

Tax year 2025 BOR no. 26-015 RECEIVED
 County Carroll Date received JAN 12 2026

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. AUDITOR'S OFFICE CARROLL COUNTY, OH

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.



1. Owner of property		KATHERINE & EUGENE FLORITTO		2218 ORANGE GROVE TRL NAPLES FL 3420	
2. Complainant if not owner					
3. Complainant's agent		KATHERINE WEAVER			
4. Telephone number and email address of contact person					
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		
23-6000-696-000			3591 ROCKWOOD DR GARROWLTON OH 44615		
7. Principal use of property <u>VACANT LOT - CANNOT BE USED DUE TO HOA RESTRICTIONS</u>					
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		
23-0000-696-000	3836	10,985.50	-7,149		
9. The requested change in value is justified for the following reasons:					

RECEIVED
 JAN 12 2026

AUDITOR'S OFFICE
 CARROLL COUNTY OH

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

HOA HAS STARTED TO CHARGE FEE 2 YEARS AGO SEE THEIR LETTER ATTACHED

one of six

**Rockwood Property Owners' Association
3563 Rockwood Dr.
Carrollton, Ohio 44615**



Dear Rockwood Lot Owner

Notice of Increase in 2026 dues/reserves.

Please have this letter serve as notice regarding an increase to Rockwood Property Owners' Association annual dues/reserve. As per the RPOA bylaws, Article VIII, Section 3, "the board may not increase the estimated cash requirement by more than 10% of the previous year's cash requirement without the majority approval of the voting power." This also includes reserves.

Voting regarding an increase to the annual assessment for reserves was proposed to the voting RPOA members and after both in-person and on-line voting ending October 31/25, a majority vote of voting members was reached. The total number of votes "FOR" fully funding the reserve was 70, and there were 20 votes "Against" fully funding. As a result, your yearly amount for roads (\$205.00), and your portion of the new reserves (\$183.96) will total \$388.95 for the billing year 2026.

The annual billing will occur starting in January 2026, and the new amount will be reflected in your invoice sent out at that time. Do not submit payment until you have received your invoice. The assessment will be due no later than February 15, 2026. The invoice will be itemized so members can see the amount of money going into each area of the budget including the reserve.

If you have any questions, please contact the board at 3563 Rockwood Dr, Carrollton, Ohio. 44615 Thank you.

Respectfully,

Virginia Ragozzino
President
On behalf of the
Board of Directors



Staci Brady

Carroll County Auditor

119 South Lisbon Street, Suite 203
Carrollton, Ohio 44615
Phone: (330) 627-2250



<https://carrollcounty.dcpromosits.com/>

PROPERTY REAPPRAISAL NOTIFICATION



¹¹¹⁻²²¹⁻¹
FIORITTO KATHERINE & EUGENE T2 P1
2818 ORANGE GROVE TRL
NAPLES FL 34120-7524

Dear Property Owner,

You are receiving this notice because a tentative new value has been set for your property as part of Carroll County's 2025 reappraisal. This update is required by Ohio law (ORC 5713) to ensure property values reflect the current real estate market and that property taxes are distributed fairly among all owners.

Every six years, the Auditor's Office reviews all property values in the county. This process includes studying recent sales, analyzing market trends, and reviewing property characteristics using both on-site (exterior) inspections along with aerial and street-level imagery.

What this means for you

- Your new value will be used to calculate your 2025 property taxes, payable in 2026.
- An increase in value can result in higher taxes—but not by the same percentage as the value increase.
- Final tax amounts depend on rates set in December and voter-approved levies in your taxing district.
- If you have questions or believe your value is incorrect, you may schedule a one-on-one appointment to review it.

Opportunities to Meet with Auditor Staff

We will hold informal meetings where you can discuss your tentative value directly with staff, correct any errors, and raise questions:

- October 7, 2025 – Ashton Event Center
- 11:00 a.m. – 8:00 p.m.

Helpful Questions to Consider Beforehand

- Do you believe an error was made in your appraisal?
- Do you believe the appraised value is more than what your property would sell for?
- Do you believe the appraisal missed something that might lower the valuation?

Learn More & Connect with Us

Visit www.carrollcountyauditor.us (or scan the QR code included with this notice) to:

- Learn how values are determined
- Schedule an appointment
- Access additional resources

We are here to help you understand your new value and guide you through the next steps.

