

Tax year 2025 BOR no. 26-00040
 County Carroll Date received 2/18/2026

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		James J Murray II 8117 & 8121 Magnet Rd	
2. Complainant if not owner		Minerva OH 44657	
3. Complainant's agent		Mailing - 8141 Magnet Rd Minerva OH 44657	
4. Telephone number and email address of contact person			
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	
04-0000476.000		8117 & 8121 Magnet Rd	
		Minerva OH 44657	
7. Principal use of property <u>Rented for Deer Farm 300 month</u>			
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
04-0000476.000	\$77,000.00 or less	\$241,870.00	
9. The requested change in value is justified for the following reasons: <u>NO Mineral Rights, No water seeps Structural Foundation Issues</u> <u>on Both Structures, Both structures Uninhabitable or economically</u> <u>repairable Only practical use is 95 10' x 20' garage space and lean to at</u> <u>8121 Structure</u>			



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 1-27-2017
 and sale price \$ 33,000.00 Newel Realty & Auctions; 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
Pictures Provided Explanation on the Back of pictures

RECEIVED

FEB 18 2026

AUDITOR'S OFFICE
CARROLL COUNTY, OH

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 2-18-20 Complainant or agent (printed) James J Murray II Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 18 day of February 2020
(Date) (Month) (Year)

Notary [Signature]

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

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
									
Total									

Parcel	04-0000476.000
Property	8117 MAGNET RD
Address	
District	04-BROWN TWP-MINERVA LSD
Map Number	0313E-24.000
Routing	13E
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
Class	Residential
Neighborhood	00004-BROWN MINERVA SD-AV
Living Area	624

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	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	624	First Floor		100.00	100.00		86,260	
Units Converted	1	624	Basement					15,700	
Total Rooms									
Bed Rooms	1								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						101,960	
Full Baths	1	Living Units Value							
Half Baths		Plumbing						6,440	
Extra Fixtures		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length		5,090	
		Exterior Features		CAN=192,WDD=144					
		Garage / Carport							
		Base Value						113,490	
		Grade		Code	80%	Factor	80.00	-22,698	
		Well / Septic		Code		Factor			
		Adjustment		90,792 total value x 1.0 multiplier				90,792	
		RCN Value		Built	1980	Rem	Eff	1980	
		Year		PR-50.00				-45,396	
		Depreciation % Observed %						-45,396	
		Depreciation Value						45,396	
		RCNLD Value							
		BOR							
		Trend							
		Final Value						45,400	

Valuations			
Assessment		2025	2026
Appraised	Land	59,910	59,910
	Improvement	181,960	181,960
	Total	241,870	241,870
Assessed	Land	20,970	20,970
	Improvement	63,690	63,690
	Total	84,660	84,660
Land	Improvement	Total	



Owner	MURRAY JAMES J II
Legal	6 16 13 PT SE 1/4 4.355AEX O/G/MIN



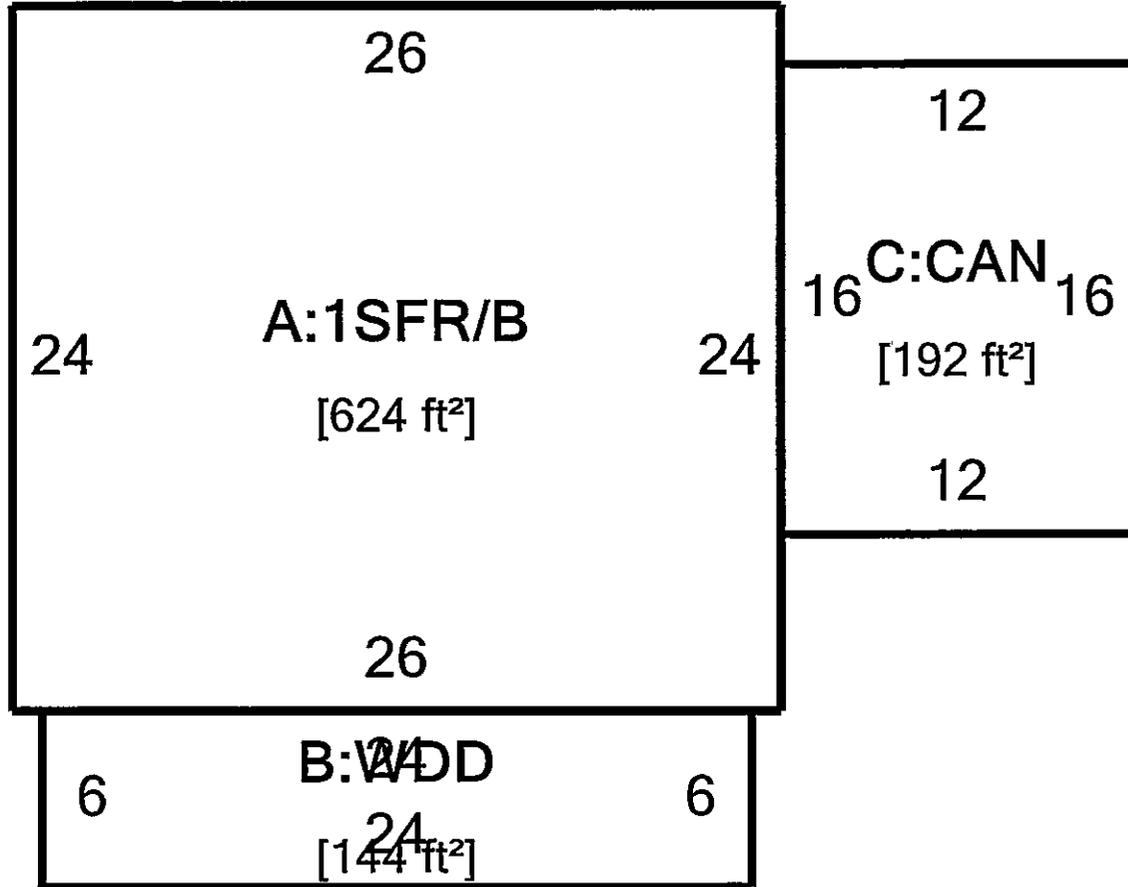
Permits					
Permit	Date	CD	Description	%	Amount

