

RECEIVED

Tax year 2025 BOR no. 26-00044

DTE 1
Rev. 12/22

County CARROLL Date received 2/17/2026

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.

AUDITOR'S OFFICE
CARROLL COUNTY

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	TIMOTHY K LINK	5108 Broadway AVE, NE
2. Complainant if not owner	N/A	Louisville, OH 44641
3. Complainant's agent	N/A	
4. Telephone number and email address of contact person		
330-452-7391 / 330-323-7957 / EMAIL SNOWGUY600@GMAIL.COM		
5. Complainant's relationship to property, if not owner		
N/A		

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
31-0001428.001	232 Magnolia RD
311642	232 Magnolia RD
7. Principal use of property	
RESIDENTIAL / RECREATIONAL	



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
31-0001428.001	46000	88380	-42380
311642	2500	5810	-3310

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

on ATTACHED SHEET

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A and sale price \$ N/A ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ 00.00.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

N/A

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.

N/A

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) Timothy K Link Title (if agent) _____

Complainant or agent (signature) Timothy K Link

Sworn to and signed in my presence, this 10 day of February 2026

Notary Lynette G Kline



LYNNETTE G KLINE
Notary Public
State of Ohio
My Comm. Expires
October 17, 2027

9 the request change in value is justified for following reasons

there are no permanent structures on property

there hasn't been any improvements on property in about 20 years any improvements that were made are slowly delapating

the water is so bad you cant do laundry let alone drink it

The driveway is about half washed out it washes out on a regular basis

Property needs cleaned up & some maintenance

Air shaft from old mines on property was filled in but not sure how stable it is

How does a 50 year old mobile home that hasn't had any improvements in about 20 years go up in value

any questions, comments, or concerns I can be contacted by phone or text

330-323-7957 OR 330-452-7391

Timothy K Link



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	41,600.00		41,600					41,600
RS-RESIDUAL	4.1200	10,400.00		42,848					42,850
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '18000', EF- SMALL ACR - FRT/ACRES = '4.12', DESCRIPTION = 'RESIDUAL' @, EF-RT = '4795', EXT-VALUE =									
Total	5.1200								84,450

Parcel	31-0001428.001
Property	232 MAGNOLIA RD
Address	
District	31-ROSE TWP-SANDY VALLEY LSD
Map Number	30014-06.000
Routing	14
Land Use	599-OTHER RESIDENTIAL STRUCTURES
Class	Residential
Neighborhood	00031-ROSE SANDY VALLEY SD-AV
Living Area	0

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		

Valuations			
Assessment		2025	2026
Appraised	Land	84,450	84,450
	Improvement	3,930	3,930
	Total	88,380	88,380
Assessed	Land	29,560	29,560
	Improvement	1,380	1,380
	Total	30,940	30,940
Land	Improvement	Total	

Owner	LINK TIMOTHY K
Legal	7 16 14 PT NW 5.120A



Permits					
Permit	Date	CD	Description	%	Amount

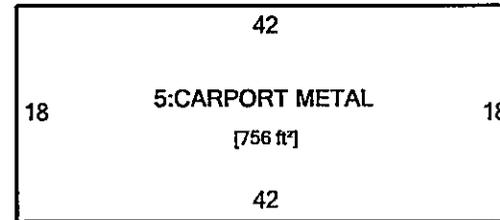
Notes					

Dwelling							
Type	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed							
Units Converted							
Total Rooms							
Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths							
Half Baths							
Extra Fixtures							
<div style="text-align: center; border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> EXHIBIT 3 </div>							
Total Floor Value							
Living Units Value							
Plumbing							
RecRoom							
Fireplace							
Linear Brick							
Exterior Features							
Garage / Carport							
Base Value							
Grade							
Well / Septic							
Adjustment							
RCN Value							
Year							
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							

