

RECEIVED

Clear Form

JAN 27 2026

AUDITOR'S OFFICE  
CARROLL COUNTY OH

Tax year 2025 BOR no. 26-024  
County Carroll Date received 01/27/2026

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Thomas E. Thompson	4175 Old York Rd, Red Hill SC 29732	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
803-371 7092      tethompson@compurium.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	
34-0000567.000		1244 Brussel Road	
7. Principal use of property <u>investment</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
34-0000567.000	\$ 25,500-	\$ 89,220	\$ 63,720-
9. The requested change in value is justified for the following reasons:			
(1) Deterioration of structure, mobile home unlivable; (2) no utilities (A) Property has <u>not</u> been occupied in over a decade - see Attached Photos			



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.

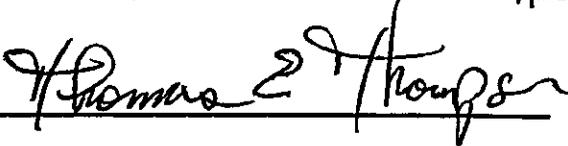
- The property was sold in an arm's length transaction.       The property lost value due to a casualty.  
 A substantial improvement was added to the property.       Occupancy change of at least 15% had a substantial economic impact on my property.

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 1-26-2026 Complainant or agent (printed) Thomas E. Thompson Title (if agent) OWNER

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26<sup>th</sup> day of January 2026  
(Date) (Month) (Year)

