

RECEIVED

Clear Form

JAN 30 2026

Tax year 2025 BOR no. 26-028
County Carroll Date received 1/30/2026

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARROLL COUNTY OH

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 | JAMES & LAURA WEINER | 6989 PHILIP LN, WOOSTER, OH, 44691 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 330-601-6379 jlosuwood@gmail.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 | | Address of property | |
| 23-0000528.000 | | 3437 VALLEY DR | |
| 23-0000529.000 | | 3433 VALLEY DR | |
| 23-0000975.000 23-0000530.000 | | 3429 VALLEY DR | |
| 7. Principal use of property UNBUILDABLE VACANT LAND | | | |
| 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 |
| 23-0000528.000 | 1,000.00 | \$14,460 | -13,460 |
| 23-0000529.000 | 1,000.00 | \$14,460 | -13,460 |
| 23.0000530.000 | 1,000.00 | \$14,290 | -13,290 |
| 9. The requested change in value is justified for the following reasons: UNBUILDABLE VACANT LAND ON A GRASS ROAD. ROCKWOOD PROPERTY OWNERS ASSOCIATION WILL NOT BRING SUPPLY WATER TO ANY NEW BUILDINGS IN POA. LOTS WERE PURCHASED FOR \$750/EACH. LOTS ARE ALSO NOT LARGE ENOUGH FOR WELL & SEPTIC. NO RESIDENCES COULD EVER BE BUILT ON THESE LOTS, EVEN IF COMBINED. | | | |

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.

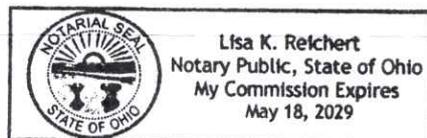
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/27/26 Complainant or agent (printed) JAMES M. WEINER Title (if agent) _____

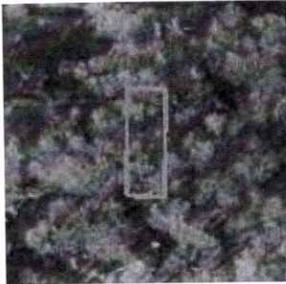
Complainant or agent (signature) *James M. Weiner*

Sworn to and signed in my presence, this 27th day of JANUARY 2026
(Date) (Month) (Year)

Notary *Lisa K. Reichert*



Parcel



Parcel Number

23-0000528.000 (website)

Legal

LOT 220 ROCKWOOD 5

Owner

WEINER JAMES M & LAURA A J/S

Location 

3437 VALLEY DR

Acres

0.0000

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|---------------------------|---|
| 05/30/2018 | N | General | Parcel | EQ04AGRES: 8% LAND 8% IMP 70 LAND 0 IMP 05/30/18 CHNG RATE TO 230 & INF TO 90 LOCATION REAPP 19 HK-SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 830 830 290 290 2001 ANN. EQUAL 860 860 300 300 2004 ANN EQUAL 930 930 330 330 2007 ANN. EQUAL 1010 1010 350 350 |
| 07/02/2010 | N | General | Transfer on 07/02/2010 | Transfer from MEINERDING MARGARET to WEINER JAMES M & LAURA A J/S New Ownership: No |



| Land Data | | | | | | | | | | |
|---|--------|-----------|-------|------------|--------|-----|----------|-------|-------------|--|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value | |
| FL-FRONT LOT | 55X111 | 550.00 | 85.00 | 25,713 | 4,5 | | 56.25 | | 14,460 | |
| FRONT LOT - FRT/ACRES = '0', EF-FRT = '55.00', DPTH = '111', FCTR = '85', RATE = '230', | | | | | | | | | | |
| Total | | 0.1402 | | | | | | | 14,460 | |

Parcel 23-000528.000
 Property 3437 VALLEY DR
 Address
 District 23-MONROE TWP-CONOTTON VALLEY UNION LSD
 Map Number 2220D-36.000
 Routing 20D
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00023N-ROCKWOOD 3-AV
 Living Area 0

