

RECEIVED

Clear Form

FEB 02 2026

Tax year

2025

BOR no.

26-031

County

Carroll

Date received

2/2/2026

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	Bobbi J Fair Revocable Trust	1081 Countryside Dr. NW Carrollton OH 44615
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
330 936 6491 bobbifair14@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
10-0001674, 049	1081 Countryside Dr. NW, Carrollton, OH 44615



7. Principal use of property residential

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
10-0001674.049	\$ 47,643.74	\$ 86,700	\$ 39,056.26

9. The requested change in value is justified for the following reasons:

2010 - \$25,280
 2021 - \$50,490
 2022-2024 - \$60,840

* Avg per acre of several of my neighbors currently @ \$67,000.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 0 ; 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 \$ 0.
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 2/2/2026 Complainant or agent (printed) Bobbi Jo Fair Title (if agent) _____

Bobbi J Fair Revocable Trust

Complainant or agent (signature) Bobbi Jo Fair

Sworn to and signed in my presence, this 2 (Date) day of February (Month) 2026 (Year)

Notary Eva N Johnson

 **Eva N Johnson**
 Notary Public, State of Ohio
 My Commission Expires 10/01/29



THE COMMISSIONER OF REVENUE

STATE OF OHIO

EVAN J. JOHNSON

Bobbi Fair

Parcel # 10-0001674.049

	Your House	Rogerson	Castellucci	Naylor	Lewis
Lot Size	0.711	0.461	0.531	0.603	1.03
\$	\$86,700.00	\$40,650.00	\$40,010.00	\$58,520.00	\$38,080.00
\$/Acre	\$121,940.93	\$88,177.87	\$75,348.40	\$97,048.09	\$36,970.87
% Lower than yours		-38.29%	-61.84%	-25.65%	-229.83%
Your Equivalent		\$62,694.47	\$53,572.71	\$69,001.19	\$26,286.29
Home Size	3,347.00	3,273.00			
\$	\$476,760.00	\$442,330.00			
\$/Sq Ft	\$142.44	\$135.15			
% Lower than yours		-5.40%			
Your Equivalent		\$452,330.74			



Exact builder, model,
and calendar 12 months.



Parcel: 10-0001674.049
 STACI BRADY
 Carroll County Auditor | Carroll County, Ohio

Year: 2025

BJ



SUMMARY

Deeded Name	BOBBI J FAIR REVOCABLE TRUST		Taxpayer	BOBBI J FAIR REVOCABLE TRUST	
Owner	BOBBI J FAIR REVOCABLE TRUST 1081 COUNTRYSIDE DR NW CARROLLTON OH 44615-9497			1081 COUNTRYSIDE DR NW CARROLLTON OH 44615-9497	
Tax District	10-CARROLLTON CORP-CARROLLTON EVSD		Land Use	510-SINGLE FAMILY DWELLING	
School District	CARROLLTON EVSD		Class	Residential	
Neighborhood	00010C-COUNTRYSIDE ESTATES		Subdivision		
Location	1081 COUNTRYSIDE DR		Legal	LOT 24 COUNTRYSIDE ESTATES LTD #2	
CD Year		Map Number	10088-11.000	Routing Number	88
Acres	0.0000	Sold	08/14/2024	Sales Amount	0.00

VALUE

District	10-CARROLLTON CORP-CARROLLTON EVSD
Land Use	510-SINGLE FAMILY DWELLING
Enrolled Programs	

	Appraised	Assessed
Land	86,700	30,350
Improvement	476,760	166,870
Total	563,460	197,220
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	563,460	197,220

CURRENT CHARGES

Full Rate	52.350000
Effective Rate	35.916982
Qualifying Rate	33.261277

	Prior	First	Second	Total
Tax	0.00	3,213.77	3,213.77	6,427.54
Special	0.00	1.00	1.00	2.00
Total	0.00	3,214.77	3,214.77	6,429.54
Paid	0.00	0.00	0.00	0.00
Due	0.00	3,214.77	3,214.77	6,429.54

