

RECEIVED

JAN 15 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-019
County Carroll Date received 1/15/2026

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	Richard + Jennifer Dworzniak	37 Shoshone Trl., Malvern OH 44644
2. Complainant if not owner	NA	
3. Complainant's agent	NA	
4. Telephone number and email address of contact person <u>440-465-1815</u> <u>dworzniakj@aol.com</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>03-0002403.000</u>	<u>37 Shoshone Trail Lot 255</u>
<u>03-0002404.000</u>	<u>Shoshone Trail Lot 256</u>

7. Principal use of property Home

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>03-0002403.000</u>	<u>\$ 362,425</u>	<u>\$ 432,620</u>	<u>\$ 70,195</u>
<u>03-0002404.000</u>	<u>\$ 9260</u>	<u>\$ 25,430</u>	<u>\$ 16,170</u>

9. The requested change in value is justified for the following reasons:
We have had steady increases every 3 years on our property. This year our increase is unreasonable (& unaffordable) at 49%. Also we would like to discuss our 2nd parcel location. The home is in the middle of both parcels.

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 None 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.
- 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 1-15-26 Complainant or agent (printed) Jennifer Dwarzik Title (if agent) JR

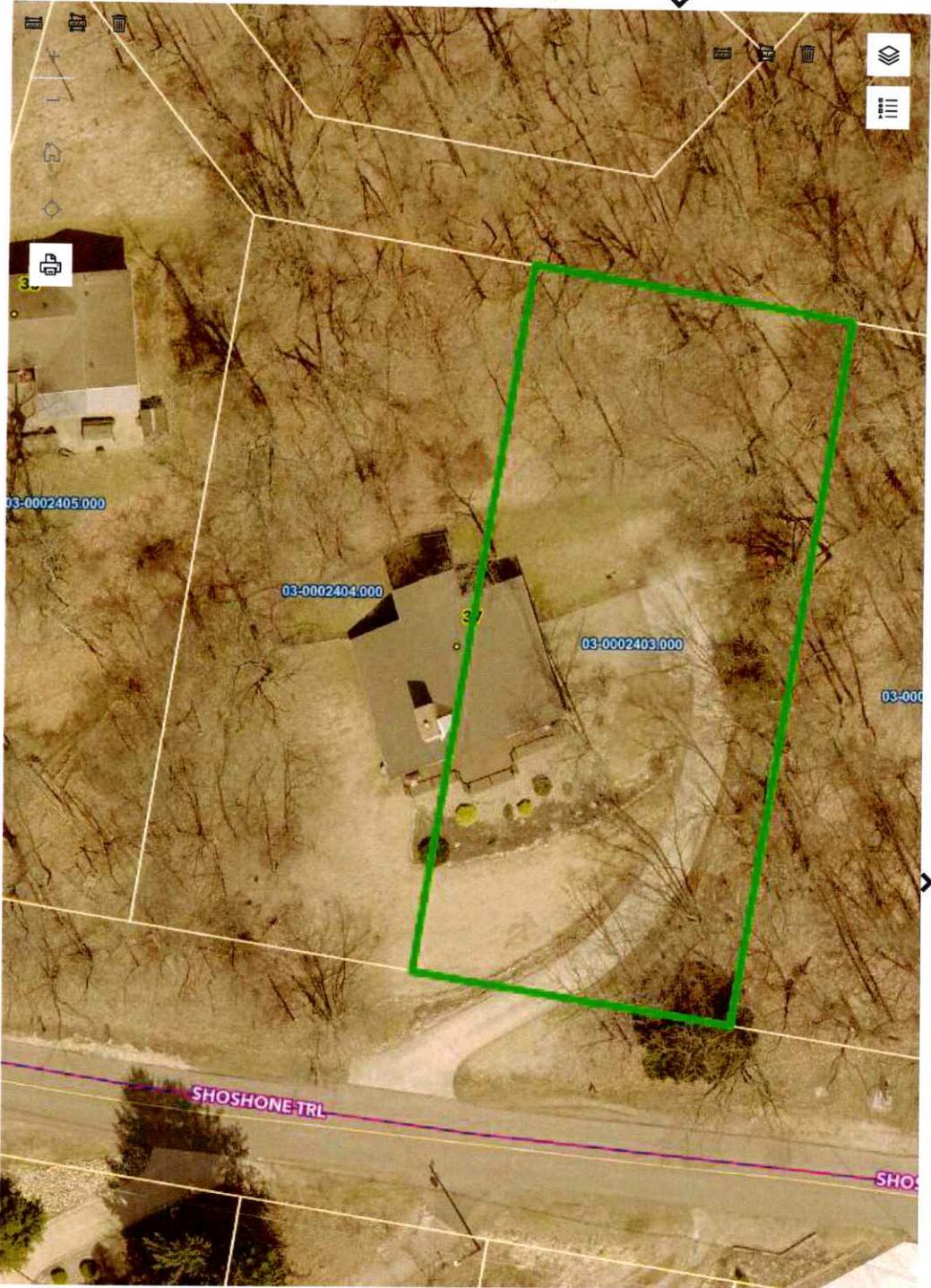
Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 15th day of January 2026