Sincerely,

Staci Brady

Staci Brady
Carroll County Auditor

PROPOSED PROPERTY REAPPRAISAL VALUES		
PARCEL NUMBER	PROPERTY LOCATION	2025 PROPOSED VALUE
23-0000696.000	3591 ROCKWOOD DR	\$ 28,530



January 1, 2026

The following is the reason why we feel this property is overvalued regarding property taxes for parcel number 23-0000696.00

We have owned the property since 5-9-2005 and have not been able to use the property for the following reasons. The HOA Rockwood Association refuses to give us access to their web site. They also do not give us any voting right because they say you must be a homeowner in order to do so. Therefore, we have no access to meetings, no boat docking privileges or use of any other facilities. Worst of all they are denying water that all other owners use. They have made many water improvements over the years and showed us no documentation or updates on improvements made.

We were not welcomed to this community and after being chased off this property 20 years ago we never returned waiting for things to get better.

Today the problems only got worse because the association wants us to sell existing property owners next to us at \$3000 to \$5000 at most.
(at a loss)

Therefore, our property is worthless to try to keep or sell and taxes should remain the same and not go up

Your consideration in this matter would be greatly appreciated.

Sincerely,

Eugene & Katherine Fioritto

Parcel: 23-0000696.000
 STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name	FIORITTO KATHERINE & EUGENE		Taxpayer	FIORITTO KATHERINE & EUGENE	
Owner	FIORITTO KATHERINE & EUGENE 2818 ORANGE GROVE TR NAPLES FL 34120			2818 ORANGE GROVE TR NAPLES FL 34120	
Tax District	23-MONROE TWP-CONOTTON VALLEY UNION LSD		Land Use	500-RESIDENTIAL VACANT LAND	
School District	CONOTTON VALLEY LSD		Class	Residential	
Neighborhood	00023L-ROCKWOOD 1		Subdivision		
Location	3591 ROCKWOOD DR		Legal	LOT 92 ROCKWOOD PARK 3	
CD Year		Map Number	2220C-86.000	Routing Number	20C
Acres	0.0000	Sold	05/09/2005	Sales Amount	6,000.00

VALUE

District	23-MONROE TWP-CONOTTON VALLEY UNION LSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	28,530	9,990
Improvement	0	0
Total	28,530	9,990
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	28,530	9,990

CURRENT CHARGES

Full Rate	.000000				
Effective Rate	-				
Qualifying Rate	-				
	Prior	First	Second	Total	
Tax	0.00	0.00	0.00	0.00	
Special	0.00	1.00	1.00	2.00	
Total	0.00	1.00	1.00	2.00	
Paid	0.00	0.00	0.00	0.00	
Due	0.00	1.00	1.00	2.00	

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
05/09/2005	WARRANTY DEED	6,000.00	N	1
Buyer: FIORITTO KATHERINE & EUGENE Seller: * NOT ON FILE *		1		

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	55.0000 X 115.0000	Effective - Frontage / Depth	28,530
Total			28,530

Subject Property with high appraised value

3512 Rockwood Dr SW, Carrollton, OH 44615

MLS#: **5073665**
 Status: **Sold**

Prop Type: **Land and Lots**
 Sub Type: **Unimproved Land**

Close Price: **\$10,000**
 List Price: **\$10,000**
 DOM/CDOM: **6/6**



List Dt Rec: **09/27/2024**
 Lot #:
 Unit:
 County: **Carroll**

List Date: **09/27/2024**
 Contg Dt:
 Pend Dt: **10/01/2024**
 Off Mkt Dt: **10/01/2024**
 Close Dt: **10/25/2024**
 Exp Dt: **03/26/2025**

Parcel ID: **TX 23-0000049.000 230000050000**
 Twp: **Monroe Twp**
 Subdiv:
 School Dist: **Carrollton EVSD - 1002**
 \$/Acre: **\$34,482.76**

Close to subject property
both lots - same size as subject property sold for \$10000.00 for both
(\$5000 a piece)

Directions: **St. Rt. 332 to right on Autumn Rd. to right into Rockwood Park. Take Parkland to the left at the Y in the road to Rockwood Dr. Lots on the right**

