

RECEIVED
FEB 11 2026

Tax year 2025 BOR no. 26-036
County CARROLL Date received _____

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		Rapp James Jr and JoAnn	3416 Waugaman Drive, Lower Burrell, PA 15068
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (724) 448-4167 blackcloud57@comcast.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	
280001109000		629 Stony Lake Drive, Carrollton, OH 44615	
7. Principal use of property Weekend home			
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
280001109000	146,988	195,460	48,472
9. The requested change in value is justified for the following reasons: Other homes around the lake with similar or more sq footage, additional non-liveable space (basements/storage) have lower assessment values and taxes. The appraisal values are in no way fair or equitable. The complainant's valuation is based on an average of 22 homes around the lake. Also, there is double taxation on the land. The land owner and			



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 June 2024 and total cost \$ \$250

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 2/10/2026 Complainant or agent (printed) James Rapp Jr Title (if agent) _____

Complainant or agent (signature) *James Rapp Jr*

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

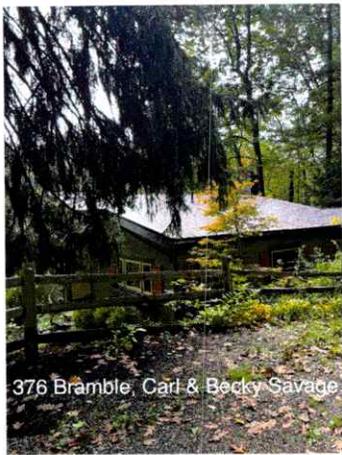
Notary *Janelle Moreland*



Table 1 In Descending Order

Name	T Appraisal value	Imp Value	Livable Sq Ft	Total Sq ft	2024 Taxes	2025 Taxes	T appraisal/ liv sq ft	Taxes/liv sq ft
Loyer 396 Bramble	\$110,500	\$72,100	560	1,120	\$849	\$1,214	\$197.32	\$2.17
Rice 570 Bramble	\$151,650	\$113,250	922	1,520	\$1,147	\$1,663	\$164.48	\$1.80
Rapp 629 SLD	\$195,460	\$157,060	1,200	1,200	\$1,562	\$2,146	\$162.88	\$1.79
Morgan 567 SLD	\$136,480	\$98,080	861	861	\$1,058	\$1,499	\$158.51	\$1.74
Hathaway 469 SLD	\$113,270	\$74,870	722	722	\$784	\$1,244	\$156.88	\$1.72
Savage 376 Bramble	\$136,110	\$97,710	940	1,740	\$1,073	\$1,495	\$144.80	\$1.59
Moore Ed/Mar 404 Bramble	\$118,760	\$80,360	828	1,216	\$970	\$1,305	\$143.43	\$1.58
Penvose 481 SLD	\$135,480	\$97,080	964	1,382	\$1,040	\$1,488	\$140.54	\$1.54
Schroeder 657 SLD	\$104,320	\$65,920	752	1,280		\$1,144	\$138.72	\$1.52
Clyburn 661 SLD	\$154,550	\$116,150	1,176	1,456	\$1,209	\$1,697	\$131.42	\$1.44
Oberman 621 SLD	\$180,790	\$142,390	1,388	1,848	\$1,433	\$1,985	\$130.25	\$1.43
Smith 597 SLD	\$238,380	\$199,980	1,832	2,896	\$2,086	\$2,617	\$130.12	\$1.43
Certo 626 Bramble	\$130,010	\$91,610	1,161	2,097	\$982	\$1,428	\$111.98	\$1.23
Mackle 536 Bramble	\$78,670	\$40,270	702	1,638	\$565	\$863	\$112.07	\$1.23
Hulsey 689 SLD	\$155,110	\$155,110	1,534	2,350	\$1,538	\$1,703	\$101.11	\$1.11
Wilkison 622 Bramble	\$150,090	\$111,690	1,520	1,520	\$1,176	\$1,648	\$98.74	\$1.08
Dailey Roy/Mary 416 Bramble	\$122,950	\$84,550	1,370	2,072	\$992	\$1,351	\$89.74	\$0.99
Cherrone 485 SLD	\$156,640	\$118,240	1,786	1,848	\$1,217	\$1,720	\$87.70	\$0.96
McArdle 539 SLD	\$140,080	\$101,680	1,640	1,968	\$1,067	\$1,539	\$85.41	\$0.94
Mellenthin 609 SLD	\$124,450	\$86,050	1,578	1,578	\$957	\$1,367	\$78.87	\$0.87
Dailey Eric/Luba 424 Bramble	\$109,240	\$70,840	1,636	1,816	\$782	\$1,200	\$66.77	\$0.73
McCallum 427 SLD	\$88,820	\$69,620	1,408	1,408	\$727	\$976	\$63.08	\$0.69
Average							\$122.49	\$1.35

