

RECEIVED
 JAN 28 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH

Clear Form

Tax year 2026 BOR no. 26-026
 County carroll Date received 1/28/2026

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	B Nelson & Robyn A Nelson Revocable	2296 Dover Zoar Rd NE Bolivar Oh 44612
2. Complainant if not owner	N/A	
3. Complainant's agent	N/A	
4. Telephone number and email address of contact person 330-204-3649		

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
31-0000523.000	1273 Magnolia Rd NW Magnolia Oh 44643



7. Principal use of property one family rental property

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have...

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
31-0000523.000	\$ 100,000.00	\$162,490.00	\$62,490.00

9. The requested change in value is justified for the following reasons:
 Property needs new roof it's leaking, we have a contractor looking this spring to replace it, property needs new windows has a bullet hole in large pickture window, and other windows don't open and close properley, property needs new deck, deck is rotting, have a contractor giving me estimates now for all repairs. If I could sell it for What zillow says it'd worth I would sell it! I bought this property at a bank sale for \$ 37,000.00

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.

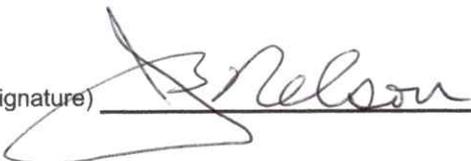
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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) Jerome B Nelson Jr. Title (if agent) Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 18 (Date) day of JANUARY (Month) 2026 (Year)

Notary 



HEATHER I NELSON-GRIMM
Notary Public, State of Ohio
My Commission Expires
February 17, 2026

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	41,600.00		41,600					41,600
RS-RESIDUAL	0.8900	10,400.00		9,256					9,260
SMALL ACR - FRT/ACRES = '0.89', DESCRIPTION = 'RESIDUAL' @, EF-RT = '4795', EXT-VALUE =									
Total	1.8900								50,860

Parcel 31-000523.000
 Property Address 1273 MAGNOLIA RD NW (SR 542)
 District 31-ROSE TWP-SANDY VALLEY LSD
 Map Number 30021-17.000
 Routing 21
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00031-ROSE SANDY VALLEY SD-AV
 Living Area 1,380

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	50,860	50,860
Improvement	111,630	111,630
Total	162,490	162,490
Assessed		
Land	17,800	17,800
Improvement	39,070	39,070
Total	56,870	56,870
Land	Improvement	Total

Owner JEROME B NELSON JR & ROBYN A NELSON
 Legal 7 16 21 PT W 1/2 NE 1.89A



Permits

Permit	Date	CD	Description	%	Amount

Notes

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

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,380	First Floor		100.00	100.00		143,670	
Units Converted		1,908	Basement					32,440	
Total Rooms	6								
Bed Rooms	3								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						176,110	
Full Baths	1	Living Units Value							
Half Baths	1	Plumbing						8,740	
Extra Fixtures		RecRoom							
		Fireplace		Openings	1	Stacks	1	5,650	
		Linear Brick		Height		Length			
		Exterior Features		OF=40,WDD=288				9,570	
		Garage / Carport		2.00AFG,1.00BASG				21,830	
		Base Value						221,900	
		Grade		Code	100%	Factor			
		Well / Septic		Code		Factor			
		Adjustment		RCN Value		221,900 total value x 1.0 multiplier		221,900	
		Year		Built	1950	Rem	Eff	1972	
		Depreciation %		AV-50.00				-110,950	
		Observed %							
		Depreciation Value						-110,950	
		RCNLD Value						110,950	
		BOR							
		Trend							
		Final Value						110,950	



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
3	04-SHED	16 X 12	192		17.77	3,412	1	100%			1970/ /1970	AV-80.00				680
3 BUILDING TYPE = 'SHEDPP', SHB+CONSFTXFT = '* 08X10', SIZE = '80', UNIT RATE = '', GRADE = '', YYRY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''																
Total																680