Association Information

Association: **Yes/\$1125/Annually/Rockwood Park Property Owners Association**
 Assoc Includes: **Property Management, Security Staff, Snow Removal, Trash Removal, Water**
 Restrictions: **No Leasing**
 Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$108** Tax Year: **2023** Assessment: **No** Homestead: **No**
 CAUV: **No**
 Legal: **LOT 129 ROCKWOOD PK 3**

Features

Waterfront: **No** Lot Dim:
 # Lots: **2** Front Feet:
 Association: **Yes** Lot Sz Src: **Auditors Website** Lot Sz Acre: **0.29** Divisible:
 Water: **None** Sewer: **None**
 Parking: **None**
 Lot Features: **Sloped**
 Restrictions: **No Leasing**
 Remarks: **Double Lots in Rockwood Park at Leesville Lake! Double you pleasure, double your fun!**

Agent/Broker Info

List Agent: **JoAnn Clark (C2001005302)** List Office: **Cutler Real Estate (C73730)**
 Contact #: **330-323-3362** Office Phone: **330-627-0727**
 LA Email: **joannclark@cutlerhomes.com** Office Fax:
 LA License #: **OH SAL.2001005302** Brokerage Lic: **158000**
 Attrib Cnt: **joannclark@cutlerhomes.com 330-323-3362**
 Waived Agt: **No**
 Buyer Agent: **JoAnn Clark (C2001005302)** Buyer Office: **Cutler Real Estate (C73730)**
 Contact #: **330-323-3362** Office Phone: **330-627-0727**
 BA Email: **joannclark@cutlerhomes.com** Office Fax:
 BA License #: **OH SAL.2001005302** Brokerage Lic: **158000**

Showing

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
 Listing Agreement: **Exclusive Right To Sell** Owner Phone:
 Listing Contract Date: **09/27/2024** Expiration Date: **03/26/2025** Owner Agent: **No** Warranty:
 Possession: **Time of Transfer** Special Listing Conditions: **Principal/NR** Listing Service: **Full Service** Purchase Contract Date: **10/01/2024** Orig List Price: **\$10,000**
 Online Bidding: **No**
Comparable Information
 Close Date: **10/25/2024** Close Price: **\$10,000** Seller Pd Closing Costs: **\$0**
 Closed By: **Sale**
 Buyer Financing: **Cash**

Parcel: 23-0000049.000
 STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name	AJSJ LLC		Taxpayer	AJSJ LLC	
Owner	AJSJ LLC 3974 WALES AVE NW MASSILLON OH 44646-1483			3974 WALES AVE NW MASSILLON OH 44646-1483	
Tax District	23-MONROE TWP-CONOTTON VALLEY UNION LSD		Land Use	500-RESIDENTIAL VACANT LAND	
School District	CONOTTON VALLEY LSD		Class	Residential	
Neighborhood	00023M-ROCKWOOD 2		Subdivision		
Location	3512 ROCKWOOD DR		Legal	LOT 129 ROCKWOOD PK 3	
CD Year		Map Number	2220C-48.000	Routing Number	20C
Acres	0.0000	Sold	10/25/2024	Sales Amount	10,000.00

VALUE

District	23-MONROE TWP-CONOTTON VALLEY UNION LSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	6,590	2,310
Improvement	0	0
Total	6,590	2,310
CAUV N	0	0
Homestead N	0	0
OOCC N	0	0
Taxable	6,590	2,310

CURRENT CHARGES

Full Rate	.000000				
Effective Rate	-				
Qualifying Rate	-				
	Prior	First	Second	Total	
Tax	0.00	0.00	0.00	0.00	
Special	0.00	1.00	1.00	2.00	
Total	0.00	1.00	1.00	2.00	
Paid	0.00	0.00	0.00	0.00	
Due	0.00	1.00	1.00	2.00	

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
10/25/2024	Buyer: AJSJ LLC Seller: LATONA FRANK & MARTHA WARRANTY DEED 169/3803	10,000.00 710	Y	2
07/28/1997	Buyer: LATONA FRANK & MARTHA Seller: * NOT ON FILE * JOINT SURVIVORSHIP	0.00 1	N *	2

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	55.0000 X 115.0000	Effective - Frontage / Depth	6,590
		Total	6,590