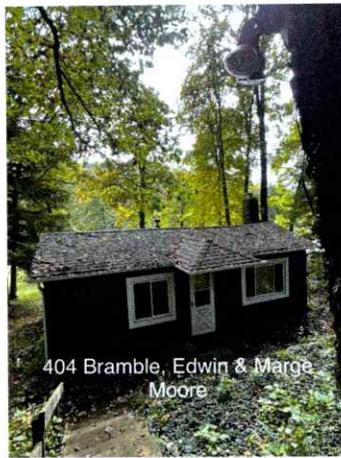




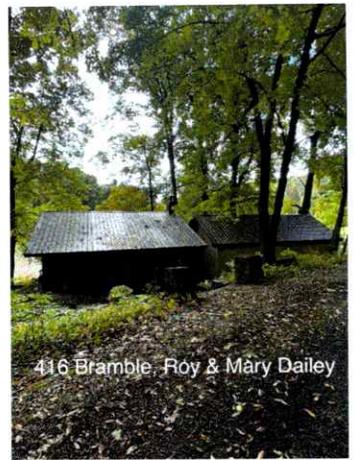
376 Bramble, Carl & Becky Savage



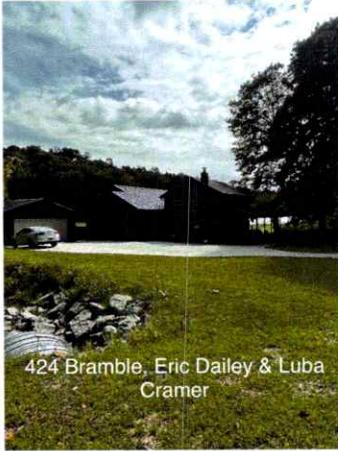
396 Bramble, Vern & Cinda Loyer



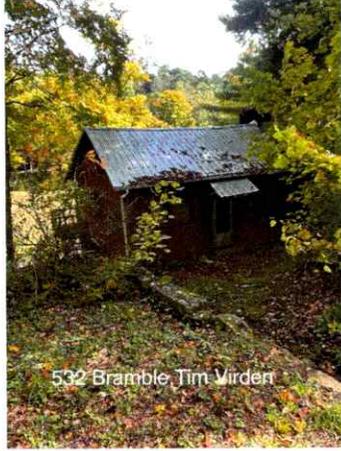
404 Bramble, Edwin & Marge Moore



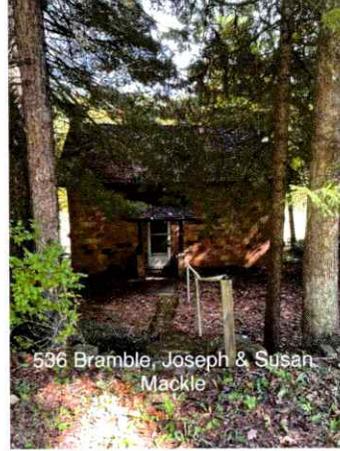
416 Bramble, Roy & Mary Dailey



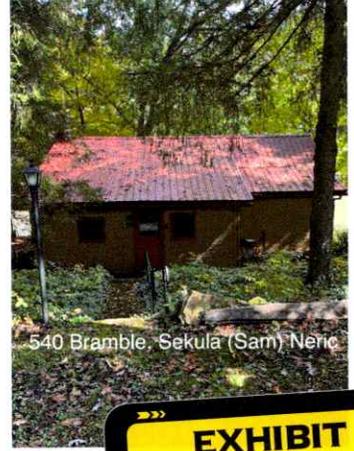
424 Bramble, Eric Dailey & Luba Cramer



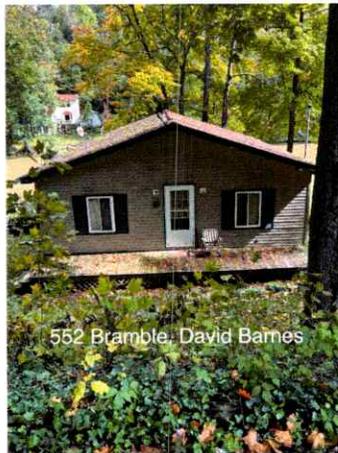