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

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		
01/27/2017	PORTER HARRY R	33,000.00	WARRANTY DEED	Y	2	N	47		
01/23/2017	PORTER PAUL THOMAS	0.00	QUIT CLAIM DEED	N	2	N	39		
01/03/2017	PORTER HARRY R	0.00	QUIT CLAIM DEED	N	2	N	2		

ID	Description	Size
A	1SFR/B	624
B	WDD	144
C	CAN	192



Notes

Parcel



Parcel Number

04-0000476.000 (website)

Legal

6 16 13 PT SE 1/4 4.355AEX O/G/MIN

Owner

MURRAY JAMES J II

Location

8117 MAGNET RD

Acres

4.3600

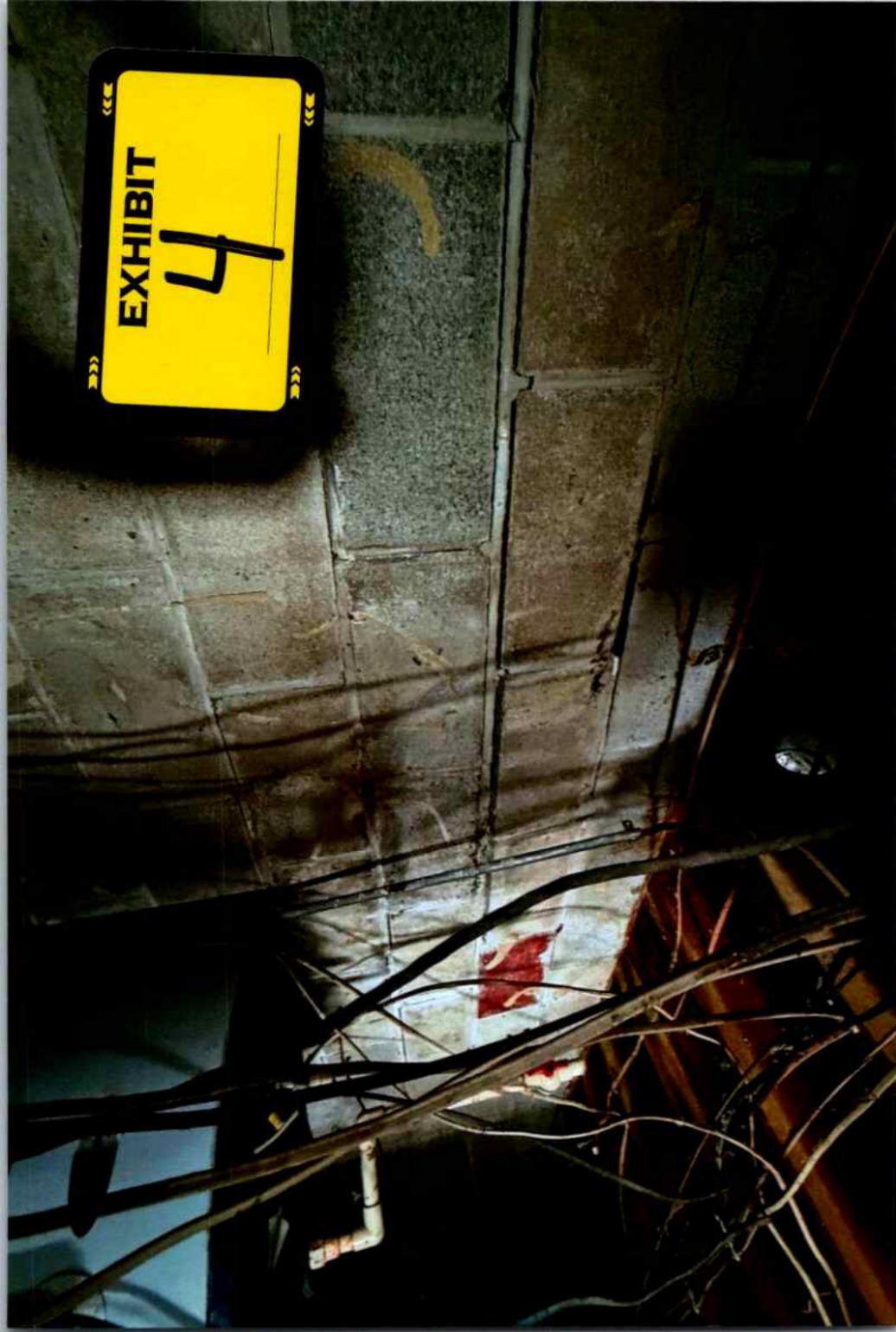


Date ▲	Public	Style	Attached To	Notes
05/25/2022	N	General	Parcel	REMOVED BOR 20-85 ADJUSTMENT \$4150 FOR 16X30 SHED & 740 FOR 20X40 SHED FOR TY22 TRI- VM
05/25/2022	N	General	Parcel	REMOVED BOR 20-85 ADJUSTMENT FOR DWLG #1 \$546 & DWLG #2 \$15690 FOR TY22 TRI- VM
04/29/2020	N	General	Adjustment on 04/29/2020	BOR# 20-085 DETACHED GARAGE LISTED TWICE - VM
04/29/2020	N	General	Adjustment on 04/29/2020	BOR# 20-085 - CORRECTED CAR TO SHED, REMOVED #2 DETACHED GARAGE ON CARD 1 (IT WAS LISTED TWICE) - VM 04/27/2020 BOR - REQUESTING VALUE CHANGE TO \$33,000. APPRAISAL COMPANY REVIEWED THE PROPERTY AND BOTH DWELLINGS UNLIVABLE VERIFIED BY PICTURES, PLUS ALSO ON REALTOR WEBSITE. RECOMMENDATION NEW VALUE LAND \$26,850, IMPROVEMENTS \$25,300, TOTAL \$52,150. THE BOARD AGREED TO VALUE CHANGE OF \$52,150.
04/14/2020	N	General	Auditor Refund on 04/09/2020	MWCD CHARGE WAS ADDED IN ERROR, PAID \$3 - REFUND - SB