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	
1	82-MOBILE HOME-L*	67 X 14	938		0.00	0	1	70%			1977/ /1977	AV-0.00				0	
3	10-ENCLOSED PORC*	24 X 8	192		0.00	0	1	70%			1977/ /1977	AV-0.00				0	
4	04PP-SHED=PP	10 X 10	100		0.00	0	1	100%			OLD/ /	AV-0.00				0	
5	01M-CARPORT META*	42 X 18	756		8.00	6,048	1	100%			2006/ /2006	AV-35.00				3,930	
6	21-DECK	10 X 10	100		0.00	0	1	70%			1977/ /1977	AV-0.00				0	
																Total	3,930

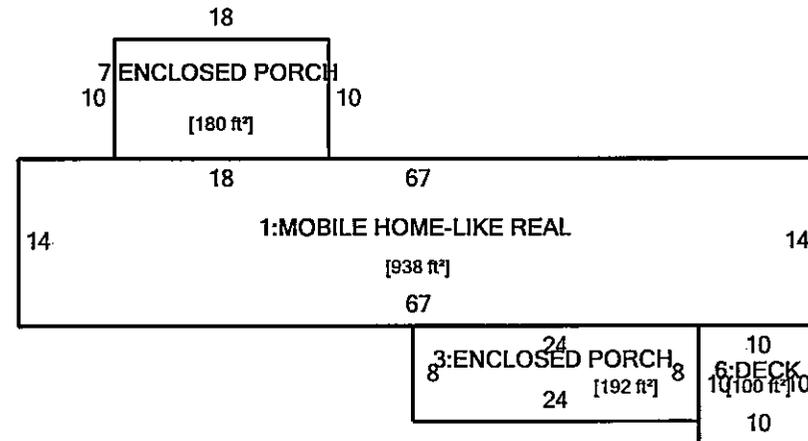
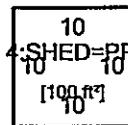
Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/15/2004	ARNOLD TIMOTHY P	25,000.00	QUIT CLAIM DEED	N	1	N	1
05/14/2004	ARNOLD TIMOTHY P	0.00	QUIT CLAIM DEED	N	2	N	1
04/30/2002	ARNOLD JASON A	0.00	QUIT CLAIM DEED	N	1	N	1

ID	Description	Size
1	82	938
3	10	192
4	04PP	100
5	01M	756
6	21	100
7	10	180



Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- CORR MSMTS FOR MH, ADDED
 ENCLOSED PORCH ON BACK OF MH THAT CAN BE
 SEEN GOING AS FAR BACK AS PICTO GOES
 1/9/24 SBT
 CALL BACK - R : : E : 081811 : MB
 ADD SECOND SEPTIC FOR YEAR 2001
 MH REG NO 31-01642 '77 NASHUA (TIMOTHY
 ARNOLD)
 EQ04AGRES: 8% LAND 8% IMP 1470 LAND 170
 IMP
 8/9/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 15940 2490 18430 5580 870
 6450
 2001 ANN. EQUAL 18420 2160 20580 6450 760
 7210
 2004 ANN EQUAL 19890 2330 22220 6960 820
 7780
 2007 ANN. EQUAL 22890 1560 24450 8010 550
 8560



Land Data

Card 1.1

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

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 Property Address 232 MAGNOLIA RD
 District 31-ROSE TWP-SANDY VALLEY LSD
 Map Number 30014-06.000
 Routing 14
 Land Use 599-OTHER RESIDENTIAL STRUCTURES
 Class Residential
 Neighborhood 00031-ROSE SANDY VALLEY SD-AV
 Living Area 0

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Owner LINK TIMOTHY K
 Legal 7 16 14 PT NW 5.120A



Permits

Permit	Date	CD	Description	%	Amount

Notes

Type	Area	Height	Brick	Finish	Heat	Cool	Value
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Units Converted							
Total Rooms							
Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths							
Half Baths							
Extra Fixtures							
Total Floor Value							
Living Units Value							
Plumbing							
RecRoom							
Fireplace		Openings		Stacks			
Linear Brick		Height		Length			
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code		Factor			
Well / Septic							
Adjustment		Code		Factor			
RCN Value							
Year		Built	0	Rem		Eff	
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR			0				
Trend						0.00	
Final Value							