532 Bramble, Tim Virden



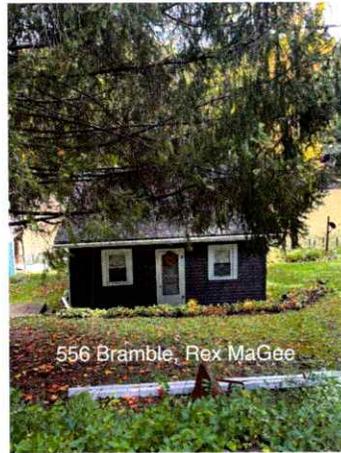
536 Bramble, Joseph & Susan Mackle



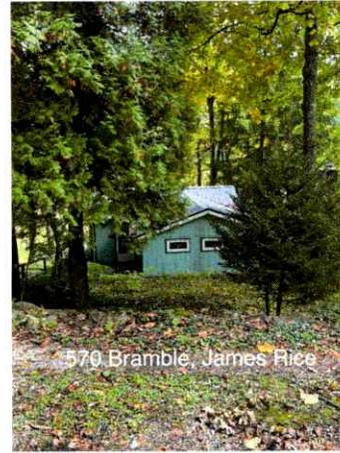
540 Bramble, Sekula (Sam) Nenc



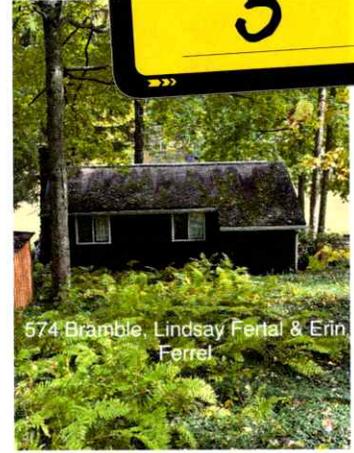
552 Bramble, David Barnes



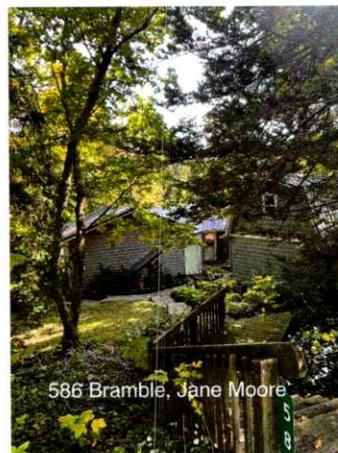
556 Bramble, Rex McGee



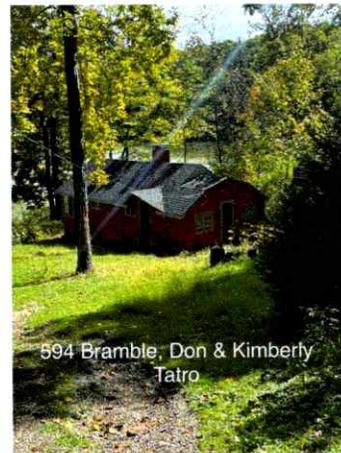
570 Bramble, James Rice



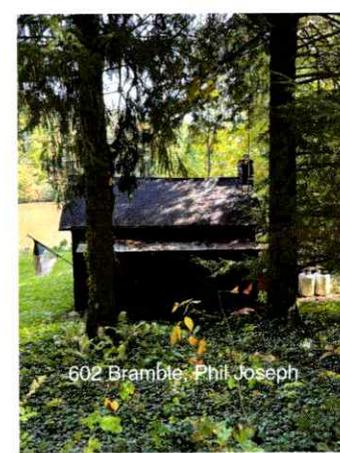
574 Bramble, Lindsay Ferrel & Erin Ferrel



