFD BOR ADJUSTMENT
 \$1880 FOR TY22 TRI- VM

2: SHED=PP
 5 10 5
 [50 ft²]



ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 062011 : JB
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP
 1/25/19 REVAL19 BN-TK
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 570 570 200 200
 2001 ANN. EQUAL 710 710 250 250
 2004 ANN EQUAL 770 770 270 270
 2007 ANN. EQUAL 820 820 290 290
 08/27/20 CORRECTED ACREAGE FR 0.55A TO
 0.548A, DID NOT CARRY OVER CORRECTLY
 DURING CONVERSION BECAUSE MFCO ONLY
 PERMITTED TWO AFTER DECIMAL -SB

Parcel

**Parcel Number**

03-0000393.000 (website)

Legal

LOT 16 EBNER DECKMAN

Owner

GECKLER KENNETH N & JUDY J

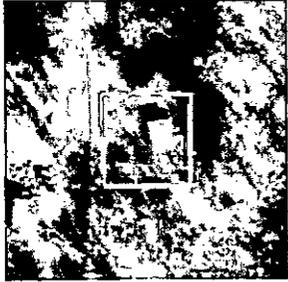
Location8232 AVALON NW RD
MALVERN OH 44644**Acres**

0.0000

Date ▲	Public	Style	Attached To	Notes
11/04/2021	N	General	Transfer on 11/04/2021	Transfer from GECKLER KENNETH N to GECKLER KENNETH N & JUDY J New Ownership: Yes
01/17/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 270 LAND 0 IMP 1/17/19 REVAL19 CW-TK **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 2970 2970 1040 1040 2001 ANN. EQUAL 3360 3360 1180 1180 2004 ANN EQUAL 3630 3630 1270 1270 2007 ANN. EQUAL 4130 4130 1450 1450
10/30/2002	N	General	Parcel	OWNER: GECKLER KENNETH N, 8232 AVALON RD NW, MALVERN OHIO



Parcel



Parcel Number

03-0000396.000 (website)

Legal

LOT 15 EBNER DECKMAN

Owner

GECKLER KENNETH N & JUDY J

Location 📍

8232 AVALON NW RD
MALVERN OH 44644

Acres

0.0000

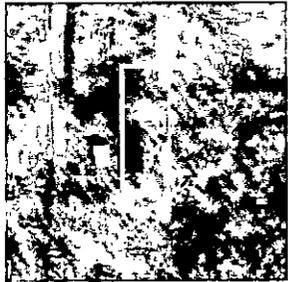
Programs

Homestead

Date ▲	Public	Style	Attached To	Notes
12/22/2025	N	General	Adjustment on 12/22/2025	DENY OOC TY25; APPROVE H/S TY25 (TAC)
12/22/2025	N	General	2024 Homestead Exemption	DENY H/S TY24 (LATE) - OVER INCOME THRESHOLD OF \$38,600
12/22/2025	N	General	2025 Homestead Exemption	APPROVE H/S TY25 (TAC)
01/06/2025	N	General	2025 Owner Occupancy Credit	DENY OOC TY25; APPROVE H/S TY25 (TAC)
04/27/2022	N	General	Parcel	REMOVED MCFD BOR ADJUSTMENT \$1880 FOR TY22 TRI- VM
11/04/2021	N	General	Transfer on 11/04/2021	Transfer from GECKLER KENNETH N to GECKLER KENNETH N & JUDY J New Ownership: Yes
11/04/2021	N	General	2022 Owner Occupancy Credit	APPLICATION FROM CONVEYANCE # 851

Date ▲	Public	Style	Attached To	Notes
01/17/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 520 LAND 6330 IMP 1/17/19 REVAL19 CW-TK **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 5770 65290 71060 2020 22850 24870 2001 ANN. EQUAL 6550 79090 85640 2290 27680 29970 2004 ANN EQUAL 7070 85420 92490 2470 29900 32370 2007 ANN. EQUAL 8060 89290 97350 2820 31250 34070
10/30/2002	N	General	Parcel	OWNER: GECKLER KENNETH N, 8232 AVALON RD NW, MALVERN OHIO

Parcel



Parcel Number

03-0002295.001 (website)

Legal

6 16 17 NW 1/4 .548A EXC MIN

Owner

GECKLER KENNETH N & JUDY J

Location

AVALON NW RD
MALVERN OH 44644

Acres

0.5480

Date ▲	Public	Style	Attached To	Notes
11/29/2021	N	Auditor	Parcel	MINERALS INCLUDING COAL ARE SPLIT TO 03-0002295.002 AND OIL & GAS ONLY ARE SPLIT TO 03-0000394.001 -SB
11/04/2021	N	General	Transfer on 11/04/2021	Transfer from GECKLER KENNETH N to GECKLER KENNETH N & JUDY J New Ownership: Yes
01/25/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 1/25/19 REVAL19 BN-TK **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 570 570 200 200 2001 ANN. EQUAL 710 710 250 250 2004 ANN EQUAL 770 770 270 270 2007 ANN. EQUAL 820 820 290 290
10/30/2002	N	General	Parcel	OWNER: GECKLER KENNETH N, AVALON RD NW, MALVERN OH