1067

Parcel: 23-0000050.000
 STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name	AJSJ LLC	Taxpayer	AJSJ LLC
Owner	AJSJ LLC 3974 WALES AVE NW MASSILLON OH 44646-1483		3974 WALES AVE NW MASSILLON OH 44646-1483
Tax District	23-MONROE TWP-CONOTTON VALLEY UNION LSD	Land Use	500-RESIDENTIAL VACANT LAND
School District	CONOTTON VALLEY LSD	Class	Residential
Neighborhood	00023M-ROCKWOOD 2	Subdivision	
Location	3512 ROCKWOOD DR	Legal	LOT 130 ROCKWOOD PK 3
CD Year		2220C-47.000	Routing Number 20C
Acres	0.0000	Map Number Sold	10/25/2024 Sales Amount 10,000.00

VALUE

District	23-MONROE TWP-CONOTTON VALLEY UNION LSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	6,590	2,310
Improvement	0	0
Total	6,590	2,310
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	6,590	2,310

CURRENT CHARGES

Full Rate	.000000
Effective Rate	-
Qualifying Rate	-

	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	0.00	0.00	0.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
10/25/2024	Buyer: AJSJ LLC Seller: LATONA FRANK & MARTHA WARRANTY DEED 169/3803	10,000.00 710	Y	2
07/28/1997	Buyer: LATONA FRANK & MARTHA Seller: * NOT ON FILE * JOINT SURVIVORSHIP	0.00 1	N *	2

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	55.0000 X 115.0000	Effective - Frontage / Depth	6,590
		Total	6,590

1 of 8

7374 Mossy Dr SW, Carrollton, OH 44615

MLS#: **5146894**
Status: **Sold**

Prop Type: **Land and Lots**
Sub Type: **Unimproved Land**

Close Price: **\$4,000**
List Price: **\$15,000**
DOM/CDOM: **41/41**



List Dt Rec: **08/09/2025**
Lot #:
Unit:
County: **Carroll**

List Date: **08/07/2025**
Contg Dt:
Pend Dt: **09/17/2025**
Off Mkt Dt: **09/17/2025**
Close Dt: **10/20/2025**
Exp Dt:
Close to subject property at Leesville Lake

Parcel ID: **TX 28-0001038.000**
Twp: **Perry Twp**
Subdiv:
School Dist: **Carrollton EVSD - 1002**
\$/Acre: **\$11,764.71**

Close to subject property at Leesville Lake

Directions: **From SR 332 turn west onto Bramble Rd. At the first stop sign, turn left onto Dove. Rd. Stay right as Dove Rd. ends, then pass the road to the docks on the left, a private driveway to the left, and a private driveway to the right. Then veer right onto Mossy Dr. The lot will be down this lane to the left.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$36** Tax Year: **2024** Assessment: **No** Homestead: **No**
Legal: **6 13 18 PT SW .340A**

Features

Waterfront:
Lots: **1** Lot Dim: **Front Feet:**
Association: **No** Lot Sz Src: **Auditors Website** Lot Sz Acre: **0.34** Divisible:
Water: **None** Sewer: **None** *100x150*
Parking: **None**
Remarks: **Quiet lot on Leesville Lake located in a nice community. Although the lot is too small to install a septic by county standards, it would be a great place to set up for a camper or to build a cabin and use a composting toilet. There are limited building sites on Leesville, so this is a nice opportunity.**

Agent/Broker Info

List Agent: **Jay Stoneman (2022005773)** List Office: **Cedar One Realty (20143)**
Contact #: **330-575-8063** Office Phone: **330-476-6077**
LA Email: **jstoneman@cedaronerealty.com** Office Fax: **330-476-6269**
LA License #: **OH SAL.2022005773** Brokerage Lic: **2015005262**
Attrib Cnt: **jstoneman@cedaronerealty.com, 330-575-8063**
Waived Agt: **No**
Buyer Agent: **Jay Stoneman (2022005773)** Buyer Office: **Cedar One Realty (20143)**
Contact #: **330-575-8063** Office Phone: **330-476-6077**
BA Email: **jstoneman@cedaronerealty.com** Office Fax: **330-476-6269**
BA License #: **OH SAL.2022005773** Brokerage Lic: **2015005262**