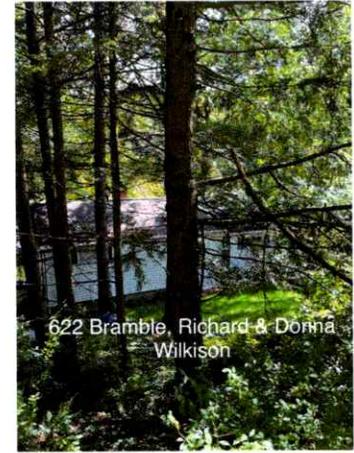
586 Bramble, Jane Moore



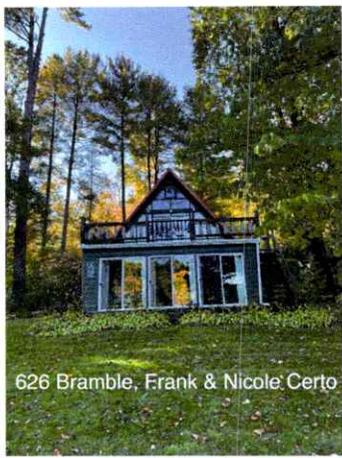
594 Bramble, Don & Kimberly Tatro



602 Bramble, Phil Joseph



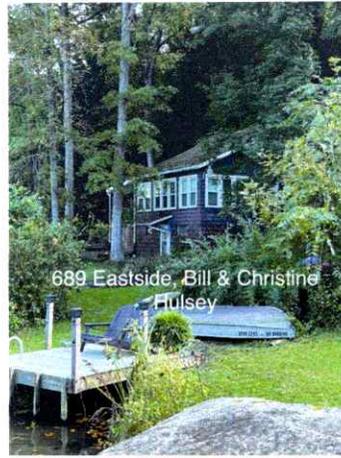
622 Bramble, Richard & Donna Wilkison



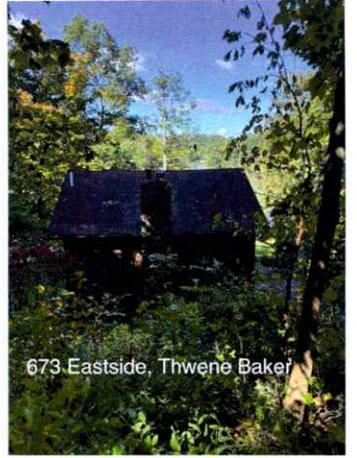
626 Bramble, Frank & Nicole Certo



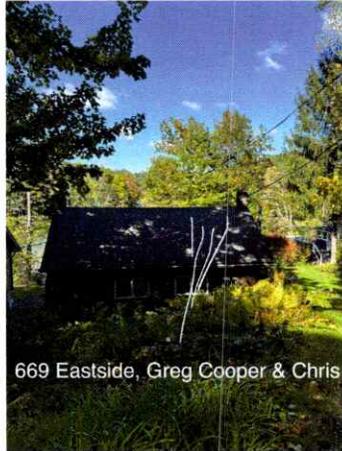
697 Eastside, DJ & Mae Barbieri



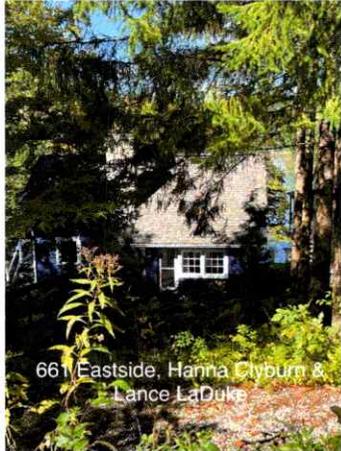
689 Eastside, Bill & Christine Hulsey



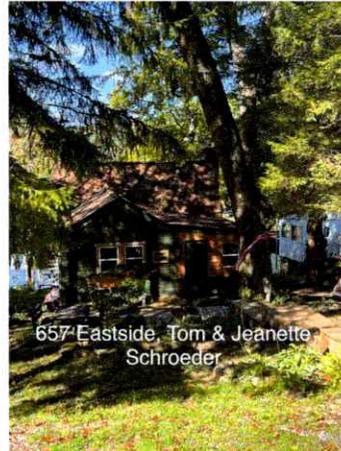
673 Eastside, Thwene Baker



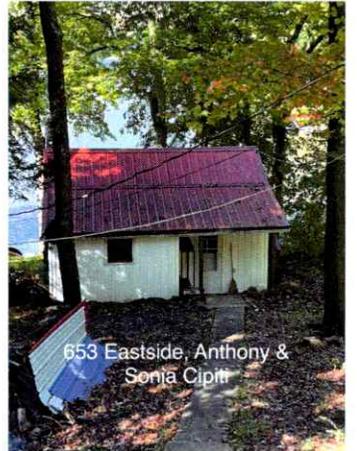
669 Eastside, Greg Cooper & Chris



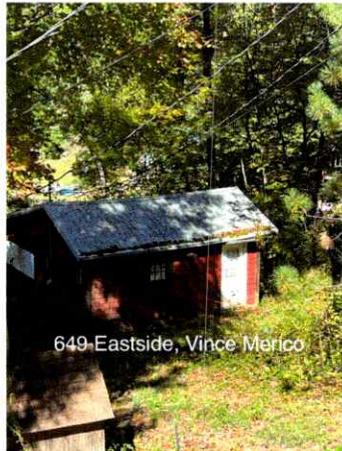
661 Eastside, Hanna Clyburn & Lance LaDuke



