

Tax year 2025 BOR no. 26-00042
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	CHARLES J. & CHAIRE A. KNOTT	46 SHOSHONE TRAIL, MALVERN, OH 44644	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330.704.3267 CHUCK.KNOTT1@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	
03-0002401.000		46 SHOSHONE TR., MALVERN OH, 44644	
7. Principal use of property RESIDENCE			
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
03-0002401.000	571,500	717,810	146,310
9. The requested change in value is justified for the following reasons: HAVE NOT MADE ANY IMPROVEMENTS			



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

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.
- 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 2/3-2026 Complainant or agent (printed) CLAIRE KNOTT Title (if agent) _____

Complainant or agent (signature) *Claire Knott*

Sworn to and signed in my presence, this 3 (Date) day of Feb (Month) 2026 (Year)

Notary *Michelle R. Aukamp*

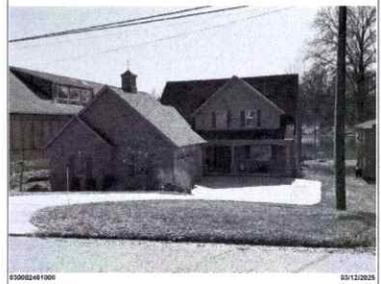


Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	70X228	2,850.00	115.0	229,425					229,430
FRONT LOT - FRT/ACRES = '0', EF-FRT = '70.00', DPTH = '228', FCTR = '115', RATE = '1400',									
Total	0.3664								229,430

Parcel	03-002401.000	Card 1
Property	46 SHOSHONE TRL LOT 284	
Address	MALVERN OH 44644	
District	03-BROWN TWP-BROWN LSD	
Map Number	03M04-32.000	
Routing	M04	
Land Use	510-SINGLE FAMILY DWELLING	
Class	Residential	
Neighborhood	03-LM3-LAKE MOHAWK LAKEFRONT-AV	
Living Area	3,204	

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	1,602	First Floor		100.00	100.00	100.00	164,450	
Units Converted		1,602	1/2 Upper F		100.00	100.00	100.00	51,870	
Total Rooms		1,602	Basement					29,000	
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value							245,320
Full Baths	3	Living Units Value							
Half Baths	1	Plumbing							15,640
Extra Fixtures		RecRoom							
		Fireplace							5,650
		Openings							1
		Height							8
		Linear Brick							7,904
		Exterior Features							17,340
		Garage / Carport							29,450
		Base Value							321,304
		Grade							192,782
		Code							160%
		Well / Septic							Factor
		Adjustment							160.00
		RCN Value							514,086
		Year							2014
		Depreciation %							2020
		Observed %							Eff
		Depreciation Value							-25,704
		RCNLD Value							-25,704
		BOR							488,382
		Trend							
		Final Value							488,380



Valuations			
Assessment		2025	2026
Appraised	Land	229,430	229,430
	Improvement	488,380	488,380
	Total	717,810	717,810
Assessed	Land	80,300	80,300
	Improvement	170,930	170,930
	Total	251,230	251,230
Land	Improvement	Total	

Owner	KNOTT CHARLES J & CLAIRE A		
Legal	LOT 284 MOHAWK 1		



Permits					
Permit	Date	CD	Description	%	Amount

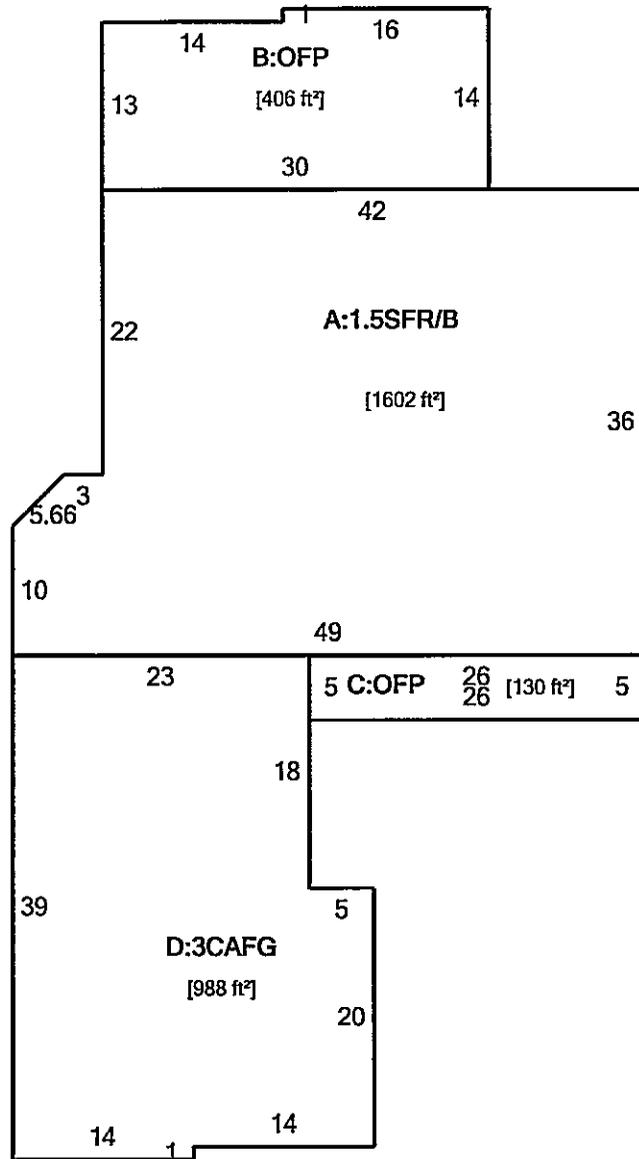
Notes
OC=1, EXLVUN=000000, PLUMB=1, PLUMBI=000000