.0326

FUTURE CHARGES

Type	Description	Amount
Special Assessments	099 MWCD	2.00

TRANSFER HISTORY

Date	Buyer / Seller	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
08/14/2024	Buyer: BOBBI J FAIR REVOCABLE TRUST Seller: FAIR BOBBI J	WARRANTY DEED 168/623	0.00 703	N T	2
06/24/2024	Buyer: FAIR BOBBI J Seller: FAIR FAMILY REVOCABLE TRUST	WARRANTY DEED 167/874	0.00 524	N U	2
05/20/2020	Buyer: FAIR FAMILY REVOCABLE TRUST Seller: SHAW BONNIE LIVING TRUST	WARRANTY DEED 139/2491	41,000.00 271	Y	1
06/15/2004	Buyer: SHAW BONNIE LIVING TRUST Seller: WADE CHARLES R & SHIRLEY	WARRANTY DEED	33,000.00 1	N	1
07/17/2000	Buyer: WADE CHARLES R & SHIRLEY Seller: * NOT ON FILE *	JOINT SURVIVORSHIP	29,500.00 1	Y	1

LAND

Type	Dimensions	Description	Value
FL-FRONT LOT	200.0000 X 155.0000	Effective - Frontage / Depth	86,700
		Total	86,700

DWELLING

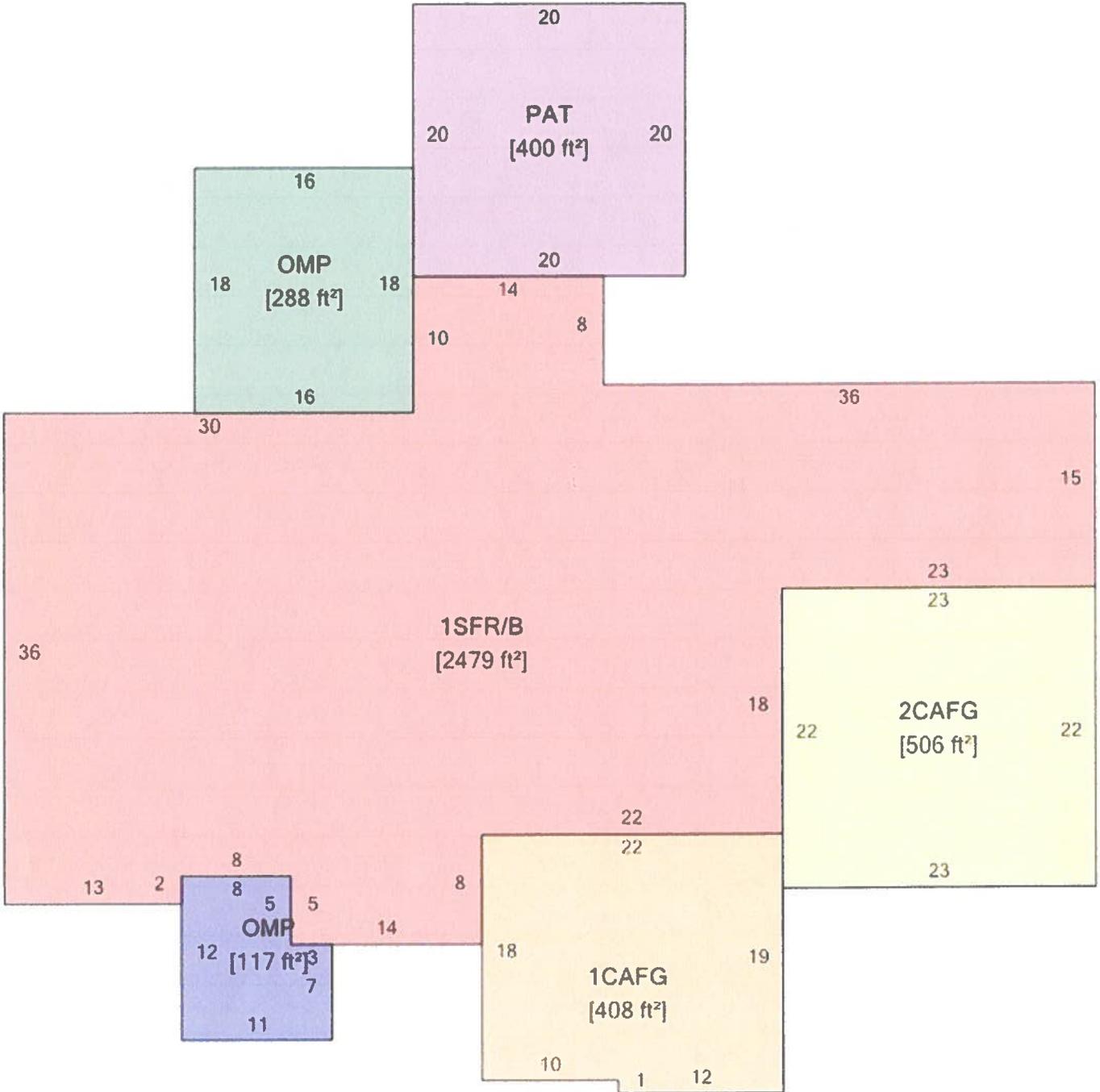
Card 1	Style	1-SINGLE FAMILY	Family Rooms	1	Heating	Y
Stories	1.00	Condition	GD-GOOD	Cooling	Y	
Rec Room Area	0	Year Built	2020	Grade	150%	
Finished Basement	867	Year Remodeled		Fireplace Openings	1	
Rooms	6	Full Baths		2 Fireplace Stacks	0	
Bed Rooms	3	Half Baths		1 Living Area	3,347	
Dining Rooms	1	Other Fixtures		0 Total Area	4,958	
				Value	476,760	