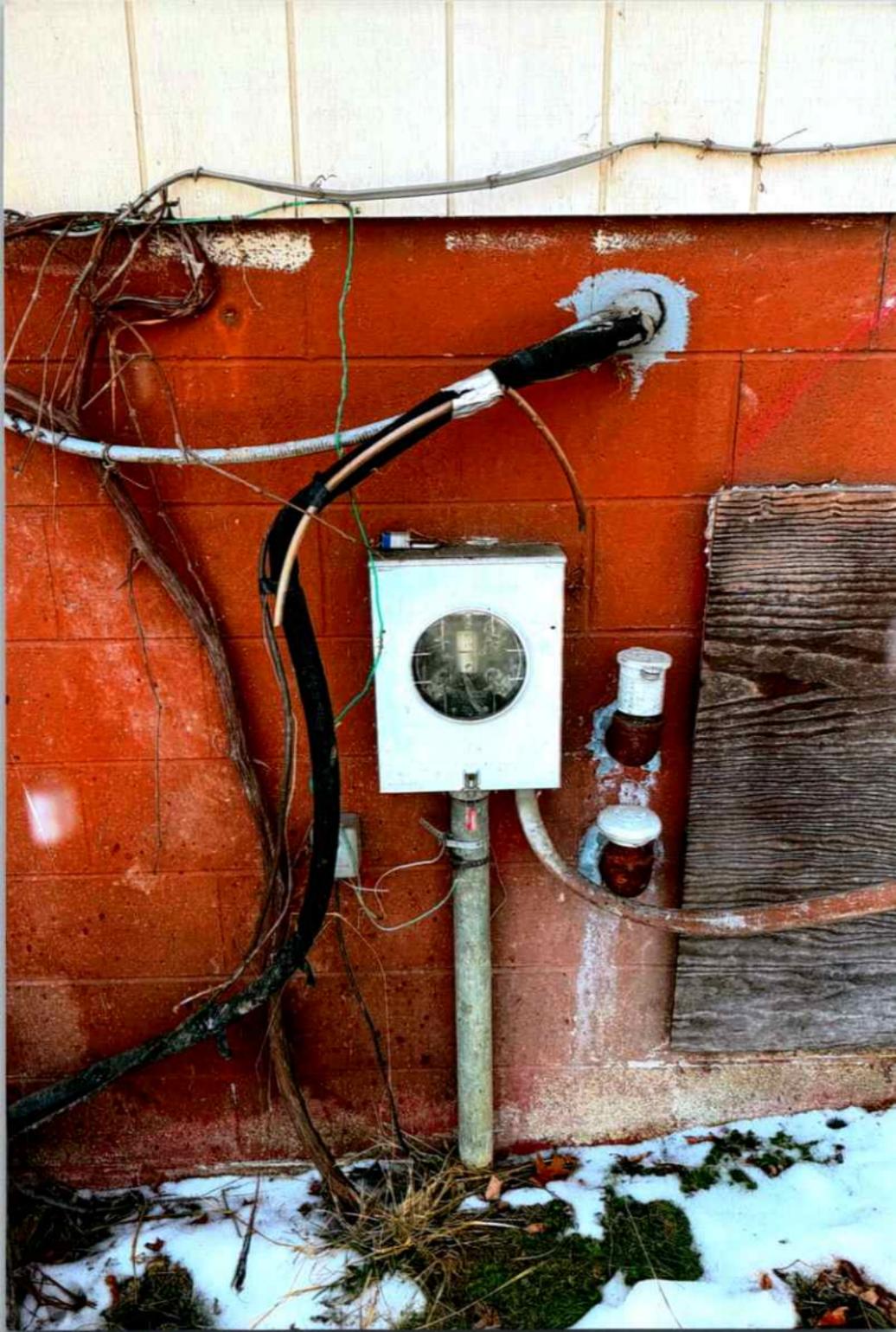
Date ▲	Public	Style	Attached To	Notes
01/27/2017	N	General	Transfer on 01/27/2017	Transfer from PORTER HARRY R to MURRAY JAMES J II New Ownership: No
01/23/2017	N	General	Transfer on 01/23/2017	Transfer from PORTER PAUL THOMAS to PORTER HARRY R New Ownership: No
01/03/2017	N	General	Transfer on 01/03/2017	Transfer from PORTER HARRY R to PORTER PAUL THOMAS New Ownership: No
09/22/2011	N	General	Transfer on 09/22/2011	Transfer from BANK OF NEW YORK to PORTER HARRY R New Ownership: No
02/21/2007	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 1570 LAND 9790 IMP 2/21/07 TRF ALSO SEE #01-AUGUSTA TWP 4/10/08 DO#07-261 DWLG & GARAGE VANDALIZED, 50% FOR 2ND HALF TY07 TK PP POOL AND MISC NV BLDGS REMOVED ALSO 5/16/12 DO#11-73, BOR 12-16, DEC GRADE TO 80%, INC FUNC DEP TO 80% ON BLDGS 2ND HALF TY11 TK 01/23/17 SP O/G/MIN ONLY TO 04-0000476.002 (121/1226) TY17 SB 01/31/19 REAPP19 RF-SB RC19 REPAIRS/RAZE - NO CHANGE CW-VM RC20 REPAIRS/RAZED **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 16340 115260 131600 5720 40340 46060 2001 ANN. EQUAL 19680 122360 142040 6890 42830 49720 2004 ANN EQUAL 21250 132150 153400 7440 46250 53690 2007 ANN. EQUAL 21300 140950 162250 7460 49330 56790</p>