Showing

Electronic Lock Box: **No** Serial #:
Showing Contact: **330-575-8063** Type: **Listing Agent**
Showing Rqmts: **Use Showing Time Link**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: **John Anthony** Owner Phone:
Listing Agreement: **Exclusive Right To Sell** Owner Agent: **No** Warranty:
Listing Contract Date: **08/07/2025** Listing Service: **Full Service**
Possession: **Negotiable (Possession)** Expiration Date:
Special Listing Conditions: **Standard** Purchase Contract Date: **09/17/2025**
Online Bidding: **No** Orig List Price: **\$15,000**
Comparable Information
Close Date: **10/20/2025** Close Price: **\$4,000**
Closed By: **Sale** Seller Pd Closing Costs: **\$0**
Buyer Financing: **Cash**

Prepared By: JoAnn Clark
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 12/29/2025 12:58 PM

MLS: 5146894

7374 Mossy Dr SW, Carrollton, OH 44615

1 of 9

Parcel: 28-0001038.000
 STACI BRADY

Year: 2025

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name	LINA GALL, T.O.D.D.	Taxpayer	GALL LINA
Owner	GALL LINA 3755 STATION RD MEDINA OH 44256-8913		3755 STATION RD MEDINA OH 44256-8913
Tax District	28-PERRY TWP-CARROLLTON EVSD	Land Use Class	500-RESIDENTIAL VACANT LAND Residential
School District	CARROLLTON EVSD	Subdivision	
Neighborhood	00028E-BARNHOUSE	Legal	6 13 18 PT SW .340A
Location	7374 MOSSY DR	2818A-14.000	Routing Number 18A
CD Year		10/20/2025	Sales Amount 0.00
Acreage	0.3400	Map Number Sold	

VALUE

District	28-PERRY TWP-CARROLLTON EVSD	
Land Use	500-RESIDENTIAL VACANT LAND	
Enrolled Programs		
	Appraised	Assessed
Land	12,660	4,430
Improvement	0	0
Total	12,660	4,430
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	12,660	4,430

CURRENT CHARGES

Full Rate	.000000
Effective Rate	--
Qualifying Rate	--

	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	1.00	1.00	2.00
Total	0.00	1.00	1.00	2.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	1.00	1.00	2.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
10/20/2025	Buyer: GALL LINA Seller: GALL LINA AFFIDAVIT 176/3429	0.00 988	N TNN	1
10/20/2025	Buyer: GALL LINA Seller: ANTHONY JOHN F WARRANTY DEED 176/3427	4,000.00 735	Y	1
07/22/1999	Buyer: ANTHONY JOHN F Seller: * NOT ON FILE *	1,000.00 1	N	1
01/20/1999	Buyer: * NOT ON FILE * Seller: * NOT ON FILE *	UN 0.00 1	N *	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	100.0000 X 150.0000	Effective - Frontage / Depth	12,660
		Total	12,660

10810

2335 Bramble Rd SW, Carrollton, OH 44615

MLS#: 5039450
Status: Sold

Prop Type: Land and Lots
Sub Type: Unimproved Land

Close Price: \$20,000
List Price: \$24,900
DOM/CDOM: 35/35



List Dt Rec: 05/17/2024
Lot #:
Unit:
County: Carroll

List Date: 05/17/2024
Contg Dt:
Pend Dt: 06/03/2024
Off Mkt Dt: 06/03/2024
Close Dt: 06/21/2024
Exp Dt:

Parcel ID: TX 28-0000917.000 28-0000365.000
Twp: Perry Twp
Subdiv:
School Dist: Carrollton EVSD - 1002
\$/Acre: \$13,340.45

close to subject property. Lot is 1.5 Ac and includes a 10x20 shed and appraised less than 1/2 of subject property

Directions: Continue onto Bramble

Land Lease: No Monthly Lot Rent

Legal/Taxes

Taxes: \$229 Tax Year: 2023
Legal: 6 13 18 PT NE 1.0992A

Assessment: Yes Homestead: No

Features

Waterfront: Lot Dim: Lot Sz Src: Owner
Lots: 2 Front Feet: Lot Sz Acre: 1.50 Divisible:
Association: No
Water: None Sewer: None
Parking: None
Lot Features: Many Trees
Natural Rsrc: None
Utilities Avail: None

Remarks: Are you looking for some land? Look no further! Situated on 1.49 acres, you are surrounded by trees and nature. Don't miss your chance, come take a look!

