

RECEIVED

Clear Form

FEB 20 2026

Tax year 2025 BOR no. 26-00045
County CARROLL Date received 2/20/2026

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARROLL COUNTY

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 | <u>NEO RMAN J. FOX</u> | | <u>4066 LACE RD. MALVERN, OH 44644</u> |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person <u>(330) 323-3239 nfox1949@gmail.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 | | Address of property | |
| <u>03-0003098.00</u> | | <u>4066 LACE RD. MALVERN, OH 44644</u> | |
| 7. Principal use of property <u>RESIDENCE</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 |
| <u>03-0003098.00</u> | <u>587,400.-</u> | <u>709,430.5</u> | |
| | | | |
| 9. The requested change in value is justified for the following reasons: | | | |



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 N/A 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.

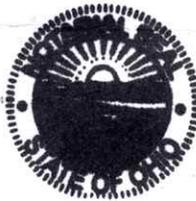
FEB 16 2026

Date _____ Complainant or agent (printed) Norman J. Fox Title (if agent) OWNER

Complainant or agent (signature) *Norman J. Fox*

Sworn to and signed in my presence, this 20th day of February 2026
(Date) (Month) (Year)

Notary *Deandra Berry*



Deandra Berry
Notary Public, State of Ohio
My Commission Expires January 02, 2028



PHOTOCOPIED FROM ORIGINAL OF 1953

OFFICE OF THE STATE ARCHIVIST

100 EAST WASHINGTON AVENUE
COLUMBUS, OHIO 43260

1953

1953

1953

Parcel



Parcel Number
03-0003098.000 (website)

Legal
6 16 29 PT SE 8.913A

Owner
FOX NORMAN J JR



Location 📍
4066 LACE RD

Acres
8.9100

Programs
OOC

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|--------------------------|--|
| 04/29/2020 | N | General | Adjustment on 04/29/2020 | BOR# 20-082 REMOVED PREVIOUS BOR - VM 04/27/2020 BOR - REQUESTING VALUE CHANGE FROM \$483,400 TO \$380,000. COMPLAINANT STATED THAT HOUSE HASN'T BEEN CHANGED OR UPDATED. APPRAISAL COMPANY RECOMMENDED REMOVE THE REMODEL DATE OF 2017. NEW VALUES LAND \$40,290, IMPROVEMENTS \$364,190, TOTAL \$404,480. THE BOARD AGREED TO CHANGE THE REMODEL DATE FOR A VALUE CHANGE TO \$404,480. |
| 04/21/2020 | N | General | Adjustment on 04/21/2020 | CORRECTED EFFECTIVE YEAR |
| 04/21/2020 | N | General | Adjustment on 04/21/2020 | PER REAPPRAISER GARAGES WERE NOT SKETCHED AND INCLUDED ON DWLG - VM |
| 03/05/2013 | N | General | Transfer on 03/05/2013 | Transfer from * NOT ON FILE * to FOX NORMAN J JR New Ownership: No |
| 03/05/2013 | N | General | Parcel | OWNER: FOX NORMAN J JR, 4066 LACE RD, MALVERN OHIO 44644 |

| Date ^ | Public | Style | Attached To | Notes |
|------------|--------|---------|-------------|---|
| 05/05/2003 | N | General | Parcel | <p>VALUES REDUCED PER BOR #01-234 REDREW HOME TO CORRECT DIMENSIONS 12/17/02 TK WOOD DECK IS ELEVATED #2 SHED = BATH HSE 5/5/03 CORRECTED PREVIOUS VALUES NOT UPDATED-CJH EQ04AGRES: 8% LAND 8% IMP 2270 LAND 24600 IMP 9/11/08 CLOSE SKETCH; GARAGE TOO BIG TO BE SKETCHED AS 2 50X50 & 34X34-CJH 06/04/10 CLASS CHANGE FROM 101 TO 511 FOR 10 TY DD 1/24/19 REVAL19 BN-TK **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 26910 310200 337110 9420 108570 117990 2001 ANN. EQUAL 28360 314310 342670 9930 110010 119940 2002 BOARD OF R 28360 282000 310360 9930 98700 108630 2003 ANN. EQUAL 28360 282000 310360.9930 98700 108630 2003 ANN. EQUAL 28360 307550 335910 9930 107640 117570 2004 ANN EQUAL 30630 332150 362780 10720 116250 126970 2007 ANN. EQUAL 32830 342850 375680 11490 120000</p> |