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 | 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 | | | | | | | |
| RCN Value | | | | | | | |
| Year | | Built | | Rem | | multiplier | |
| Depreciation % | | | | | | Eff | |
| Observed % | | | | | | | |
| Depreciation Value | | | | | | | |
| RCNLD Value | | | | | | | |
| BOR | | 0 | | | | | |
| Trend | | | | | | | 0.00 |
| Final Value | | | | | | | |

| Valuations | | | |
|------------|-------------|--------|--------|
| Assessment | | 2025 | 2026 |
| Appraised | Land | 14,460 | 14,460 |
| | Improvement | 0 | 0 |
| Assessed | Total | 14,460 | 14,460 |
| | Land | 5,060 | 5,060 |
| Land | Improvement | 0 | 0 |
| | Total | 5,060 | 5,060 |

Owner WEINER JAMES M & LAURA A J/S
 Legal LOT 220 ROCKWOOD 5



| 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 |
| 07/02/2010 | MEINERDING MARGARET | 2,250.00 | JOINT | Y | 3 | N | 392 |
| 06/06/2003 | * NOT ON FILE * | 0.00 | CERTIFICATE OF | N | 6 | N | 1 |

Parcel



Parcel Number
23-0000529.000 (website)
Legal
LOT 221 ROCKWOOD 5
Owner
WEINER JAMES M & LAURA J/S

Location 📖
3433 VALLEY DR
Acres
0.0000



| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|---------------------------|---|
| 05/30/2018 | N | General | Parcel | EQ04AGRES: 8% LAND 8% IMP 70 LAND 0 IMP 05/30/18 CHNG RATE TO 230 & INF TO 90 REAPP 19 HK-SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 830 830 290 290 2001 ANN. EQUAL 850 850 300 300 2004 ANN EQUAL 920 920 320 320 2007 ANN. EQUAL 990 990 350 350 |
| 07/02/2010 | N | General | Transfer on 07/02/2010 | Transfer from MEINERDING MARGARET to WEINER JAMES M & LAURA J/S New Ownership: No |

| Land Data | | | | | | | | | |
|---|---------------|-----------|-------|------------|--------|-----|----------|-------|---------------|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
| FL-FRONT LOT | 55X109 | 550.00 | 85.00 | 25,713 | 4,5 | | 56.25 | | 14,460 |
| FRONT LOT - FRT/ACRES = '0', EF-FRT = '55.00', DPTH = '109', FCTR = '85', RATE = '230', | | | | | | | | | |
| Total | 0.1376 | | | | | | | | 14,460 |

Parcel 23-000529.000
 Property Address 3433 VALLEY DR
 District 23-MONROE TWP-CONOTTON VALLEY UNION LSD
 Map Number 2220D-35.000
 Routing 20D
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00023N-ROCKWOOD 3-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 & ROLLING | SEWER | SIDEWALK | STATIC |
| STEEP | WATER WELL | UNPAVED | |

| 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 | | | | | | | |
| Adjustment | | Code | | | Factor | | |
| RCN Value | | | | | | | |
| Year | | Built | | | 0 Rem | | |
| Depreciation % | | | | | | | |
| Observed % | | | | | | | |
| Depreciation Value | | | | | | | |
| RCNLD Value | | | | | | | |
| BOR | | | | | | | |
| Trend | | | | | | | 0.00 |
| Final Value | | | | | | | |

| Valuations | | | |
|------------|-------------|--------|--------|
| Assessment | | 2025 | 2026 |
| Appraised | Land | 14,460 | 14,460 |
| | Improvement | 0 | 0 |
| | Total | 14,460 | 14,460 |
| Assessed | Land | 5,060 | 5,060 |
| | Improvement | 0 | 0 |
| | Total | 5,060 | 5,060 |
| Land | Improvement | Total | |

Owner WEINER JAMES M & LAURA J/S
 Legal LOT 221 ROCKWOOD 5



| Permits | | | | | |
|---------|------|----|-------------|---|--------|
| Permit | Date | CD | Description | % | Amount |
| | | | | | |