Agent/Broker Info

List Agent: Amy Wengerd (436224)
Contact #: 330-681-6090
LA Email: amy@soldbywengerd.com
LA License #: OH SAL.0000436224
Attrib Cnt: amy@soldbywengerd.com 330-681-6090
Waived Agt: No

List Office: EXP Realty, LLC. (20050)
Office Phone: 866-212-4991
Office Fax:
Brokerage Lic: 2017000807

Buyer Agent: Ethan Rebuck (2023003671)
Contact #: 330-430-9663
BA Email: erebuck@cutlerhomes.com
BA License #: OH SAL.2023003671

Buyer Office: Cutler Real Estate (C3849)
Office Phone: 330-821-1113
Office Fax: 330-821-9555
Brokerage Lic: 158000

Showing

Electronic Lock Box: No Serial #:
Showing Rqmts: Use Showing Time Link
Show Address to Client: Yes
Agent Safety: Vacant

Distribution

Internet Listing Y/N: Yes - No AVM Internet Address Y/N: Yes Internet Consumer Comm Y/N: No

Listing/Contract Info

Owner Name:
Listing Agreement: Exclusive Right To Sell
Listing Contract Date: 05/17/2024
Possession: Time of Transfer
Special Listing Conditions: Resident Owned
Online Bidding: No

Owner Phone:
Expiration Date:

Owner Agent: No Warranty:
Listing Service: Full Service
Purchase Contract Date: 06/03/2024
Orig List Price: \$24,900

List Terms: Cash, Conventional
Broker Remarks: Please direct all offers and questions to Sara Greer at Sara@soldbywengerd.com or 330-417-8269

Comparable Information
Close Date: 06/21/2024 Close Price: \$20,000
Closed By: Sale Seller Pd Closing Costs: \$0
Buyer Financing: Cash

12/11

Unimproved Land Acres: 1.50 Sold: 06/21/2024 \$20,000



Aerial View



parcel viewer

Information is Believed To Be Accurate But Not Guaranteed

10612

Parcel: 28-0000917.000
 STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name Owner	STEVEN GNAGY & BRITTANY RICHARDS J/S GNAGY STEVEN & BRITTANY RICHARDS 417 7TH AVE NW BEACH CITY OH 44608-9304	Taxpayer	GNAGY STEVEN & BRITTANY RICHARDS 417 7TH AVE NW BEACH CITY OH 44608-9304
Tax District	28-PERRY TWP-CARROLLTON EVSD	Land Use Class	599-OTHER RESIDENTIAL STRUCTURES Residential
School District	CARROLLTON EVSD	Subdivision	
Neighborhood	00028-PERRY CARROLLTON SD	Legal	6 13 18 PT NE 1.2582A
Location	2335 BRAMBLE RD	28018-16.000	Routing Number 18
CD Year		06/25/2024	Sales Amount 20,000.00
Acres	1.2582	Map Number Sold	

VALUE

District	28-PERRY TWP-CARROLLTON EVSD
Land Use	599-OTHER RESIDENTIAL STRUCTURES
Enrolled Programs	

	Appraised	Assessed
Land	11,070	3,870
Improvement	1,240	430
Total	12,310	4,300
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	12,310	4,300

CURRENT CHARGES

Full Rate	.000000
Effective Rate	-
Qualifying Rate	-

	Prior	First	Second	Total
Tax	0.00	0.00	0.00	0.00
Special	0.00	1.00	1.00	2.00
Total	0.00	1.00	1.00	2.00
Paid	0.00	0.00	0.00	0.00
Due	0.00	1.00	1.00	2.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
06/25/2024	Buyer: GNAGY STEVEN & BRITTANY RICHARDS Seller: ALEXANDER SCOTT P ETAL WARRANTY DEED 167/1014	20,000.00 384	Y	2
08/03/2010	Buyer: ALEXANDER SCOTT P ETAL Seller: ALEXANDER MARGARET H QUIT CLAIM DEED	0.00 285	N *	8
05/24/2010	Buyer: ALEXANDER MARGARET H Seller: NEMES EMERY A. AFFIDAVIT	0.00 192	N *	8

LAND

Type	Dimensions	Description	Value
RS-RESIDUAL	1.2582	Acres	11,070
		Total	11,070

10813

SKETCH

Card 1

ID	Description	Size	Floor Total	Floor Area (ft ²)	Living Area (ft ²)
3	04-SHED	200		0	0