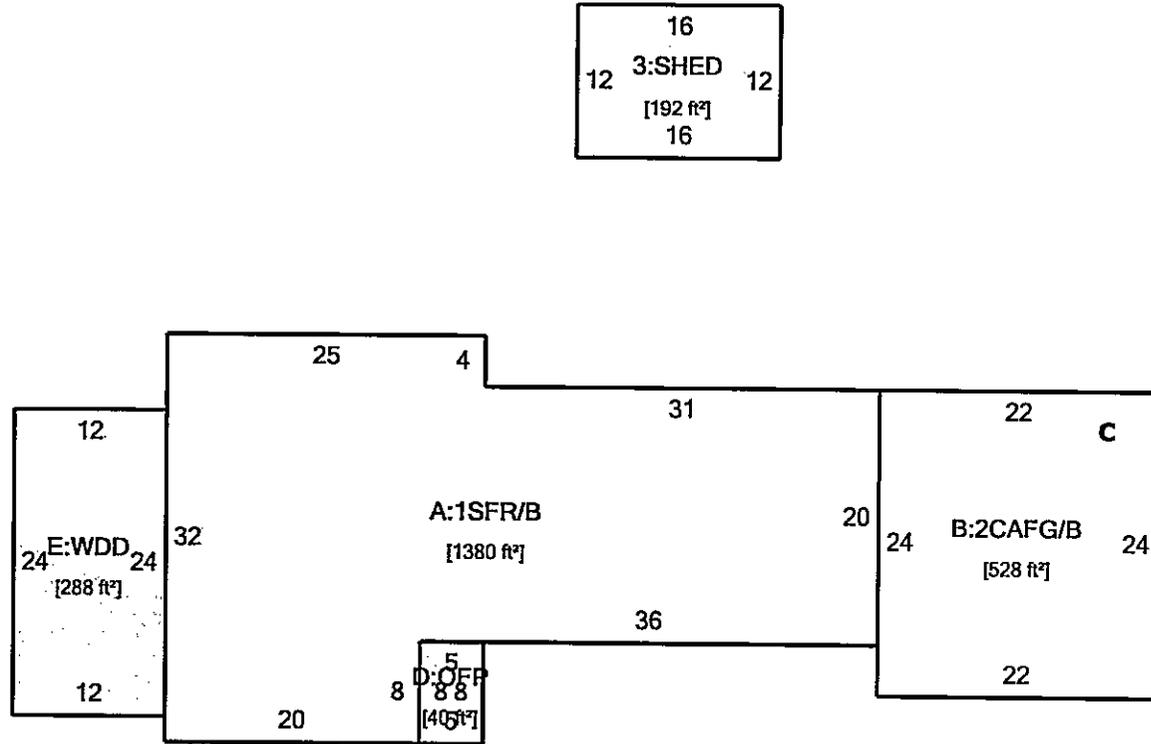
Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
12/10/2025	NELSON JEROME B	0.00	WARRANTY DEED	N	1	N	1148
04/07/2014	FEDERAL HOME LOAN MORTGAGE	0.00	WARRANTY DEED	N	1	N	176
01/22/2014	ERICKSON PAULA J	0.00	SF	N	1	N	27

ID	Description	Size
A	1SFR/B	1,380
B	2CAFG/B	528
C	1CBASG	0
D	0FP	40
E	WDD	288
3	04	192

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- CORR EFF YEAR FOR DWLG, TURNED
 SKETCH ON, CORR SHED=PP TO SHED 1/5/24 SBT
 CALL BACK - R : : E : 080411 : GR
 EQ04AGRES: 8% LAND 8% IMP 990 LAND 5440
 IMP
 9/30/11 ADD HOMESTEAD TY11 LF
 9/25/12 REMOVED HOMESTEAD TY12-LF
 01/22/14 COR ACREAGE FR 2.2A TO 1.89A PER
 MAP OFC/SURVEY 2003 TY14 SB
 7/17/15 REMOVE OWN OCC CREDIT TY15
 RECEIVES IN TUSC CO BT
 7/18/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 11230 57370 68600 3930
 20080 24010
 2001 ANN. EQUAL 12400 67990 80390 4340
 23800 28140
 2004 ANN EQUAL 13390 73430 86820 4690
 25700 30390
 2007 ANN. EQUAL 15880 71120 87000 5560
 24890 30450



Parcel

**Parcel Number**

31-0000523.000 (website)

Legal

7 16 21 PT W 1/2 NE 1.89A

Owner

JEROME B NELSON JR & ROBYN A NELSON REVOCABLE TRUST

Location

1273 MAGNOLIA RD NW (SR 542)

Acres

1.8900



Date ▲	Public	Style	Attached To	Notes
12/10/2025	N	General	Transfer on 12/10/2025	Transfer from NELSON JEROME B to JEROME B NELSON JR & ROBYN A NELSON REVOCABLE TRUST New Ownership: Yes
12/10/2025	N	General	Conveyance on 12/10/2025	CO-TRUSTEES: JEROME B. JR & ROBYN A. NELSON
02/13/2025	N	General	Penalty / Interest Remission	DID NOT GET THE BILL- EW
04/07/2014	N	General	Transfer on 04/07/2014	Transfer from FEDERAL HOME LOAN MORTGAGE to NELSON JEROME B New Ownership: No
01/22/2014	N	General	Transfer on 01/22/2014	Transfer from ERICKSON PAULA J to FEDERAL HOME LOAN MORTGAGE New Ownership: No
10/27/2011	N	General	Transfer on 10/27/2011	Transfer from ERICKSEN HANS C & PAULA to ERICKSON PAULA J New Ownership: No

Date ▲	Public	Style	Attached To	Notes
09/30/2011	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 990 LAND 5440 IMP 9/30/11 ADD HOMESTEAD TY11 LF 9/25/12 REMOVED HOMESTEAD TY12-LF 01/22/14 COR ACREAGE FR 2.2A TO 1.89A PER MAP OFC/SURVEY 2003 TY14 SB 7/17/15 REMOVE OWN OCC CREDIT TY15 RECEIVES IN TUSC CO BT 7/18/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 11230 57370 68600 3930 20080 24010 2001 ANN. EQUAL 12400 67990 80390 4340 23800 28140 2004 ANN EQUAL 13390 73430 86820 4690 25700 30390 2007 ANN. EQUAL 15880 71120 87000 5560 24890 30450