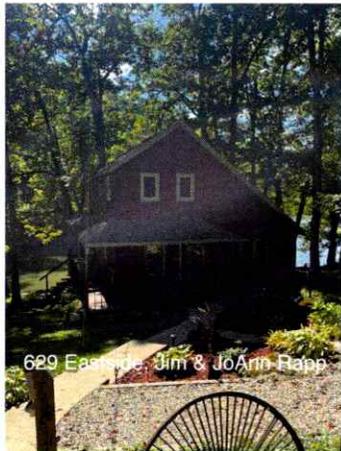
657 Eastside, Tom & Jeanette Schroeder



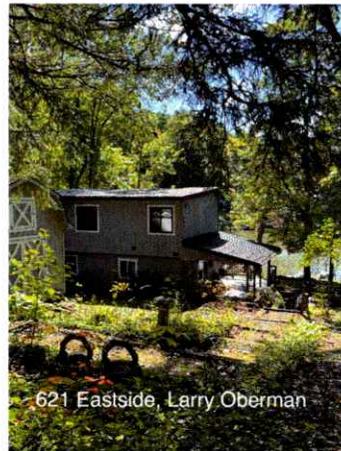
653 Eastside, Anthony & Sonia Cipiti



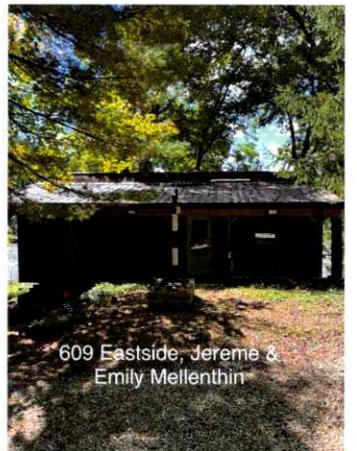
649 Eastside, Vince Merico



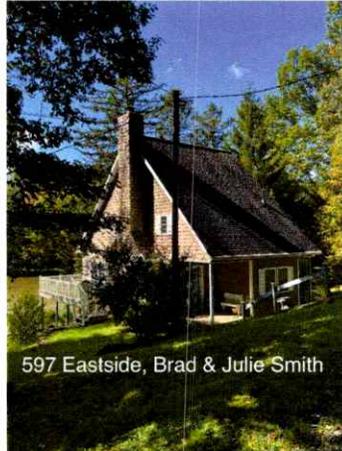
629 Eastside, Jim & JoAnn Rapp



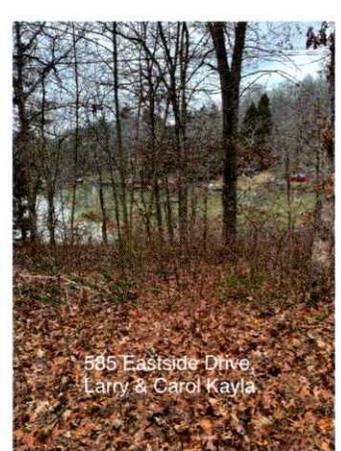
621 Eastside, Larry Oberman



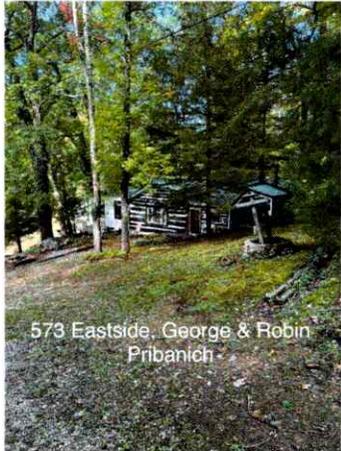
609 Eastside, Jereme & Emily Mellenthin



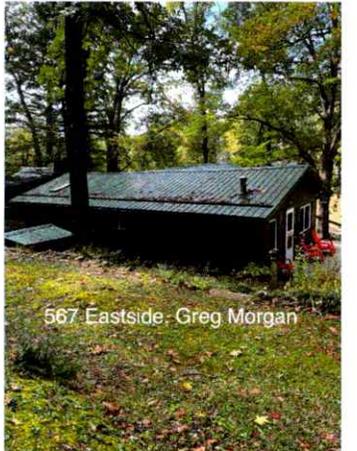
597 Eastside, Brad & Julie Smith



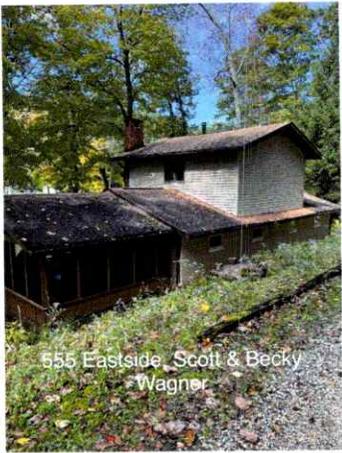
585 Eastside Drive, Larry & Carol Kayla



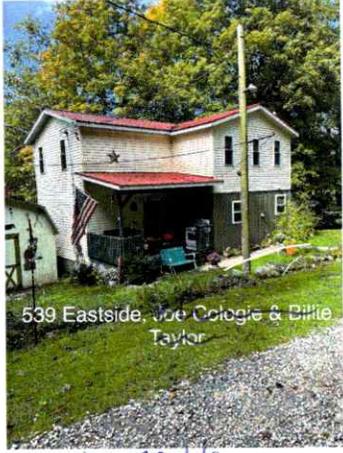
573 Eastside, George & Robin Pribranic



567 Eastside, Greg Morgan

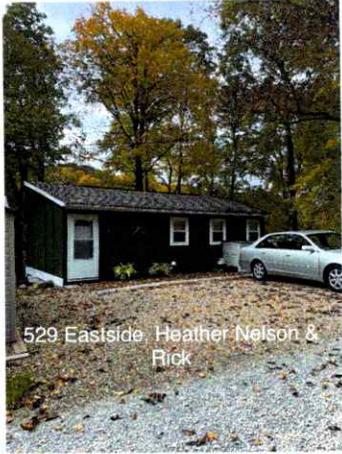


555 Eastside, Scott & Becky Wagner



539 Eastside, Joe Oclogie & Billie Taylor

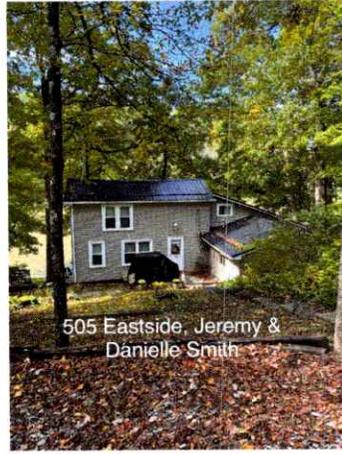
McArdle



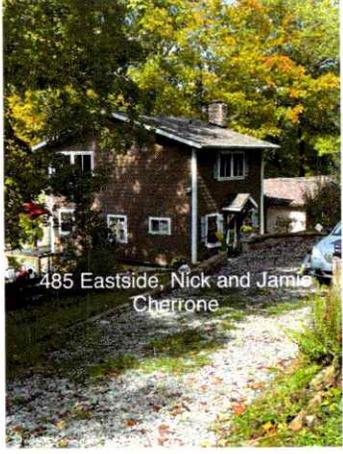
529 Eastside, Heather Nelson & Rick



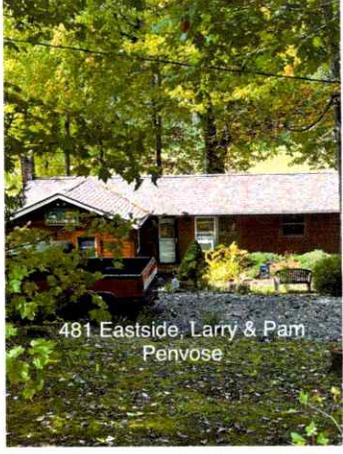
517 Eastside, Tom & Lisa Young



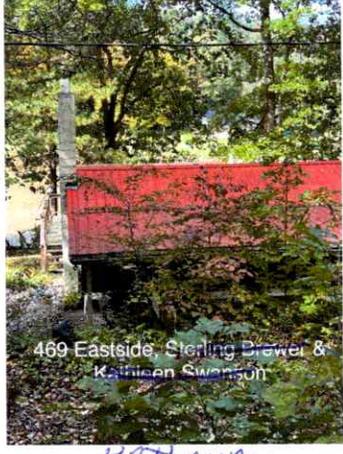