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	2,479	First Floor	2,479	2,479 +107
B	2CAFG (2 CAR ATTACHED FRAME GARAGE)	506	Basement	2,479	868 -33
C	OMP (OPEN MASONRY PORCH)	288	Total	4,958	3,347 +74
D	OMP (OPEN MASONRY PORCH)	117			
E	PAT (PATIO)	400			
F	1CAFG (1 CAR ATTACHED FRAME GARAGE)	408			

f 212





Parcel: 10-0001739.103

Year: 2025

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Carroll County Auditor | Carroll County, Ohio

DAWN



SUMMARY

Table with property details: Deeded Name, Owner, Tax District, School District, Neighborhood, Location, CD Year, Acres, Taxpayer, Land Use, Class, Subdivision, Legal, Routing Number, Sales Amount.

VALUE

Table with value details: District, Land Use, Enrolled Programs.

Table with appraised and assessed values for Land, Improvement, Total, CAUV, Homestead, OOC, Taxable.

CURRENT CHARGES

Table with current charges: Full Rate, Effective Rate, Qualifying Rate, and a detailed breakdown by tax type (Tax, Special, Total, Paid, Due).

03210

FUTURE CHARGES

Table with future charges: Type, Description, Amount.

TRANSFER HISTORY

Table with transfer history: Date, Buyer/Seller, Deed Type, Sales Amount, Valid Exempt, # of Properties.

LAND

Table with land details: Type, Dimensions, Description, Value.

