

Tax year 2025 BOR no. 26-00043
County CARROLL Date received 2/12/2026

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.

RECEIVED
FEB 12 2026
AUDITOR'S OFFICE
CARROLL COUNTY OH

1. Owner of property		Name <u>LARRY REESE</u>		Street address, City, State, ZIP Code <u>7211 Alliance Rd NW</u>	
2. Complainant if not owner				<u>Waynesburg, OH</u>	
3. Complainant's agent					
4. Telephone number and email address of contact person <u>3305757021</u> <u>YREESE@NCO.PR.COM</u>					
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 <u>#03-0003230.000</u>		Address of property <u>7211 ALLIANCE RD. N.W.</u> <u>WAYNESBURG OH 44688</u>			
7. Principal use of property					
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		
<u>#03-0003230</u> <u>.000</u>	<u>250,000</u>	<u>341,250</u>			
9. The requested change in value is justified for the following reasons: <u>APRIL DAWN MARYS</u> <u>2010 Public State of Ohio</u>					



- 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.
- 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 2-10-26 Complainant or agent (printed) Larry Reese Title (if agent) _____

Complainant or agent (signature) Larry Reese

Sworn to and signed in my presence, this 12th day of February 2026
(Date) (Month) (Year)

Notary April Dawn Mayle



April Dawn Mayle

Notary Public, State of Ohio

My Commission Expires 2-16-27

Parcel



Parcel Number
03-0003230.000 (website)
Legal
7 17 14 NE PT SW 5.82A
Owner
REESE LARRY C

Location 📍
7211 ALLIANCE RD
Acres
5.8200
Programs
OOC



Date ▲	Public	Style	Attached To	Notes
02/14/2006	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 2850 LAND 8400 IMP 2/14/06 ADDED 18X40 POLE BLDG 100% TY 2006 APPRS- J.MYERS 7/12/05-CJH 1/23/19 REAPP 19 BN-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 42540 79260 121800 14890 27740 42630 2001 ANN. EQUAL 35650 105060 140710 12480 36770 49250 2004 ANN EQUAL 38500 113460 151960 13480 39710 53190 2006 NEW BUILD. 38500 122050 160550 13480 42720 56200 2007 ANN. EQUAL 34280 139500 173780 12000 48830 60830
02/09/1996	N	General	Parcel	OWNER: REESE LARRY C, 7211 ALLIANCE RD., WAYNESBURG, OHIO

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	33,750.00		33,750					33,750
RS-RESIDUAL	4.8200	8,440.00		40,681					40,680
SMALL ACR - FRT/ACRES = '4.82', DESCRIPTION = 'RESIDUAL' @, EF-RT = '3500', EXT-VALUE =									
Total	5.8200								74,430

Parcel 03-0003230.000
 Property 7211 ALLIANCE RD
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 0314W-17.000
 Routing 14W
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00003-BROWN LOCAL SD-AV
 Living Area 1,826

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW &	SEWER	SIDEWALK	STATIC
ROLLING	WATER	UNPAVED	
STEEP	WELL		

Dwelling								
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed	FAMILY	1,254	First Floor		100.00	100.00	100.00	137,680
Units Converted		1,254	Basement		45.61	45.61	45.61	35,140
Total Rooms	6							
Bed Rooms	3							
Family Rooms								
Dining Rooms								
Plumbing	NORMAL							
Full Baths	1							
Half Baths								
Extra Fixtures								
Total Floor Value								172,820
Living Units Value								
Plumbing								6,440
RecRoom								
Fireplace								
Linear Brick								
Exterior Features								20,030
Garage / Carport								16,890
Base Value								216,180
Grade								
Well / Septic								
Adjustment								
RCN Value								216,180 total value x 1.0 multiplier
Year								Built 1986 Rem 2017 Eff 2020
Depreciation %								AV-5.00
Observed %								
Depreciation Value								-10,809
RCNLD Value								205,371
BOR								
Trend								
Final Value								205,370

Valuations			
Assessment		2025	2026
Appraised	Land	74,430	74,430
	Improvement	266,820	266,820
	Total	341,250	341,250
Assessed	Land	26,050	26,050
	Improvement	93,390	93,390
	Total	119,440	119,440
Land	Improvement	Total	

Owner REESE LARRY C
 Legal 7 17 14 NE PT SW 5.82A



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
2	02F-DET FRAME GA*	36 X 24	864	05,36	27.82	24,038	1	100%			1986/ /1986	GD-65.00				8,410
2 BUILDING TYPE = '02.0536', SHB+CONSFTXFT = ' POLE24X36', SIZE = '864', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '1986GD', REPLA VALUE = '15250', PHY DPR = '55', FNC DPR = ''																
3	02-DETACHED GARA*	80 X 40	3,200		18.85	60,320	1	100%			1996/ /1996	VG-45.00				33,180
3 BUILDING TYPE = '33.536', SHB+CONSFTXFT = ' 040X80', SIZE = '3200', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '1996VG', REPLA VALUE = '34080', PHY DPR = '40', FNC DPR = ''																
4	04-SHED	16 X 14	224	09	21.98	4,924	1	100%			1989/ /1989	FR-70.00				1,480
4 BUILDING TYPE = '04', SHB+CONSFTXFT = ' 012X16', SIZE = '192', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '1989FR', REPLA VALUE = '2630', PHY DPR = '65', FNC DPR = ''																
6	02-DETACHED GARA*	80 X 14	1,120		22.29	24,960	1	100%			2004/ /2004	GD-35.00				16,220
6 BUILDING TYPE = '33', SHB+CONSFTXFT = ' 014X80', SIZE = '1120', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2004GD', REPLA VALUE = '12940', PHY DPR = '25', FNC DPR = ''																
7	11-LEAN-TO	40 X 12	480	42	6.93	3,327	1	100%			2004/ /2004	GD-35.00				2,160
7 BUILDING TYPE = '11', SHB+CONSFTXFT = ' 12X40', SIZE = '480', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2004GD', REPLA VALUE = '3700', PHY DPR = '25', FNC DPR = ''																
Total																61,450

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/09/1996	* NOT ON FILE *	125,000.00	WARRANTY DEED	N	1	N	1
02/11/1993	* NOT ON FILE *	0.00	QUIT CLAIM DEED	N	1	N	1

ID	Description	Size
A	1SFR/B	1,254
B	2CAFG	520
C	EFP	192
D	WDD	220
2	02F	864
3	02	3,200
4	04	224
6	02	1,120
7	11	480

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 REVAL 2025 -CORR EFF YEAR FOR DWLG, CORR MSMTS FOR WDD ON FRONT OF DWLG, CORR POLE GARAGE TO FRAME, CORR BOTH POLE BLDGS TO DETACHED GARAGES, TOOK OVERRIDE OFF POLE BLDG 3/19/14 SBT
 CALL BACK - R : : E : 051011 : JB
 EQ04AGRES: 8% LAND 8% IMP 2850 LAND 8400 IMP
 2/14/06 ADDED 18X40 POLE BLDG 100% TY 2006
 APPRS-J.MYERS 7/12/05-CJH
 1/23/19 REAPP 19 BN-VM
 ***** TRUE CASH VALUE ***** ASSESSED VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 42540 79260 121800 14890
 27740 42630
 2001 ANN. EQUAL 35650 105060 140710 12480
 36770 49250
 2004 ANN EQUAL 38500 113460 151960 13480
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 2006 NEW BUILD. 38500 122050 160550 13480
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