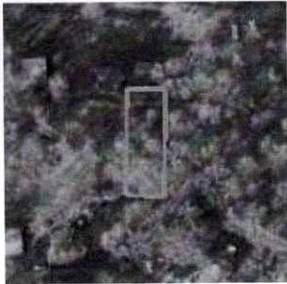
Notes

| Improvements | | | | | | | | | | | | | | | | |
|--------------|------|------|------|----------|------|------------|------------|-------|---------------|-------------|------|----------|----------|-----|-------|-------------|
| ID | Type | Dims | Size | Features | Rate | Base Value | Unit Count | Grade | Adjust Reason | ADJST FACTR | Year | DEPR NML | DEPR OBS | BOR | Trend | Final Value |
| | | | | | | | | | | | | | | | | |



| Sales | | | | | | | |
|------------|------------------------|--------------|----------------|-------|---------|----|------------|
| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
| 07/02/2010 | MEINERDING MARGARET | 2,250.00 | JOINT | Y | 3 | N | 392 |
| 06/06/2003 | * NOT ON FILE * | 0.00 | CERTIFICATE OF | N | 6 | N | 1 |

Parcel

**Parcel Number**

23-0000530.000 (website)

Legal

LOT 222 ROCKWOOD 5

Owner

WEINER JAMES M & LAURA A J/S

Location

3429 VALLEY DR

Acres

0.0000

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|------------------------|--|
| 11/03/2025 | N | General | Parcel | SENDING OUT BOR FORM HE IS DISPUTING VALUES OF LOTS HE OWNS BEHIND HIS HOUSE-KK |
| 05/30/2018 | N | General | Parcel | EQ04AGRES: 8% LAND 8% IMP 70 LAND 0 IMP 05/30/18 CHNG RATE TO 230 & INF TO 90 REAPP 18 HK-SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 830 830 290 290 2001 ANN. EQUAL 840 840 290 290 2004 ANN EQUAL 910 910 320 320 2007 ANN. EQUAL 980 980 340 340 |
| 07/02/2010 | N | General | Transfer on 07/02/2010 | Transfer from MEINERDING MARGARET to WEINER JAMES M & LAURA A J/S New Ownership: No |



| Land Data | | | | | | | | | |
|---|---------------|-----------|-------|------------|--------|-----|----------|-------|---------------|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
| FL-FRONT LOT | 55X107 | 550.00 | 84.00 | 25,410 | 4,5 | | 56.25 | | 14,290 |
| FRONT LOT - FRT/ACRES = '0', EF-FRT = '55.00', DPTH = '107', FCTR = '84', RATE = '230', | | | | | | | | | |
| Total | 0.1351 | | | | | | | | 14,290 |

Parcel 23-000530.000
 Property 3429 VALLEY DR
 Address
 District 23-MONROE TWP-CONOTTON VALLEY UNION LSD
 Map Number 2220D-34.000
 Routing 20D
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00023N-ROCKWOOD 3-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 & ROLLING | SEWER | SIDEWALK | STATIC |
| STEEP | WATER | UNPAVED | |
| | 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 | | Openings | | Stacks | | | | |
| Linear Brick | | Height | | Length | | | | |
| Exterior Features | | | | | | | | |
| Garage / Carport | | | | | | | | |
| Base Value | | | | | | | | |
| Grade | | Code | | Factor | | | | |
| Well / Septic | | Code | | Factor | | | | |
| Adjustment | | | | | | | | |
| RCN Value | | | | | | | | |
| Year | | Built | | total value × multiplier | | | | |
| Depreciation % | | | | 0 Rem Eff | | | | |
| Observed % | | | | | | | | |
| Depreciation Value | | | | | | | | |
| RCNLD Value | | | | | | | | |
| BOR | | 0 | | | | | | |
| Trend | | | | | | | 0.00 | |
| Final Value | | | | | | | | |

| Valuations | | | |
|------------|-------------|--------|--------|
| Assessment | | 2025 | 2026 |
| Appraised | Land | 14,290 | 14,290 |
| | Improvement | 0 | 0 |
| | Total | 14,290 | 14,290 |
| Assessed | Land | 5,000 | 5,000 |
| | Improvement | 0 | 0 |
| | Total | 5,000 | 5,000 |
| Land | Improvement | Total | |

Owner WEINER JAMES M & LAURA A J/S
 Legal LOT 222 ROCKWOOD 5



| 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 | | | | | | | | | | | | | | | | |

| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
|------------|------------------------|--------------|----------------|-------|---------|----|------------|
| 07/02/2010 | MEINERDING MARGARET | 2,250.00 | JOINT | Y | 3 | N | 392 |
| 06/06/2003 | * NOT ON FILE * | 0.00 | CERTIFICATE OF | N | 6 | N | 1 |