7822 Hilltop Dr NW, Carrollton, OH 44708

MLS#: **5162605**
 Status: **Active**

Prop Type: **Land and Lots**
 Sub Type: **Unimproved Land**

List Price: **\$6,900**
 DOM/CDOM: **84/84**



List Dt Rec: **10/06/2025**
 Lot #:
 Unit:
 County: **Carroll**

List Date: **10/06/2025**
 Contg Dt:
 Pend Dt:
 Off Mkt Dt:
 Close Dt:
 Exp Dt:

*Active Listing
 close to
 subject property
 @ Leesville Lake*

Parcel ID: **TX 25-0000586.000**
 Twp: **Orange Twp**
 Subdiv: **Lakeshore Park Allotment #2**
 School Dist: **Conotton Valley Unio - 3401**
 \$/Acre: **\$47,717.84**

Directions: from Lakeview Dr. turn on Hilltop lot 101 on the left only a short trip down the gravel land you can see the survey stakes on the left

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$42** Tax Year: **2024** Assessment: **Yes** Homestead: **No**
 Legal: **LOT 101 LK SH PK2**

Features

Waterfront:
 # Lots: **1** Lot Dim:
 Association: **No** Front Feet:
 Water: **None** Lot Sz Src: **Auditors Website**
 Parking: **No Garage** Lot Sz Acre: **0.14** Divisible:
 Sewer: **None** *60x105*

Remarks: private lot with many trees, Electric available Carrol co-op no yearly dues. This is on a hillside, as I took pictures it was so quiet all I head was birds singing. this would make a great place to build on stilts or just to have a place to get away from the rat race. Less than a quarter mile to Leesville lake and comes with doc rights to Leesville

Agent/Broker Info

List Agent: **Ricky L Keffer (C2001012248)** List Office: **Carol Goff & Associates (20292)**
 Contact #: **330-340-9060** Office Phone: **330-440-6223**
 LA Email: **rick@rickkefferauctions.com** Office Fax:
 LA License #: **OH SAL.2001012248** Brokerage Lic: **2021007063**
 Attrib Cnt: **rick@rickkefferauctions.com, 330-340-9060**
 Waived Agt: **No**

Showing

Electronic Lock Box: **No** Serial #: **0000000**
 Showing Contact: **3303409060** Type: **Listing Agent**
 Showing Rqmts: **Call Listing Agent, Showing Service**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
 Listing Agreement: **Exclusive Right To Sell** Owner Phone:
 Listing Contract Date: **10/06/2025** Expiration Date:
 Possession: **Time of Transfer** Owner Agent: **No** Warranty:
 Special Listing Conditions: **Standard** Listing Service: **Full Service**
 Online Bidding: **No** Purchase Contract Date:
 Broker Remarks: **no minerals This comes with Docing rights to Leesville lake** Orig List Price: **\$6,900**

Prepared By: JoAnn Clark

Information is Believed To Be Accurate But Not Guaranteed
 Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Date Printed: 12/29/2025 12:58 PM

MLS: 5162605

[7822 Hilltop Dr NW, Carrollton, OH 44708](#)

Parcel: 25-0000586.000
 STACI BRADY

Year: 2025



Carroll County Auditor | Carroll County, Ohio

SUMMARY

Deeded Name	JUSTIN A HOMAN & HEATHER L HOMAN J/S		Taxpayer	HOMAN JUSTIN A & HEATHER L	
Owner	HOMAN JUSTIN A & HEATHER L 2312 LARSON RD SE GNADENHUTTEN OH 44629-9618			2312 LARSON RD SE GNADENHUTTEN OH 44629-9618	
Tax District	25-ORANGE TWP-CONOTTON VALLEY UNION LSD		Land Use	500-RESIDENTIAL VACANT LAND	
School District	CONOTTON VALLEY LSD		Class	Residential	
Neighborhood	00025J-LAKESHORE PARK		Subdivision		
Location	7822 HILLTOP RD LOT 101		Legal	LOT 101 LK SH PK2	
CD Year		Map Number	2524D-23.000	Routing Number	24D
Acres	0.0000	Sold	04/27/2021	Sales Amount	3,600.00