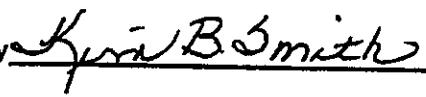
Notary 

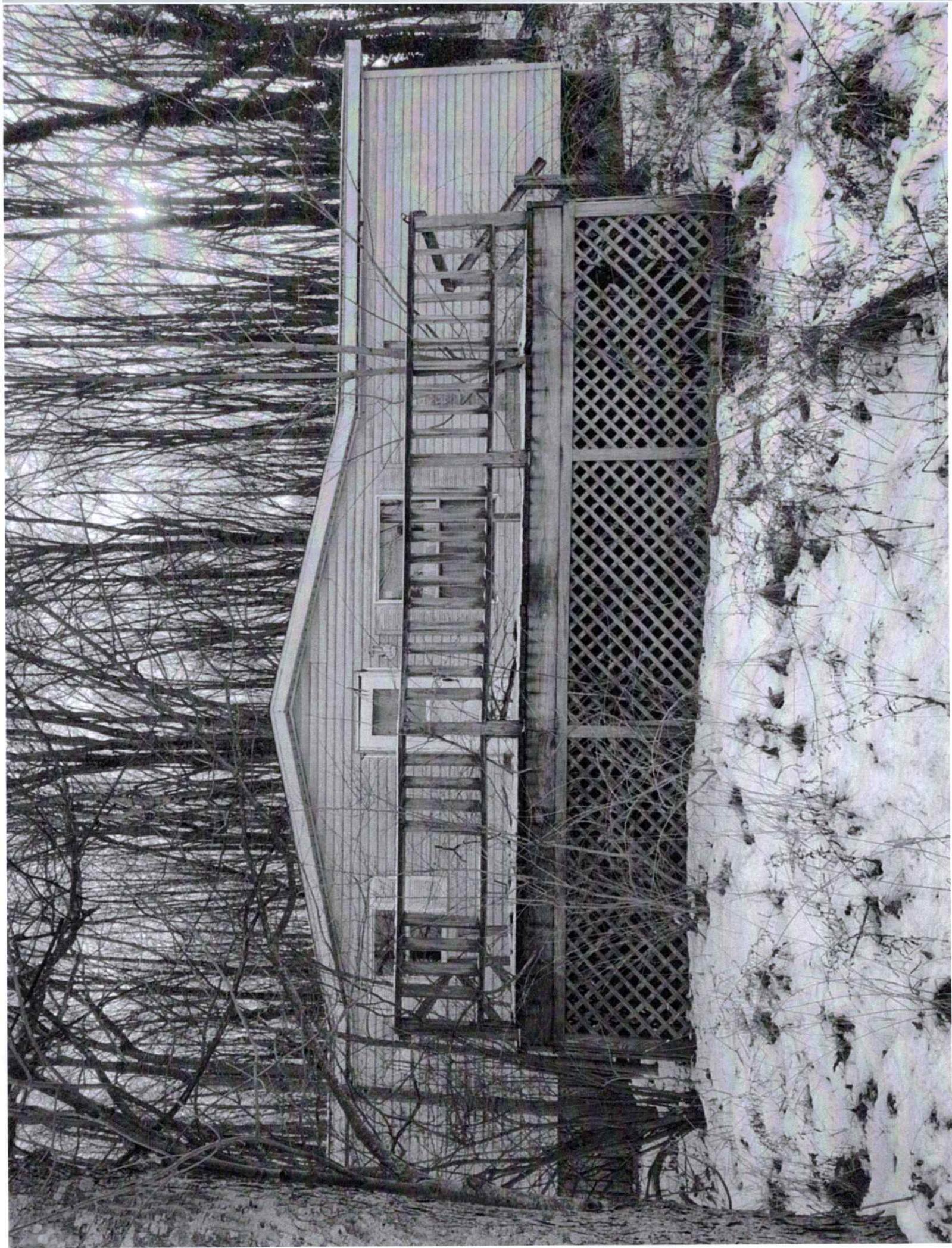
EXHIBIT  
3











Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	28,800.00		28,800					28,800
RD-ROAD	0.5000	0.00		0					0
RS-RESIDUAL	2.0000	7,200.00		14,400					14,400
<b>Total</b>	<b>3.5000</b>								<b>43,200</b>

<b>Parcel</b>	34-0000567.000
<b>Property</b>	1244 BRUSSEL RD
<b>Address</b>	
<b>District</b>	34-WASHINGTON TWP-CARROLLTON EVSD
<b>Map Number</b>	34030-44.000
<b>Routing</b>	30
<b>Land Use</b>	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
<b>Class</b>	Residential
<b>Neighborhood</b>	00034-WASHINGTON CARROLLTON SD-AV
<b>Living Area</b>	1,404

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	4-MH REAL PROPERTY	Area	Height	Brick	Finish	Heat	Cool	Value
		1,404	First Floor		100.00	100.00		143,670
<b>Units Designed</b>	1							
<b>Units Converted</b>								
<b>Total Rooms</b>	8							
<b>Bed Rooms</b>	3							
<b>Family Rooms</b>								
<b>Dining Rooms</b>								
<b>Plumbing</b>	NORMAL	<b>Total Floor Value</b>						143,670
<b>Full Baths</b>	2	<b>Living Units Value</b>						
<b>Half Baths</b>		<b>Plumbing</b>						9,890
<b>Extra Fixtures</b>		<b>RecRoom</b>						
		<b>Fireplace</b>		<b>Openings</b>		<b>Stacks</b>		
		<b>Linear Brick</b>		<b>Height</b>		<b>Length</b>		
		<b>Exterior Features</b>		WDD=240				5,830
		<b>Garage / Carport</b>						
		<b>Base Value</b>						159,390
		<b>Grade</b>		<b>Code</b>	70%	<b>Factor</b>	70.00	-47,817
		<b>Well / Septic</b>						
		<b>Adjustment</b>		<b>Code</b>		<b>Factor</b>		
		<b>RCN Value</b>		111,573 total value x 1.0 multiplier				111,573
		<b>Year</b>		Built 1987	Rem	Eff	1989	
		<b>Depreciation %</b>		PR-45.00				-50,208
		<b>Observed %</b>					25.00	-15,341
		<b>Depreciation Value</b>						-65,549
		<b>RCNLD Value</b>						46,024
		<b>BOR</b>						
		<b>Trend</b>						
		<b>Final Value</b>						46,020

Valuations			
Assessment		2025	2026
<b>Appraised</b>	<b>Land</b>	43,200	43,200
	<b>Improvement</b>	46,020	46,020
	<b>Total</b>	89,220	89,220
<b>Assessed</b>	<b>Land</b>	15,120	15,120
	<b>Improvement</b>	16,110	16,110
	<b>Total</b>	31,230	31,230
<b>Land</b>	<b>Improvement</b>	<b>Total</b>	