505 Eastside, Jeremy & Danielle Smith



485 Eastside, Nick and Jamie Cherrone

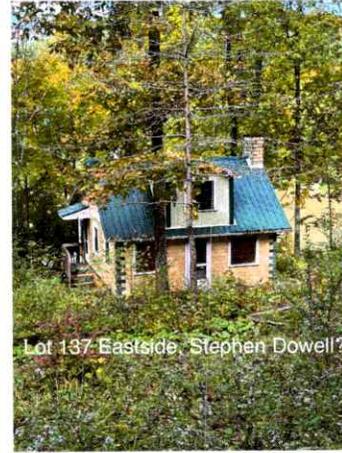


481 Eastside, Larry & Pam Penvose

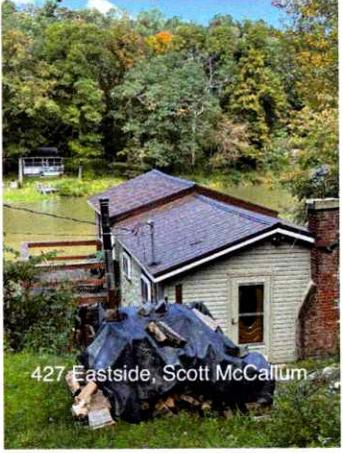


469 Eastside, Sterling Brewer & Kathleen Swanson

HATHAWAY



Lot 137 Eastside, Stephen Dowell?



427 Eastside, Scott McCallum

Parcel

**Parcel Number**

28-0001109.000 (website)

Legal

LOT 45 COTTAGE AT STONY LAKE LEASE LOT 45

Owner

RAPP JAMES JR & JOANN

Location629 STONY LAKE SW DR LOT 45
CARROLLTON OH 44615**Acres**

0.0000



Date ▲	Public	Style	Attached To	Notes
09/18/2023	N	General	Relocate on 09/18/2023	PER REGIONAL PLANNING CHANGE OF ROADWAY NAME FROM EASTSIDE DR SW TO STONY LAKE DR SW CARROLLTON - VM
09/07/2022	N	General	Penalty / Interest Remission	DID NOT RECEIVE BILLS .
09/10/2021	N	General	Transfer on 09/10/2021	Transfer from NICKA PETER R & JULIE M to RAPP JAMES JR & JOANN New Ownership: Yes
09/10/2021	N	General	Conveyance on 09/10/2021	3 LOTS LISTED IN LEGAL DESC ON DEED WHERE 2 ARE VACANT AND ONLY TRFING THE LOT THAT HAS COTTAGE - LD
08/07/2017	N	General	Transfer on 08/07/2017	Transfer from KAPPELE JEFF S & PATRICI to NICKA PETER R & JULIE M New Ownership: No