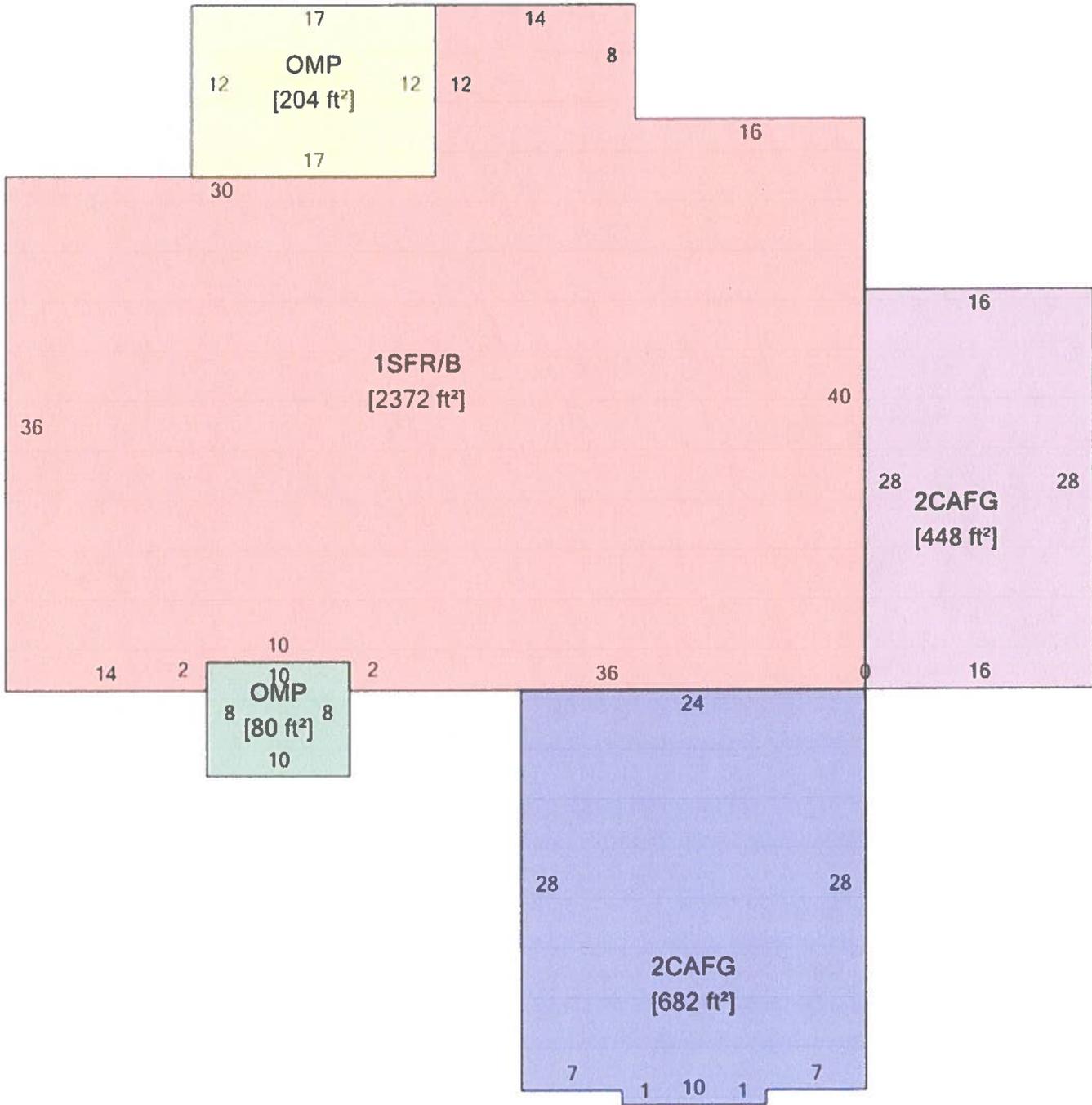
DWELLING

Table with dwelling details: Card 1, Style, Stories, Rec Room Area, Finished Basement, Rooms, Bed Rooms, Dining Rooms, Heating, Cooling, Grade, Fireplace Openings, Fireplace Stacks, Living Area, Total Area, Value.

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	1SFR/B (1 STORY FRAME / BASEMENT)	2,372	First Floor	2,372	2,372
B	OMP (OPEN MASONRY PORCH)	204	Basement	2,372	901
C	OMP (OPEN MASONRY PORCH)	80	Total	4,744	3,273
D	2CAFG (2 CAR ATTACHED FRAME GARAGE)	682			
E	2CAFG (2 CAR ATTACHED FRAME GARAGE)	448			