<b>Owner</b>	THOMPSON THOMAS E
<b>Legal</b>	5 14 30 E1/2 S1/2 SW 3.50A



Permits					
Permit	Date	CD	Description	%	Amount

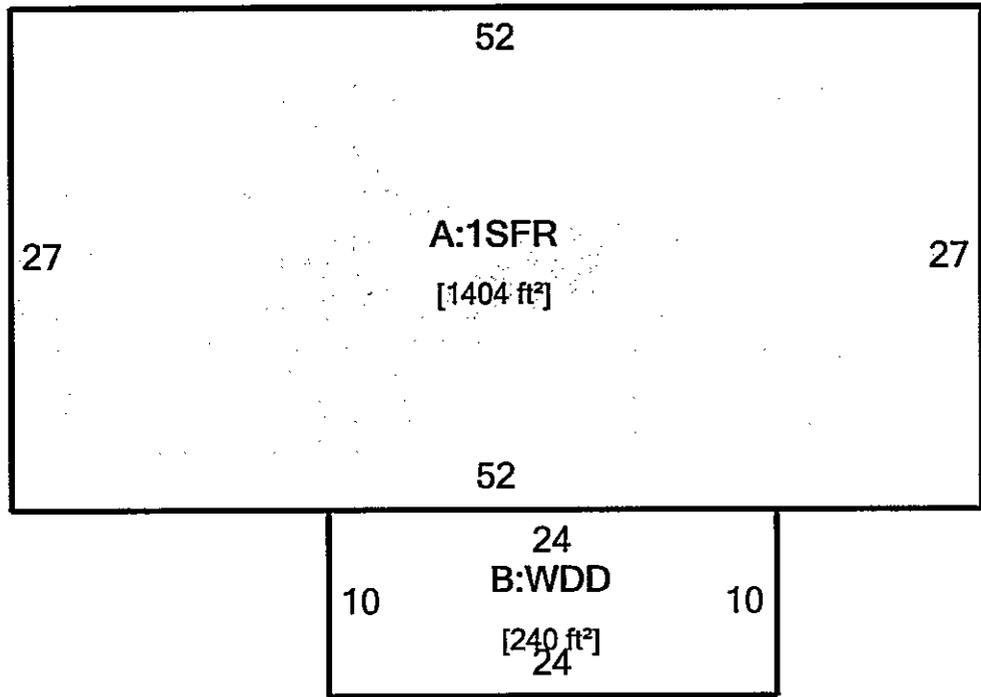
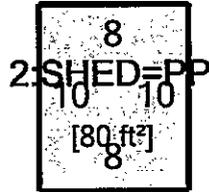
Notes
OC=4, EXLVUN=0000000, PLUMB= 1, PLUMBI=0003000

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
2	04PP-SHED=PP	10 X 8	80		0.00	0	1	100%			1990/ /1990	AV-0.00				0
<b>Total</b>																
<b>0</b>																



Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
07/21/2020	BARNETT BETHANY MARIE	23,000.00	WARRANTY DEED	Y	1	N	440
06/20/2005	* NOT ON FILE *	27,000.00	SHERIFF'S DEED	N	1	N	1

ID	Description	Size
A	1SFR	1,404
B	WDD	240
2	04PP	80



Notes

REVAL 2025 FIELD REVIEW BY ST - VM  
 REVAL 2025- CORRECTED DIMS OF DWLG 12-29-23 JMR  
 CALL BACK - R : : E : 090611 : JD  
 DWLG VAC AT LISTING  
 RC20 DWLG RAZED  
 EQ04AGRES: 8% LAND 8% IMP 1200 LAND 3920 IMP  
 1987 REDMAN MH TO RE TY '98  
 4/25/08 BOR DO#07-280 ADD FUNC DEP TO DWLG FOR 2ND HALF TY07 ELV-TK  
 9/20/18 REAPP 19 CW-VM  
 4/11/19 DWLG PRESENT CW-TK  
 RC20 CHECK IF DWLG RAZED  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL  
 2000 REAL VAL 12090 38600 50690 4230  
 13510 17740  
 2001 ANN. EQUAL 15000 49010 64010 5250  
 17150 22400  
 2004 ANN EQUAL 16200 52930 69130 5670  
 18530 24200  
 2007 ANN. EQUAL 18000 43600 61600 6300  
 15260 21560  
 06/24/20 - PER FIELD REVIEW 06/23/20 - DWLG STILL PRESENT - VM

# Parcel

**Parcel Number**

34-0000567.000 (website)

**Legal**

5 14 30 E1/2 S1/2 SW 3.50A

**Owner**

THOMPSON THOMAS E

**Location**

1244 BRUSSEL RD

**Acres**

3.5000



Date ▲	Public	Style	Attached To	Notes
11/24/2025	N	General	Parcel	SPOKE TO HIS WIFE TODAY SHE IS STATING THAT THIS DWELLING IS FALLING IN AND NOT WORTH THE VALUE WE HAVE FOR THIS LAND IN HER EYES. I AM MAILING HER OUT BOR FORMS,-KK
07/21/2020	N	General	Transfer on 07/21/2020	Transfer from BARNETT BETHANY MARIE to THOMPSON THOMAS E New Ownership: Yes
07/21/2020	N	General	2020 Owner Occupancy Credit	REMOVE OOC NOT PRIMARY RESIDENCE KY
06/24/2020	N	General	Parcel	PER FIELD REVIEW 06/23/20 - DWLG STILL PRESENT - VM

Date ▲	Public	Style	Attached To	Notes
04/25/2008	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 1200 LAND 3920 IMP 1987 REDMAN MH TO RE TY '98 4/25/08 BOR DO#07-280 ADD FUNC DEP TO DWLG FOR 2ND HALF TY07 ELV-TK 9/20/18 REAPP 19 CW-VM 4/11/19 DWLG PRESENT CW-TK RC20 CHECK IF DWLG RAZED **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 12090 38600 50690 4230 13510 17740 2001 ANN. EQUAL 15000 49010 64010 5250 17150 22400 2004 ANN EQUAL 16200 52930 69130 5670 18530 24200 2007 ANN. EQUAL 18000 43600 61600 6300 15260 21560
06/20/2005	N	General	Parcel	OWNER: BARNETT BETHANY MARIE, 1244 BRUSSELL RD NE, CARROLLTON OHIO