Notary Michele D. Catlett



Michele D Catlett
Notary Public, State of Ohio
My Commission Expires August 2, 2027



-  OOC Application 2025.pdf
223.66 KB
-  030002403000~20250506T085248~09a3-4ec9-807f-9ff592befb87~True~5832_1.png
1.12 M
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110.74 KB
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755.29 KB
-  2019 03-0002403.000.pdf
715.14 KB
-  2019 PRC 030002403000.pdf
12.17 KB
-  2018 PRC 030002403000.pdf
12.2 KB
-  2016 PRC 030002403000.pdf
12.08 KB
-  2014 PRC 030002403000.pdf
20.48 KB
-  2013 PRC 030002403000.pdf
3.92 KB
-  2011 PRC 030002403000.pdf
3.91 KB



10 m

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	90X200	750.00	113.0	76,275					76,280
FRONT LOT - FRT/ACRES = '0', EF-FRT = '90.00', DPTH = '200', FCTR = '113', RATE = '425',									
Total	0.4132								76,280

Parcel 03-0002403.000
 Property 37 SHOSHONE TRAIL LOT 255
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 03M03-95.000
 Routing M03
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 03-LM2-LAKE MOHAWK LAKEVIEW-AV
 Living Area 4,211

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	UNPAVED	
	WELL		

Valuations

Assessment	2025	2026
Appraised		
Land	76,280	76,280
Improvement	356,340	356,340
Total	432,620	432,620
Assessed		
Land	26,700	26,700
Improvement	124,720	124,720
Total	151,420	151,420
Land	Improvement	Total

Owner DWORZNIK RICHARD P & JENNIFER S
 Legal LOT 255 MOHAWK 1



Permits

Permit	Date	CD	Description	%	Amount

Notes

OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0006000

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,856	First Floor		100.00	100.00	100.00	184,340	
Units Converted	1	1,056	Attic		100.00	100.00	100.00	36,760	
Total Rooms	6	1,856	Basement		70.00	100.00	100.00	53,820	
Bed Rooms	3								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						274,920	
Full Baths	3	Living Units Value							
Half Baths		Plumbing						13,340	
Extra Fixtures		RecRoom							
		Fireplace			Openings	1	Stacks	1	5,650
		Linear Brick			Height		Length		
		Exterior Features			CATH=800, OFP=128, OFP=384, OFP=64, OFP=64,				44,380
		Garage / Carport			2.00BASG				4,340
		Base Value						342,630	
		Grade			Code	130%	Factor	130.00	102,789
		Well / Septic			Code		Factor		
		Adjustment			445,419 total value x 1.0 multiplier				445,419
		RCN Value			Year	1993	Rem	Eff	2005
		Depreciation %			AV-20.00				-89,084
		Observed %							
		Depreciation Value							-89,084
		RCNLD Value							356,335
		BOR							
		Trend							
		Final Value							356,340