Date ▲	Public	Style	Attached To	Notes
06/29/2011	N	General	Parcel	LEASED LAND RPS EQ04AGRES: 8% LAND 8% IMP 0 LAND 3160 IMP DWLG COMP REMODELED FOR 07 NC, SECOND STORY ADDED 6/29/11 ADDED WDDKS,AC&BATH TY11 JD-LF 11/29/17 CHG OFF TO WDD & DIMENSIONS, CHG DK TO WDD & ADD OFF REAPP 19 JAA-SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 30510 30510 10680 10680 2001 ANN. EQUAL 39510 39510 13830 13830 2004 ANN EQUAL 42670 42670 14930 14930 2007 ANN. EQUAL 48660 48660 17030 17030 2007 NEW BUILD. 72820 72820 25490 25490
11/16/1998	N	General	Transfer on 11/16/1998	Transfer from * NOT ON FILE * to KAPPELE JEFF S & PATRICI New Ownership: No

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
LOC3-LOCATION *	1	38,400.00		38,400					38,400
Total	0.0000								38,400



Parcel 28-0001109.000
 Property 629 STONY LAKE SW DR LOT 45
 Address CARROLLTON OH 44615
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 2806A-09.000
 Routing 6A
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 00028B-COTTAGE AT STONY LAKE MWCD-AV
 Living Area 1,200