EXHIBIT

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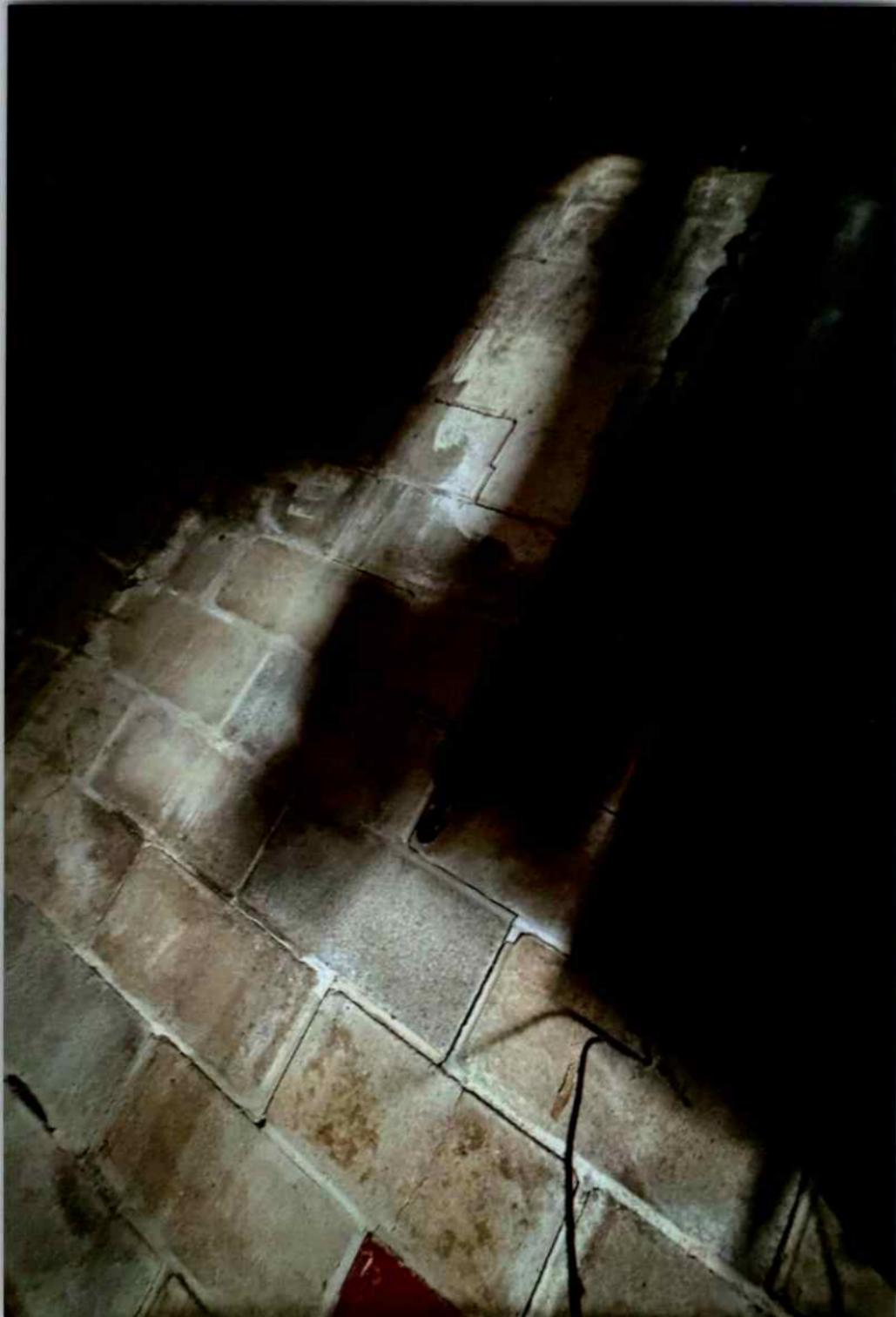