Improvements

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	Trend	Final Value

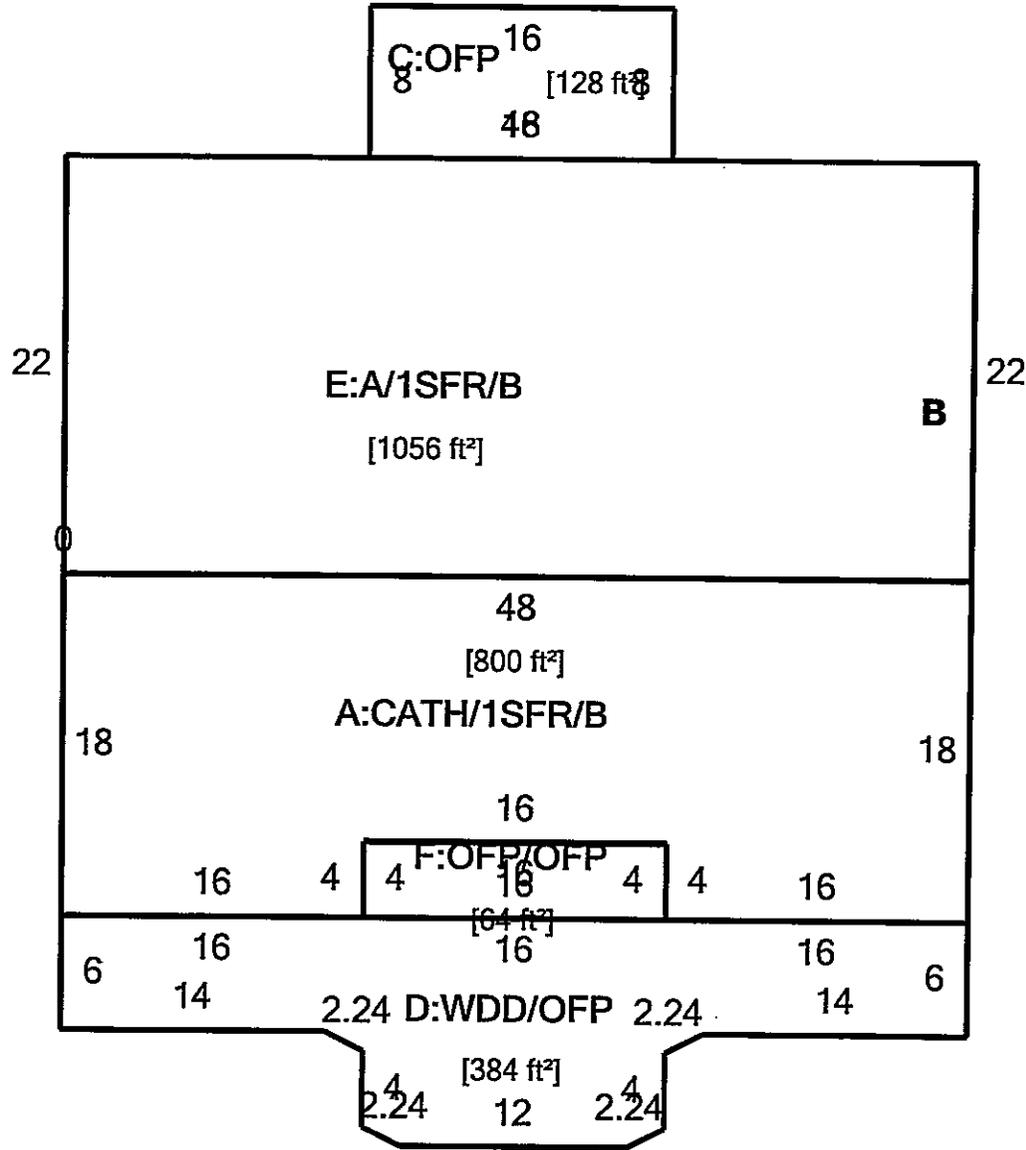


Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
04/30/2012	DWORZNIK RICHARD P ETAL	0.00	???	N	2	N	234
03/14/2011	FORSTHOEFEL KURT S	204,000.00	JOINT	Y	2	N	133
10/15/2004	CUNDIFF RANDALL & KATHY	217,500.00	WARRANTY DEED	N	2	N	1

Total

ID	Description	Size
A	CATH/1SFR/B	800
B	2CBASG	0
C	OFF	128
D	WDD/OFP	384
E	A/1SFR/B	1,056
F	OFP/OFP	64



Notes

REVAL 2025 BY TJB - VM
 REVAL 2025- CORR EFF YEAR FOR DWLG, TURNED SKETCH ON FOR DWLG, CORR MSMTS FOR WDD ON FRONT OF DWLG 3/5/24 SBT
 CALL BACK - R : : E : 061311 : DLG
 EQ04AGRES: 8% LAND 8% IMP 1200 LAND 15030 IMP
 5/17/07 DEDUCT#06-127 B.O.R. REDUCED HSE PHY DEP 10 TO 15% & CORRECTED
 LOFT & BASEMENT SIZE-PER ELV-CJH
 7/10/07 ELV ADJ. BLDG VAL TO REFLECT 2006 BOR-CJH
 7/29/09 REMOVED 2 1/2%, DIFFERENT MAILING ADDRESS
 12/18/18 REAPP 19 CW-VM
 **** TRUE CASH VALUE **** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 13800 157090 170890 4830
 54980 59810
 2001 ANN. EQUAL 14990 187920 202910 5250
 65770 71020
 2004 ANN EQUAL 16190 202950 219140 5670
 71030 76700
 2006 BOARD OF R 16190 172620 188810 5670
 60420 66090
 2007 ANN. EQUAL 19980 171120 191100 6990
 59890 66880
 5/5/22 - REMOVED MFCB BOR ADJUSTMENT \$3430

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	80X200	750.00	113.0	67,800	4,8		37.50		25,430
RESTRICTIVE TIE-TOGETHER RECORDED 247/236									
Total		0.3673							25,430

Parcel 03-0002404.000 Card 1
 Property SHOSHONE TRAIL LOT 256
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 03M03-94.000
 Routing M03
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 03-LM2-LAKE MOHAWK LAKEVIEW-AV
 Living Area 0

Site Characteristics

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

Valuations

Assessment	2025	2026
Appraised		
Land	25,430	25,430
Improvement	0	0
Total	25,430	25,430
Assessed		
Land	8,900	8,900
Improvement	0	0
Total	8,900	8,900
Land	Improvement	Total