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Naylor -W

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Value History

CAUV Soil Breakdown

Land 1

Commercial Buildings

Dwellings 1

Other Improvements

Sketch 1

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card

Parcel Number
10-0001674.048

Legal Description
LOT 23 COUNTRYSIDE ESTATES LTD #2

Location
1087 COUNTRYSIDE DR

Owner
NAYLOR JONATHAN L & KELSEA D

Acres .603
0.0000

Property

Tax District
10-CARROLLTON CORP-CARROLLTON EVSD

School District
CARROLLTON EVSD

Neighborhood
00010C-COUNTRYSIDE ESTATES

Subdivision

Map Number 10088-10.000
Routing Number 88

Certified Delinquent Year

Owner

Contact
NAYLOR JONATHAN L & KELSEA D
1087 COUNTRYSIDE DR NW
CARROLLTON OH 44615-9497

Owner Name
NAYLOR JONATHAN L & KELSEA D

Deed

Legal Description
LOT 23
COUNTRYSIDE
ESTATES LTD #2
Acres
0.0000

Survey Volume / Page
-- / --

Date Sold 02/22/2019
Sales Amount 280,000.00

Volume / Page
-- / --

Taxpayer

Contact
NAYLOR JONATHAN L & KELSEA D
1087 COUNTRYSIDE DR NW
CARROLLTON OH 44615-9497

on my west

Values

Land Use
510-SINGLE FAMILY DWELLING

[Tentative Values Available](#)

	Appraised	Assessed
Land	58,520	20,480
Improvement	320,140	112,050
Total	378,660	132,530
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	378,660	132,530

2025 Charges

Full Rate ⁱ	Effective Rate ⁱ	Qualifying Rate ⁱ
52.350000	35.916982	33.261277

	Prior	First	Second	Total
Tax	0.00	2,159.65	2,159.65	4,319.30
Special	0.00	1.00	1.00	2.00
Total	0.00	2,160.65	2,160.65	4,321.30
Paid	0.00	0.00	0.00	0.00
Due	0.00	2,160.65	2,160.65	4,321.30
Due On	02/20/2026			

Adding on? [Try our tax estimator.](#)

2026 Upcoming Charges

Type	Description	Amount
Special Assessments	099 MWCD	2.00

Address 119 South Lisbon Street,
Suite 203
Carrollton, Ohio 44615

Hours Mon-Fri 8am-4pm
Closed 12pm-1pm

Phone [330-627-2250](tel:330-627-2250)

Fax [330-627-0426](tel:330-627-0426)

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Parcel Number
10-0001706.018

Legal Description
LOT 7 NORTHVIEW FIRST SUBD
1.031A

Location
1054 RAINBOW CIRCLE

Owner
LEWIS BRADLEY J & HELEN I

Acres
1.0300

1.03

on my North

Summary

Tax

Transfers 1

Surveys

History 1

Payment History 36

Value History

CAUV Soil Breakdown

Land 2

Commercial Buildings

Dwellings 1

Other Improvements

Sketch 1

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card

Property

Tax District
10-CARROLLTON CORP-CARROLLTON EVSD

School District
CARROLLTON EVSD

Neighborhood
00010B-NORTHVIEW SUBDIVISION

Subdivision

Map Number
10083-07.000

Routing Number
83

Certified Delinquent Year

Owner

Contact
LEWIS BRADLEY J & HELEN I
1054 RAINBOW CIR NW
CARROLLTON OH 44615-9435

Owner Name
LEWIS BRADLEY J & HELEN I

Deed

Legal Description
LOT 7 NORTHVIEW
FIRST SUBD 1.031A
Acres
1.0300

Survey Volume / Page
-- / --

Date Sold
01/04/1990

Sales Amount
18,900.00

Volume / Page
-- / --

Taxpayer

Contact
LEWIS BRADLEY J & HELEN I
1054 RAINBOW CIR NW
CARROLLTON OH 44615-9435

Values

Land Use
511-SINGLE FAMILY DWELLING - UNPLATTED
0 - 9.99 ACRES

[Tentative Values Available](#)

Enrolled Programs

Owner Occupancy

	Appraised	Assessed
Land	38,080	13,330
Improvement	371,040	129,860
Total	409,120	143,190
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (Y)	408,790	143,070
Taxable	409,120	143,190

2025 Charges

Full Rate i	Effective Rate i	Qualifying Rate i
52.350000	35.916982	33.261277

	Prior	First	Second	Total
Tax	0.00	2,214.34	2,214.34	4,428.68
Special	0.00	0.00	0.00	0.00
Total	0.00	2,214.34	2,214.34	4,428.68
Paid	0.00	0.00	0.00	0.00
Due	0.00	2,214.34	2,214.34	4,428.68
Due On	02/20/2026			