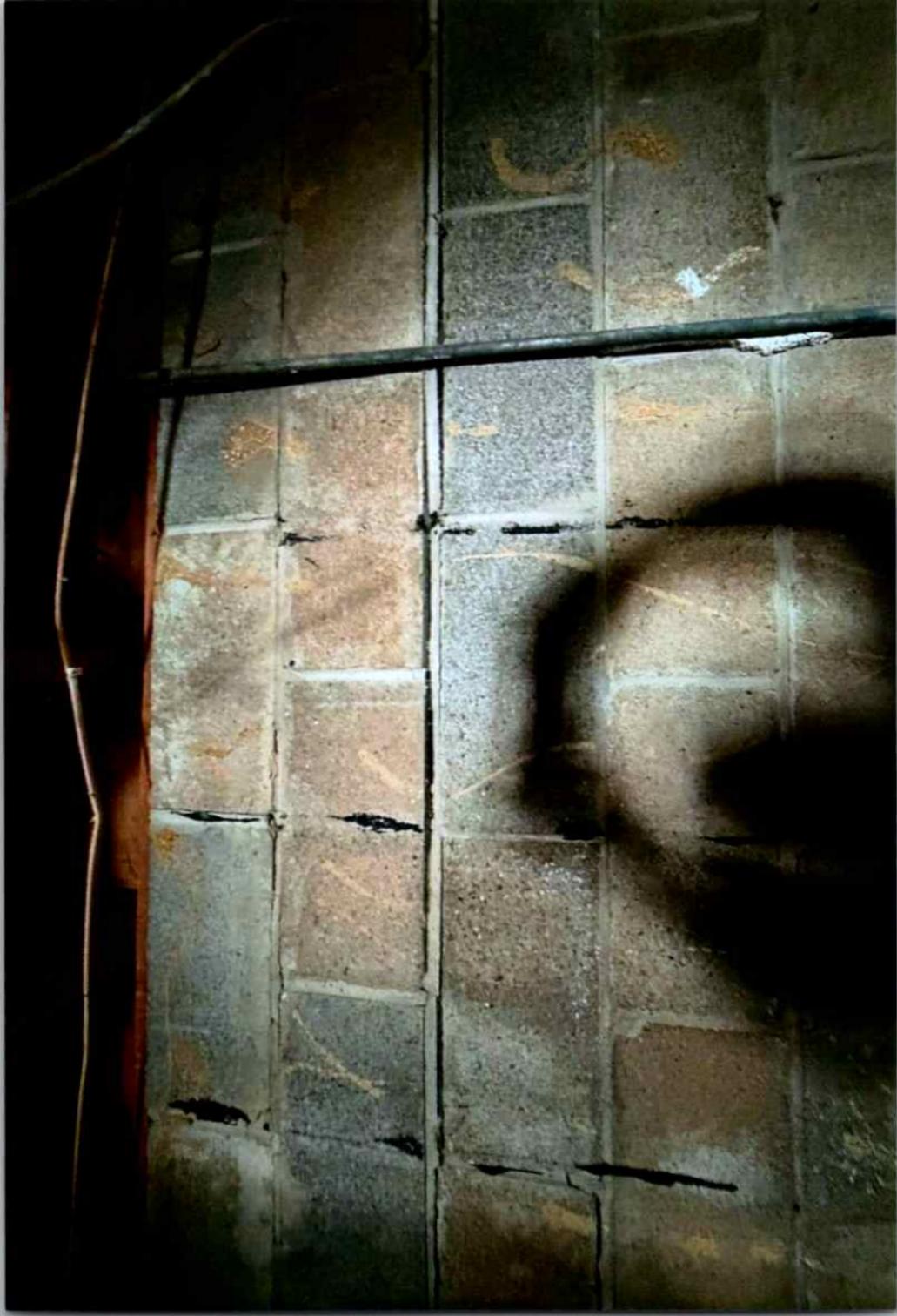