Owner DWORZNIK RICHARD P & JENNIFER S
 Legal LOT 256 MOHAWK 1



Permits

Permit	Date	CD	Description	%	Amount

Notes

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	Code			Factor				
Adjustment	Code			Factor				
RCN Value	Built			total value * multipler				
Year				0 Rem Eff				
Depreciation %								
Observed %								
Depreciation Value								
RCNLD Value								
BOR		0						
Trend						0.00		
Final Value								

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
04/30/2012	DWORZNIK RICHARD P ETAL	0.00	QUIT CLAIM DEED	N	2	N	234
03/14/2011	FORSTHOEFEL KURT S	204,000.00	JOINT	Y	2	N	133
10/15/2004	CUNDIFF RANDALL & KATHY	217,500.00	WARRANTY DEED	N	2	N	1

ID#	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY TJB-KK
CALL BACK - R : : E : 061311 : DLG
INFL:UTILITIES
EQ04AGRES: 8% LAND 8% IMP 300 LAND 0 IMP
12/18/18 REAPP 19 CW-VM
**** TRUE CASH VALUE **** ** ASSESSED
VALUE ****
YEAR REASON CODE LAND BUILDING TOTAL LAND
BUILDING TOTAL
2000 REAL VAL 3260 3260 1140 1140
2001 ANN. EQUAL 3730 3730 1310 1310
2004 ANN EQUAL 4030 4030 1410 1410
2007 ANN. EQUAL 7100 7100 2490 2490

Parcel



Parcel Number

03-0002404.000 (website)

Legal

LOT 256 MOHAWK 1

Owner

DWORZNIK RICHARD P & JENNIFER S

Location 📍

SHOSHONE TRAIL LOT 256

Acres

0.0000



Date ▲	Public	Style	Attached To	Notes
12/18/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 300 LAND 0 IMP 12/18/18 REAPP 19 CW-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 3260 3260 1140 1140 2001 ANN. EQUAL 3730 3730 1310 1310 2004 ANN EQUAL 4030 4030 1410 1410 2007 ANN. EQUAL 7100 7100 2490 2490
04/30/2012	N	General	Transfer on 04/30/2012	Transfer from DWORZNIK RICHARD P ETAL to DWORZNIK RICHARD P & JENNIFER S New Ownership: No
04/30/2012	N	General	Parcel	OWNER: DWORZNIK RICHARD P & JENNIFER S, C/O MICHIGAN MUTUAL INC 100 GALLERIA OFFICENTER STE 210, SOUTHFIELD MI 48034
03/14/2011	N	General	Transfer on 03/14/2011	Transfer from FORSTHOEFEL KURT S to DWORZNIK RICHARD P ETAL New Ownership: No

Parcel

**Parcel Number**

03-0002403.000 (website)

Legal

LOT 255 MOHAWK 1

Owner

DWORZNIK RICHARD P & JENNIFER S

Location

37 SHOSHONE TRAIL LOT 255

Acres

0.0000

Programs

OOC

Date ▲	Public	Style	Attached To	Notes
05/05/2022	N	General	Parcel	REMOVED MFCD BOR ADJUSTMENT \$3430 FOR TY22 TRI-VM
04/30/2012	N	General	Transfer on 04/30/2012	Transfer from DWORZNIK RICHARD P ETAL to DWORZNIK RICHARD P & JENNIFER S New Ownership: No
04/30/2012	N	General	Parcel	OWNER: DWORZNIK RICHARD P & JENNIFER S, C/O MICHIGAN MUTUAL INC 100 GALLERIA OFFICENTER STE 210, SOUTHFIELD MI 48034
03/14/2011	N	General	Transfer on 03/14/2011	Transfer from FORSTHOEFEL KURT S to DWORZNIK RICHARD P ETAL New Ownership: No

Date ▲	Public	Style	Attached To	Notes
05/17/2007	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 1200 LAND 15030 IMP 5/17/07 DEDUCT#06-127 B.O.R. REDUCED HSE PHY DEP 10 TO 15% & CORRECTED LOFT & BASEMENT SIZE-PER ELV-CJH 7/10/07 ELV ADJ. BLDG VAL TO REFLECT 2006 BOR-CJH 7/29/09 REMOVED 2 1/2%, DIFFERENT MAILING ADDRESS 12/18/18 REAPP 19 CW-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 13800 157090 170890 4830 54980 59810 2001 ANN. EQUAL 14990 187920 202910 5250 65770 71020 2004 ANN EQUAL 16190 202950 219140 5670 71030 76700 2006 BOARD OF R 16190 172620 188810 5670 60420 66090 2007 ANN. EQUAL 19980 171120 191100 6990 59890 66880</p>