Adding on? [Try our tax estimator.](#)

Address 119 South Lisbon Street,
Suite 203
Carrollton, Ohio 44615

Hours Mon-Fri 8am-4pm
Closed 12pm-1pm

Phone [330-627-2250](tel:330-627-2250)

Fax [330-627-0426](tel:330-627-0426)

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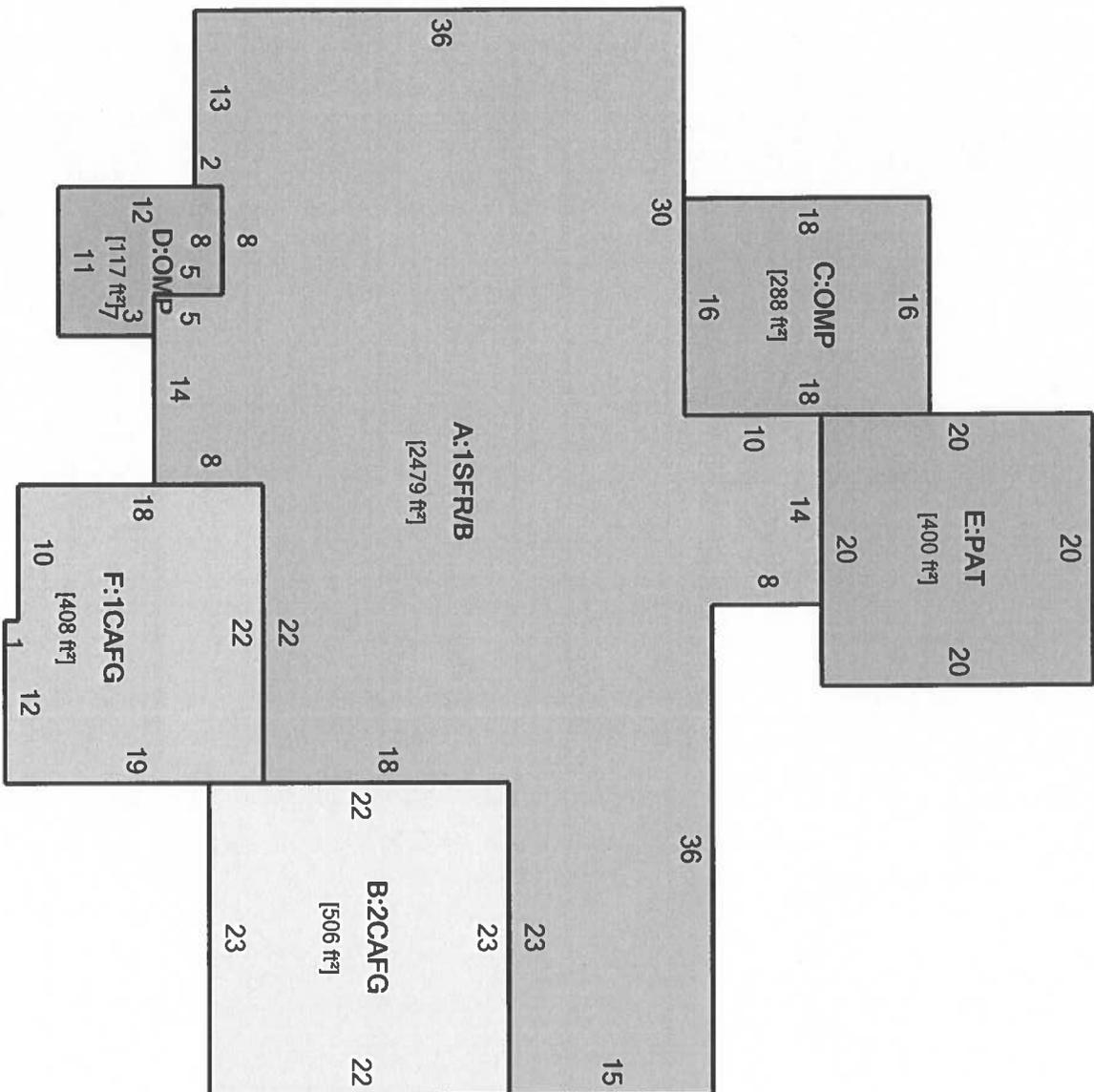
Last Updated: 01/26/2026 10:00
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ID	Description	Size
A	1SFR/B	2,479
B	2CAFG	506
C	OMP	288
D	OMP	117
E	PAT	400
F	1CAFG	408