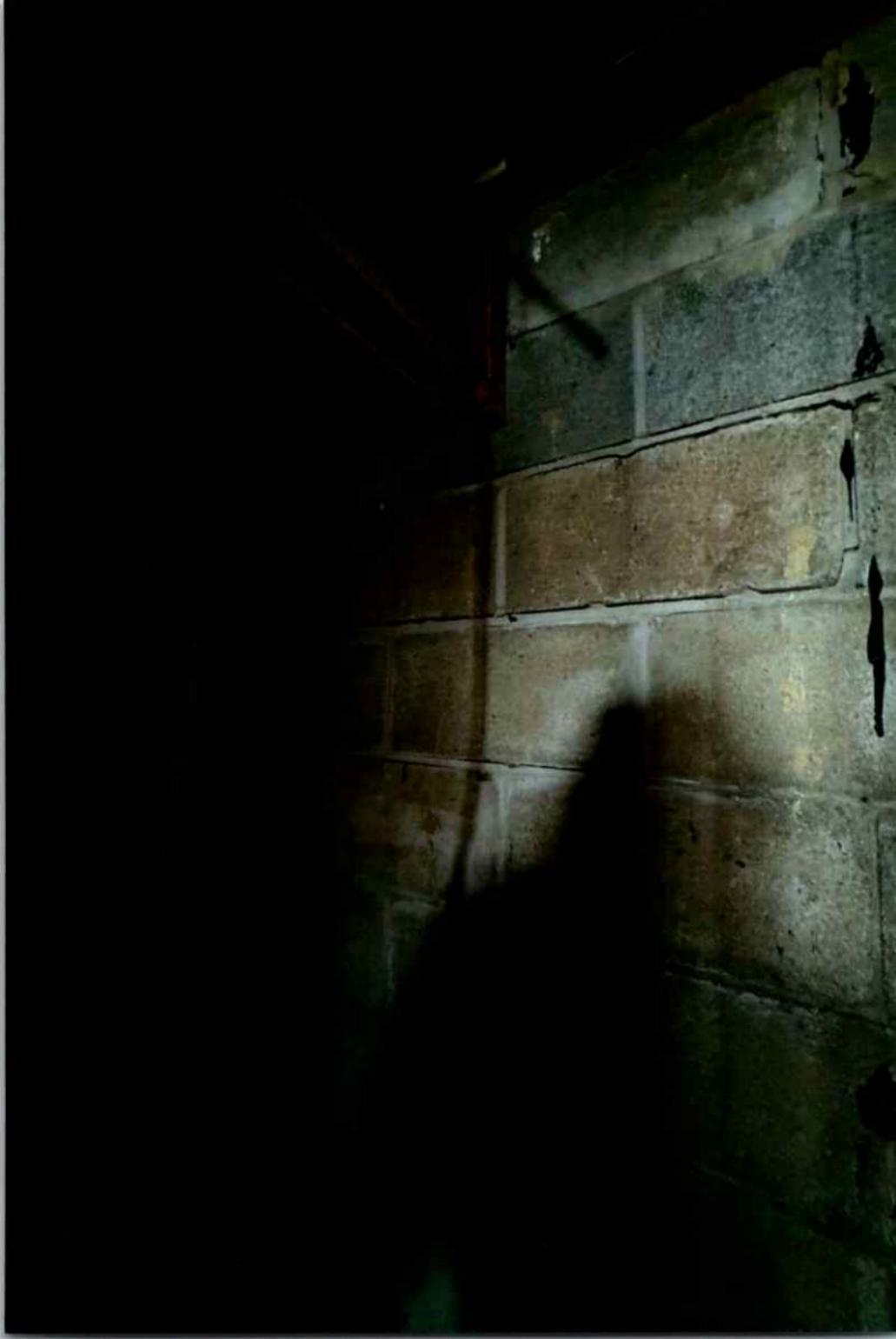








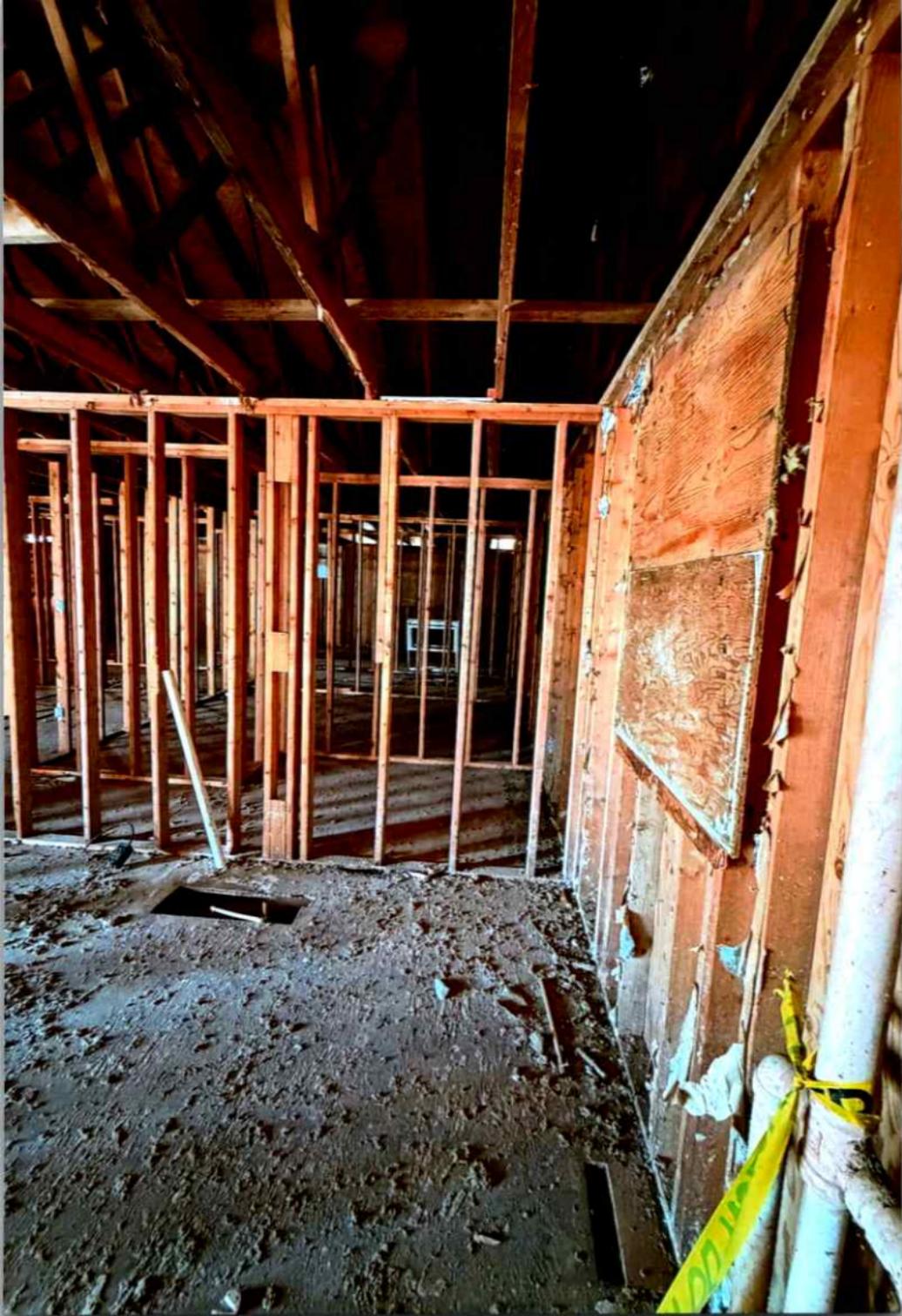