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
7	10-ENCLOSED PORC* VALUED WITH MH	10 X 18	180		0.00	0	1	100%			1977/ /1977	AV-0.00				0
Total																0

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/15/2004	ARNOLD TIMOTHY P	25,000.00	QUIT CLAIM DEED	N	1	N	1
05/14/2004	ARNOLD TIMOTHY P	0.00	QUIT CLAIM DEED	N	2	N	1
04/30/2002	ARNOLD JASON A	0.00	QUIT CLAIM DEED	N	1	N	1

Parcel



Parcel Number

31-0001428.001 (website)

Legal

7 16 14 PT NW 5.120A

Owner

LINK TIMOTHY K

Location

232 MAGNOLIA RD

Acres

5.1200



Date ▲	Public	Style	Attached To	Notes
08/09/2018	N	General	Parcel	ADD SECOND SEPTIC FOR YEAR 2001 MH REG NO 31-01642 '77 NASHUA (TIMOTHY ARNOLD) EQ04AGRES: 8% LAND 8% IMP 1470 LAND 170 IMP 8/9/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 15940 2490 18430 5580 870 6450 2001 ANN. EQUAL 18420 2160 20580 6450 760 7210 2004 ANN EQUAL 19890 2330 22220 6960 820 7780 2007 ANN. EQUAL 22890 1560 24450 8010 550 8560
09/15/2004	N	General	Parcel	OWNER: LINK TIMOTHY K, 232 MAGNOLIA RD NW, DELLROY

Manufactured Home

Registration Number

311642 (website)

Location 232 MAGNOLIA NW RD
DELLROY OH 44620**Owner**

ARNOLD TIMOTHY P

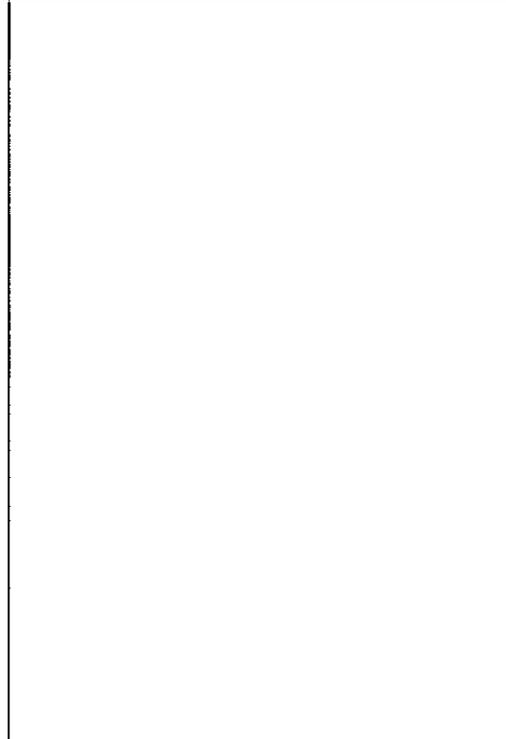
[Summary](#)[Activity History](#)[Applications](#)[Distribution](#)[Attachments](#)[Charge History](#)[Collection History](#)[Notes](#)

Value History

Date ▲	Public	Style	Attached To	Notes
04/25/2002	N	General	Transfer on 04/25/2002	Transfer from * NOT ON FILE * to ARNOLD TIMOTHY P New Ownership: No
04/25/2002	N	General	Account	IN CARE OF CHANGED FOR MAILING PURPOSES - 06-09- 08 DNOLAN
04/25/2002	N	General	Registration	OWNER: ARNOLD TIMOTHY P, C/O TIM LINK 5103 BROADWAY AVE NE, LOUISVILLE OH 44641
04/03/2002	N	General	Transfer on 04/03/2002	Transfer from * NOT ON FILE * to * NOT ON FILE * New Ownership: No
04/01/1997	N	General	Registration	SON LIVING HERE REAPP TY12 PV \$8100 REAPP TY19 PV \$11270

ID	Description	Size
1	LRE	938

Photos



14

1-LIKE REAL
67 67
[938 ft²]

14