

Tax year 2025 BOR no. 26-025
County Carroll Date received 1/27/26

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

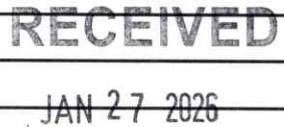
Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Jane K. Barkheimer	640 E. Carrollton St Magnolia ^{OH} 44643
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 330-866-9072 jbarckheimer@neo.rr.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 32-0000040.000	Address of property 640 E. Carrollton Street
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7. Principal use of property Home Resident

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have ^{AD} 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
32-0000040.000			



9. The requested change in value is justified for the following reasons:
Since the passing of my husband things like, heat, food, electric are now a luxury (see other side)

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 updated bath Room #10,000.00 Roof & Spouting and total cost \$ 25,000.
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Same Formica counter tops and cabinets from 1992 Kitchen

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. *lost more than 15% of income - death of spouse*

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 01/01/2026 Complainant or agent (printed) Jane K. Barkheimer Title (if agent) _____

Complainant or agent (signature) Jane K. Barkheimer

Sworn to and signed in my presence, this 22 day of JANUARY 2026

Notary Michelle M. Ankamp



I can't afford any more taxes. My husband a U.S. Army - Viet Nam veteran (drafted from Carroll County in September 1966) ^{from agent to change} passed away in May 2024. My income dropped largely at his passing. I have no intention of selling this house and would like to live in it and be able to afford the property taxes. We have never missed a tax payment in 33 years, that should count for something! Please don't increase my property taxes. I'm retired and probably won't hire at my age. Thank you

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	84X146	275.00	98.00	22,638					22,640
FRONT LOT - FRT/ACRES = '0', EF-FRT = '84.00', DPTH = '146', FCTR = '98', RATE = '275',									
Total	0.2815								22,640

Parcel 32-000040.000
 Property 640 CARROLLTON ST
 Address
 District 32-MAGNOLIA CORP-SANDY VALLEY LSD
 Map Number 32004-16.000
 Routing 4
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 00032-MAGNOLIA CORP-AV
 Living Area 1,604

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		

Dwelling										
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	1	1,604	First Floor		100.00	100.00	100.00	164,450		
Units Converted		1,604	Basement					29,000		
Total Rooms	9									
Bed Rooms	3									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL	Total Floor Value							193,450	
Full Baths	1	Living Units Value								
Half Baths	1	Plumbing							8,740	
Extra Fixtures		RecRoom								
		Fireplace								
		Linear Brick								
		Exterior Features							6,280	
		Garage / Carport							15,250	
		Base Value							223,720	
		Grade								
		Well / Septic								
		Adjustment								
		RCN Value							223,720	
		Year								
		Depreciation %							-11,186	
		Observed %								
		Depreciation Value							-11,186	
		RCNLD Value							212,534	
		BOR								
		Trend								
		Final Value							212,530	

Valuations			
Assessment		2025	2026
Appraised	Land	22,640	22,640
	Improvement	213,240	213,240
	Total	235,880	235,880
Assessed	Land	7,920	7,920
	Improvement	74,630	74,630
	Total	82,550	82,550
Land	Improvement	Total	

Owner BARKHEIMER JANE K
 Legal LOT 31 ELSON 2



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0002000



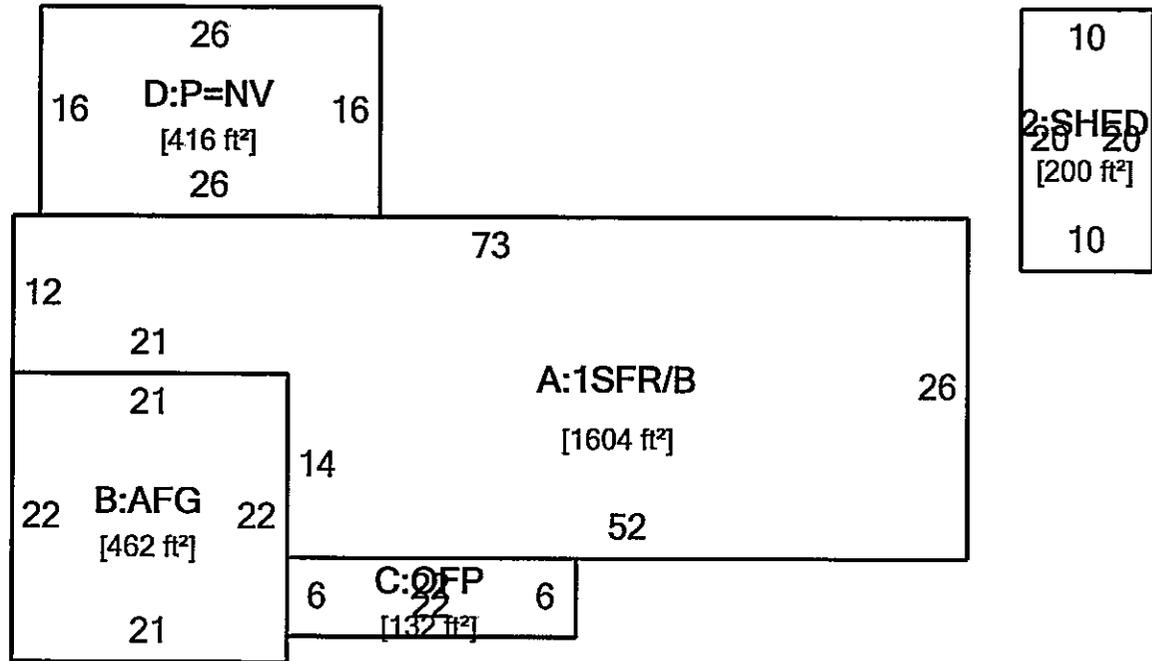
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
2	04-SHED	20 X 10	200		17.77	3,554	1	100%			1992/ /1970	AV-80.00				710
Total																710