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
08/15/2016	KNOTT CHARLES J & CLAIRE	0.00	TRUSTEE DEED	N	1	N	352
04/28/2004	KNOTT CHARLES J & CLAIRE	0.00	WARRANTY DEED	N	1	N	1
10/01/2001	* NOT ON FILE *	125,000.00	WARRANTY DEED	Y	1	N	1

ID	Description	Size
A	1.5SFR/B	1,602
B	OFF	406
C	OFF	130
D	3CAFG	988



Notes

REVAL 2025 BY TJB - VM
 REVAL 2025- CORR EFF YEAR FOR DWLG 3/5/24
 SBT
 CALL BACK - R : : E : 061311 : DLG
 NO CHG FOR 2002 NO RC VAC LOT
 6/11/04 REPRICED PER SALE LAND INFLU FR -
 10 TO +50 ELV-CJH
 EQ04AGRES: 8% LAND 8% IMP 6590 LAND 0 IMP
 5/8/15 DWLG 50% DG (MG)
 6/2/17 DWLG 100%,UPDATED OP'S TO OBP'S &
 CLASS CHNG FR 500 TO 510 TY17 EC-SF
 12/18/18 REAPP 19 CW-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 45970 45970 16090 16090
 2001 ANN. EQUAL 49390 49390 17290 17290
 2004 ANN. EQUAL 82320 82320 28810 28810
 2004 ANN EQUAL 88910 88910 31120 31120
 2007 ANN. EQUAL 78400 78400 27440 27440

Parcel

**Parcel Number**

03-0002401.000 (website)

Legal

LOT 284 MOHAWK 1

Owner

KNOTT CHARLES J & CLAIRE A

Location

46 SHOSHONE TRL LOT 284
MALVERN OH 44644

Acres

0.0000

Date ▲	Public	Style	Attached To	Notes
01/21/2025	N	Auditor	Parcel	REVIEWED SQUARE FOOTAGE, STORIES, BATHROOMS, ETC VIA PHONE WITH THE KNOTT'S. EVERYTHING SOUNDED CORRECT. -SB
08/15/2016	N	General	Transfer on 08/15/2016	Transfer from KNOTT CHARLES J & CLAIRE to KNOTT CHARLES J & CLAIRE A New Ownership: No
08/15/2016	N	General	Parcel	OWNER: KNOTT CHARLES J & CLAIRE A, TRUST 46 SHOSHONE TRAIL, MALVERN OH 44644



Date ▲	Public	Style	Attached To	Notes
06/11/2004	N	General	Parcel	NO CHG FOR 2002 NO RC VAC LOT 6/11/04 REPRICED PER SALE LAND INFLU FR -10 TO +50 ELV-CJH EQ04AGRES: 8% LAND 8% IMP 6590 LAND 0 IMP 5/8/15 DWLG 50% DG (MG) 6/2/17 DWLG 100%,UPDATED OP'S TO OBP'S & CLASS CHNG FR 500 TO 510 TY17 EC-SF 12/18/18 REAPP 19 CW-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 45970 45970 16090 16090 2001 ANN. EQUAL 49390 49390 17290 17290 2004 ANN. EQUAL 82320 82320 28810 28810 2004 ANN EQUAL 88910 88910 31120 31120 2007 ANN. EQUAL 78400 78400 27440 27440