NOTES

REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 CALL BACK - R : : E : 120211 : CB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 2280 LAND 0 IMP
 2/26/19 REAPP 19 CM-VM
 ***** TRUE CASH VALUE ***** ASSESSED
 VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 28140 28140 9850 9850
 2001 ANN. EQUAL 28560 28560 10000 10000
 2004 ANN EQUAL 30840 30840 10790 10790
 2007 ANN. EQUAL 30600 30600 10710 10710
 5/13/21 - PER FIELD REVIEW 4/15/21 - DWLG
 25% COMPLETE - CORRECTED LAND VALUE FOR
 HOMESITE TY21 - VM
 4/14/22 - PER FIELD REVIEW BY LHM/ELC
 4/11/22 - DWLG 100% COMPLETE 1/1/22 - SENT
 VALUE CHANGE LETTER TY22 - VM



Parcel



Parcel Number
10-0001674.049 (website)

Legal
LOT 24 COUNTRYSIDE ESTATES LTD #2

Owner
BOBBI J FAIR REVOCABLE TRUST

Location
1081 COUNTRYSIDE DR

Acres
0.0000



Date ▼	Public	Style	Attached To	Notes
01/29/2026	N	Auditor	Parcel	SEE ATTACHED NOTES FROM FB MESSENGER REGARDING BOR -SB
08/14/2024	N	General	Transfer on 08/14/2024	Transfer from FAIR BOBBI J to BOBBI J FAIR REVOCABLE TRUST New Ownership: No
08/14/2024	N	General	Conveyance on 08/14/2024	TRUSTEE : BOBBI J FAIR - AN
06/24/2024	N	General	Transfer on 06/24/2024	Transfer from FAIR FAMILY REVOCABLE TRUST to FAIR BOBBI J New Ownership: Yes
08/15/2023	N	General	Parcel	PER OWNER - BASEMENT IS 890 SQ FEET FINISHED. I HAVE CORRECTED FOR TY23 & TY22. THERE IS A AUDITOR REFUND \$80.92 FOR TY22 - SENT VALUE CHANGE NOTICE WITH REFUND - WARRANT #191477 \$80.92 - VM
08/15/2023	N	General	Adjustment on 08/15/2023	CORRECTED PERCENTAGE OF BASEMENT FINISHED FROM 50% TO 35% - VM
04/14/2022	N	General	Parcel	PER FIELD REVIEW BY LLM/ELC 4/11/22 - DWLG 100% COMPLETE 1/1/22 - SENT VALUE CHANGE LETTER TY22 - VM

Date ▲	Public	Style	Attached To	Notes
05/13/2021	N	General	Parcel	PER FIELD REVIEW 4/15/21 - DWLG 25% COMPLETE - CORRECTED LAND VALUE FOR HOMESITETY21 - VM
05/20/2020	N	General	Transfer on 05/20/2020	Transfer from SHAW BONNIE LIVING TRUST to FAIR FAMILY REVOCABLE TRUST New Ownership: Yes
02/26/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 2280 LAND 0 IMP 2/26/19 REAPP 19 CW-VM **** TRUE CASH VALUE **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 28140 28140 9850 9850 2001 ANN. EQUAL 28560 28560 10000 10000 2004 ANN EQUAL 30840 30840 10790 10790 2007 ANN. EQUAL 30600 30600 10710 10710
06/15/2004	N	General	Parcel	OWNER: SHAW BONNIE LIVING TRUST BONNIE, 1081 COUNTRYSIDE DR, CARROLLTONJ