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
12/13/2024	BARKHEIMER JANE K	0.00	AFFIDAVIT	N	1	N	1085
12/13/2024	BARKHEIMER KENNETH G & JANE KAREN	0.00	AFFIDAVIT	N	1	N	1084
11/15/2023	BARKHEIMER KENNETH G & JANE	0.00	AFFIDAVIT	N	1	N	1095

ID	Description	Size
A	1SFR/B	1,604
B	AFG	462
C	OFF	132
D	P=NV	416
Z	04	200

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025: ADJUSTED MEASUREMENTS ON DWLG
 9-27-23 JMR
 CALL BACK - R : : E : 080111 : MB
 EQ04AGRES: 8% LAND 8% IMP 800 LAND 7660
 IMP
 10/11/12 ADDED HOMESTEAD TY12-LF
 10/12/18 REAPP 19 BN-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 9570 86660 96230 3350 30330
 33680
 2001 ANN. EQUAL 9980 95760 105740 3490
 33520 37010
 2004 ANN EQUAL 10780 103420 114200 3770
 36200 39970
 2007 ANN. EQUAL 13310 108510 121820 4660
 37980 42640



Parcel



Parcel Number
32-0000040.000 (website)
Legal
LOT 31 ELSON 2
Owner
BARKHEIMER JANE K



Location 
640 CARROLLTON ST
Acres
0.0000
Programs
Homestead

Date ▲	Public	Style	Attached To	Notes
02/07/2025	N	General	2025 Homestead Exemption	APPROVE CURRENT TY25 HOMESTEAD - SS VET (TAC)
12/17/2024	N	General	Parcel	REC'D SS APP FOR HOMESTEAD TY25 AND FORWARD (TAC)
12/13/2024	N	General	Transfer on 12/13/2024	Transfer from BARKHEIMER JANE K to BARKHEIMER JANE K New Ownership: No
12/13/2024	N	General	Transfer on 12/13/2024	Transfer from BARKHEIMER KENNETH G & JANE KAREN to BARKHEIMER JANE K New Ownership: Yes
12/13/2024	N	General	Conveyance on 12/13/2024	BENEFICIARY: LEISA A DUNHAM - VM
11/14/2024	N	General	Parcel	KENNETH BARKHEIMER DECEASED 5/20/204 (TC)
11/15/2023	N	General	Transfer on 11/15/2023	Transfer from BARKHEIMER KENNETH G & JANE to BARKHEIMER KENNETH G & JANE KAREN New Ownership: No

Date ▲	Public	Style	Attached To	Notes
11/15/2023	N	General	Conveyance on 11/15/2023	BENEFICIARY: LEAH M DUNAHM - VM
10/19/2021	N	Auditor	Parcel	10/15/2021 MAILED WARRANT #43849 \$416.18 REFUND TY20 DUE TO QUALIFYING FOR LATE VET HOMESTEAD. KY
10/05/2021	N	General	Adjustment on 10/05/2021	SENIOR CITIZEN HOMESTEAD TO VETERAN HOMESTEAD LATE TY20 AND CURRENT TY21. KY
10/05/2021	N	General	Adjustment on 10/05/2021	SENIOR CITIZEN HOMESTEAD TO VETERAN HOMESTEAD LATE TY20 AND CURRENT TY21. KY
10/05/2021	N	General	2020 Homestead Exemption	SENIOR CITIZEN HOMESTEAD TO VETERAN HOMESTEAD LATE TY20 AND CURRENT TY21. KY
10/05/2021	N	General	2021 Homestead Exemption	SENIOR CITIZEN HOMESTEAD TO VETERAN HOMESTEAD LATE TY20 AND CURRENT TY21. KY
01/08/2020	N	General	2020 Homestead Exemption	SENIOR CITIZEN HOMESTEAD TO VETERAN HOMESTEAD LATE TY20 AND CURRENT TY21. KY
10/11/2012	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 800 LAND 7660 IMP 10/11/12 ADDED HOMESTEAD TY12-LF 10/12/18 REAPP 19 BN-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 9570 86660 96230 3350 30330 33680 2001 ANN. EQUAL 9980 95760 105740 3490 33520 37010 2004 ANN EQUAL 10780 103420 114200 3770 36200 39970 2007 ANN. EQUAL 13310 108510 121820 4660 37980 42640

Date ▲	Public	Style	Attached To	Notes
02/21/1992	N	General	Parcel	OWNER: BARKHEIMER KENNETH G & JANE KAR, 640 CARROLLTON ST, MAGNOLIA