VALUE

District	25-ORANGE TWP-CONOTTON VALLEY UNION LSD
Land Use	500-RESIDENTIAL VACANT LAND
Enrolled Programs	

	Appraised	Assessed
Land	7,840	2,740
Improvement	0	0
Total	7,840	2,740
CAUV N	0	0
Homestead N	0	0
OOC N	0	0
Taxable	7,840	2,740

CURRENT CHARGES

Full Rate	.000000				
Effective Rate	-				
Qualifying Rate	-				
	Prior	First	Second	Total	
Tax	0.00	0.00	0.00	0.00	
Special	0.00	1.00	1.00	2.00	
Total	0.00	1.00	1.00	2.00	
Paid	0.00	0.00	0.00	0.00	
Due	0.00	1.00	1.00	2.00	

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
04/27/2021	Buyer: HOMAN JUSTIN A & HEATHER L Seller: KAMP JAMES E & JUDITH ESIK JOINT SURVIVORSHIP 145/3283	3,600.00 323	Y	1
04/27/2021	Buyer: KAMP JAMES E & JUDITH ESIK Seller: BELL POLLY J CERTIFICATE OF TRANSFER 145/3281	0.00 315	N N	1
02/05/2020	Buyer: BELL POLLY J Seller: BELL POLLY J ETAL CERTIFICATE OF TRANSFER 138/248	0.00 78	N TNN	1
12/18/2007	Buyer: BELL POLLY J ETAL Seller: * NOT ON FILE * CERTIFICATE OF TRANSFER	0.00	N *	1
08/27/1999	Buyer: * NOT ON FILE * Seller: * NOT ON FILE * CERTIFICATE OF TRANSFER	0.00 1	N *	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	60.0000 X 105.0000	Effective - Frontage / Depth	7,840
		Total	7,840

1 of 16

Parcel

**Parcel Number**

23-0000696.000 (website)

Legal

LOT 92 ROCKWOOD PARK 3

Owner

FIORITTO KATHERINE & EUGENE

Location

3591 ROCKWOOD DR

Acres

0.0000



Date ▲	Public	Style	Attached To	Notes
06/28/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 470 LAND 0 IMP 6/28/18 REAPP 19 HK-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 5740 5740 2010 2010 2001 ANN. EQUAL 5880 5880 2060 2060 2004 ANN EQUAL 6350 6350 2220 2220 2007 ANN. EQUAL 6200 6200 2170 2170
05/09/2005	N	General	Parcel	OWNER: FIORITTO KATHERINE & EUGENE, 3591 ROCKWOOD DR SW, CARROLLTON

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	55X115	795.00	87.00	38,041	4		75.00		28,530
FRONT LOT - FRT/ACRES = '0', FF-FRT = '55.00', DPTH = '115', FCTR = '87', RATE = '475',									
Total									28,530



Parcel 23-0000696.000
 Property 3591 ROCKWOOD DR
 Address
 District 23-MONROE TWP-CONOTTON VALLEY UNION LSD
 Map Number 2220C-86.000
 Routing 20C
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00023L-ROCKWOOD 1-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 &	SEWER	SIDEWALK	STATIC
ROLLING	WATER	UNPAVED	
STEEP	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							
Linear Brick							
Exterior Features							
Garage / Carport							
Base Value							
Grade							
Well / Septic							
Adjustment							
RCN Value							
Year							
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							

Valuations			
Assessment		2025	2026
Appraised	Land	28,530	28,530
	Improvement	0	0
Assessed	Total	28,530	28,530
	Land	9,990	9,990
Land	Improvement	0	0
	Total	9,990	9,990

Owner FIORITTO KATHERINE & EUGENE
 Legal LOT 92 ROCKWOOD PARK 3



Permits					
Permit	Date	CD	Description	%	Amount

Notes

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
05/09/2005	* NOT ON FILE *	6,000.00	WARRANTY DEED	N	1	N	1

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 071911 : JD
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 470 LAND 0 IMP
 6/28/18 REAPP 19 HK-VM

**** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****

YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL

2000 REAL VAL 5740 5740 2010 2010
 2001 ANN. EQUAL 5880 5880 2060 2060
 2004 ANN EQUAL 6350 6350 2220 2220
 2007 ANN. EQUAL 6200 6200 2170 2170