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	816	First Floor		100.00	100.00	100.00	104,200	
Units Converted	1	384	Full Upper		100.00	100.00	100.00	50,530	
Total Rooms	2								
Bed Rooms	2								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value							154,730
Full Baths	2	Living Units Value							9,890
Half Baths		Plumbing							
Extra Fixtures		RecRoom							
		Fireplace							
		Linear Brick							
		Exterior Features							18,230
		Garage / Carport							
		Base Value							182,850
		Grade							
		Well / Septic							
		Adjustment							
		RCN Value							182,850
		Year							
		Depreciation %							-27,427
		Observed %							
		Depreciation Value							-27,427
		RCNLD Value							155,423
		BOR							
		Trend							
		Final Value							155,420



Valuations			
Assessment		2025	2026
Appraised	Land	38,400	38,400
	Improvement	157,060	157,060
	Total	195,460	195,460
Assessed	Land	13,440	13,440
	Improvement	54,970	54,970
	Total	68,410	68,410
Land	Improvement	Total	

Owner RAPP JAMES JR & JOANN
 Legal LOT 45 COTTAGE AT STONY LAKE LEASE LOT 45



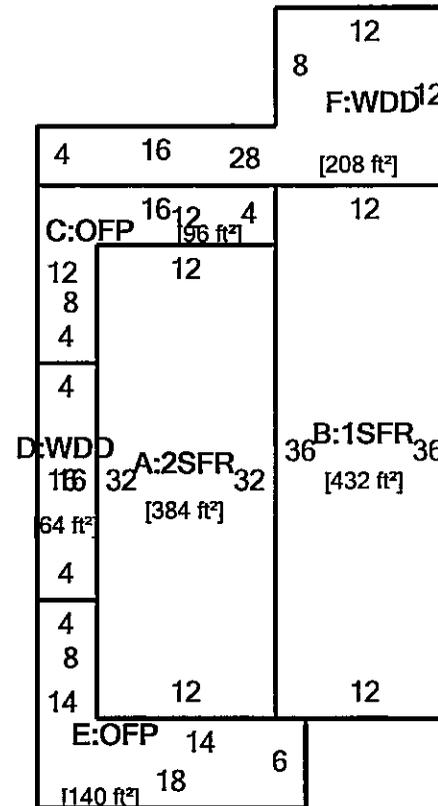
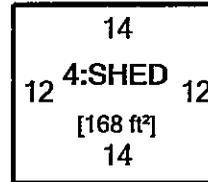
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, 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
4	04-SHED	14 X 12	168		17.77	2,985	1	100%			1998/ /1998	GD-45.00				1,640
4 BUILDING TYPE = '04', SHB+CONSFTXFT = '14X12', SIZE = '168', UNIT RATE = '', GRADE = '', YRRY OR YEARCOND = '1998GD', REPLA VALUE = '2300', PHY DPR = '40', FNC DPR = '', VALUE = '1380'																
Total																1,640

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/10/2021	NICKA PETER R & JULIE M	160,000.00	BILL OF SALE	N	1	N	736
08/07/2017	KAPPELE JEFF S & PATRICI	136,500.00	BILL OF SALE	Y	1	N	512
11/16/1998	* NOT ON FILE *	45,000.00	BILL OF SALE	N	1	N	1

ID	Description	Size
A	2SFR	384
B	1SFR	432
C	OFF	96
D	WDD	64
E	OFF	140
F	WDD	208
4	04	168



Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 REVAL 2025 CORR OFF MSMS 02/22/24 SS
 CALL BACK - R : : E : 060211 : JD
 LEASED LAND
 RPS
 EQ04AGRES: 8% LAND 8% IMP 0 LAND 3160 IMP
 DWLG COMP REMODELED FOR 07 NC, SECOND
 STORY ADDED
 6/29/11 ADDED WDDKS,AC&BATH TY11 JD-LF
 11/29/17 CHG OFF TO WDD & DIMENSIONS, CHG
 DK TO WDD & ADD OFF REAPP 19 JAA-SB
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 30510 30510 10680 10680
 2001 ANN. EQUAL 39510 39510 13830 13830
 2004 ANN EQUAL 42670 42670 14930 14930
 2007 ANN. EQUAL 48660 48660 17030 17030
 2007 NEW BUILD. 72820 72820 25490 25490