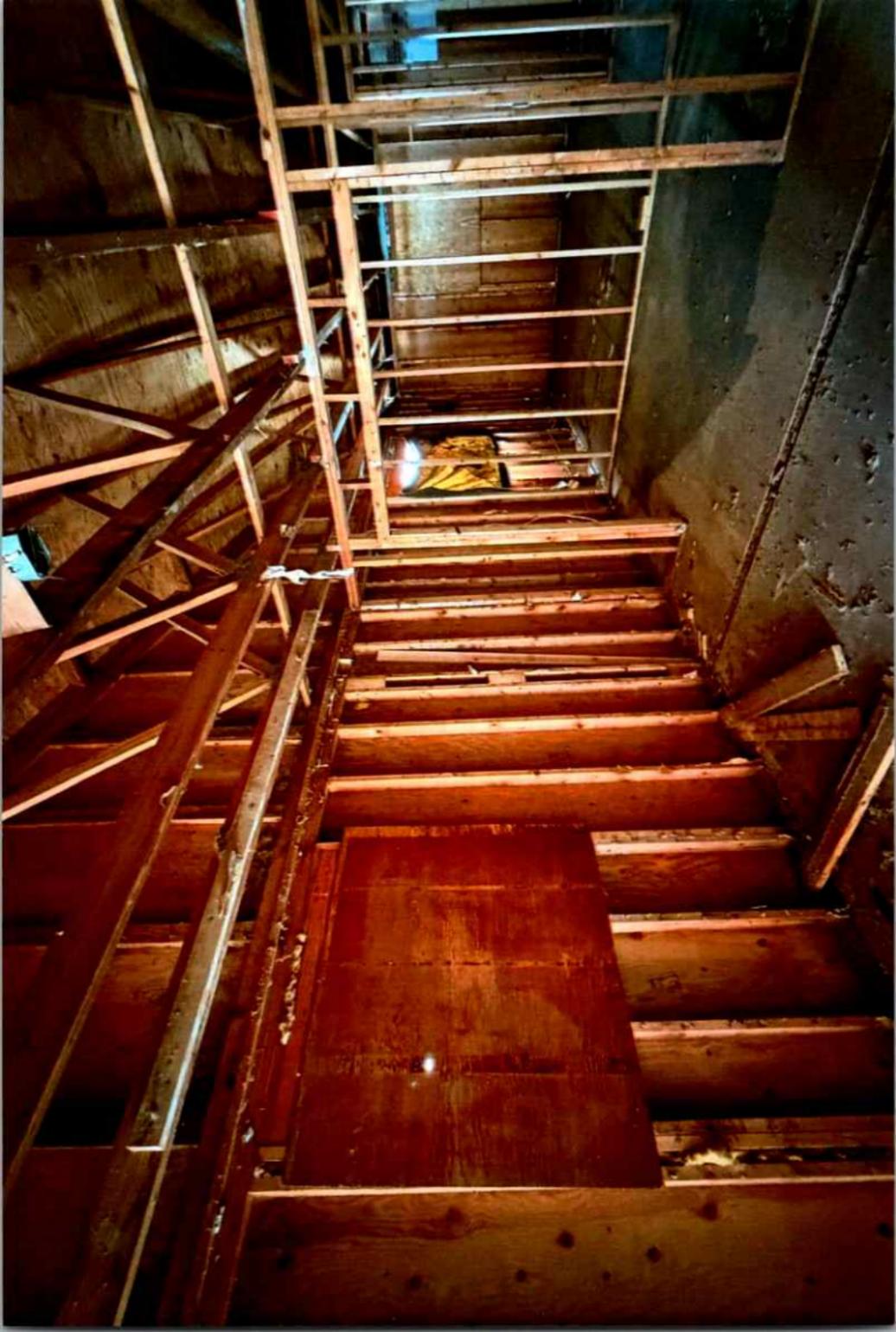


























8117 No Water
lines NO Electric
Foundation Issues