| 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 |
| RD-ROAD | 0.9700 | 0.00 | | 0 | | | | | 0 |
| RS-RESIDUAL | 6.9400 | 8,440.00 | | 58,574 | | | | | 58,570 |
| Total | 8.9100 | | | | | | | | 92,320 |

Parcel 03-0003098.000
 Property Address 4066 LACE RD
 District 03-BROWN TWP-BROWN LSD
 Map Number 03029-05.000
 Routing 29
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00003-BROWN LOCAL SD-AV
 Living Area 5,388

| Dwelling | | | | | | | | |
|-----------------|----------|--------------------|-------------|--------|--------|--------|--------|----------|
| Type | 1-SINGLE | Area | Height | Brick | Finish | Heat | Cool | Value |
| Units Designed | FAMILY | 3,800 | First Floor | 100.00 | 100.00 | 100.00 | 100.00 | 321,420 |
| Units Converted | 1 | 600 | Full Upper | | 100.00 | 100.00 | 100.00 | 59,360 |
| Total Rooms | 10 | 2,284 | Basement | | 43.26 | 43.26 | 43.26 | 54,420 |
| Bed Rooms | 4 | | | | | | | |
| Family Rooms | | | | | | | | |
| Dining Rooms | | | | | | | | |
| Plumbing | NORMAL | Total Floor Value | | | | | | 435,200 |
| Full Baths | 3 | Living Units Value | | | | | | |
| Half Baths | 1 | Plumbing | | | | | | 15,640 |
| Extra Fixtures | | RecRoom | | | | | | |
| | | Fireplace | | | | | | 11,300 |
| | | Linear Brick | | | | | | |
| | | Exterior Features | | | | | | 18,540 |
| | | Garage / Carport | | | | | | 104,640 |
| | | Base Value | | | | | | 585,320 |
| | | Grade | | | | | | 175,596 |
| | | Well / Septic | | | | | | |
| | | Adjustment | | | | | | |
| | | RCN Value | | | | | | 760,916 |
| | | Year | | | | | | |
| | | Depreciation % | | | | | | -152,183 |
| | | Observed % | | | | | | |
| | | Depreciation Value | | | | | | -152,183 |
| | | RCNLD Value | | | | | | 608,733 |
| | | BOR | | | | | | |
| | | Trend | | | | | | |
| | | Final Value | | | | | | 608,730 |

| 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 | 92,320 | 92,320 |
| | Improvement | 617,110 | 617,110 |
| | Total | 709,430 | 709,430 |
| Assessed | Land | 32,310 | 32,310 |
| | Improvement | 215,990 | 215,990 |
| | Total | 248,300 | 248,300 |
| Land | Improvement | Total | |

Owner FOX NORMAN J JR
 Legal 6 16 29 PT SE 8.913A



| Permits | | | | | |
|---------|------|----|-------------|---|--------|
| Permit | Date | CD | Description | % | Amount |
| | | | | | |

Notes
 OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0008000



| 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 |
|--------------|--------------|---------|------|----------|-------|------------|------------|-------|---------------|-------------|------------------|----------|----------|-----|-------|--------------|
| 3 | 04PP-SHED=PP | 12 X 8 | 96 | | 0.00 | 0 | 1 | 100% | | | 1999/ /1999 | AV-0.00 | | | | 0 |
| 4 | 04-SHED | 16 X 12 | 192 | | 17.77 | 3,412 | 1 | 100% | | | 1999/ /1999 | AV-50.00 | | | | 1,710 |
| 5 | 17-POOL | 40 X 18 | 720 | | 33.07 | 23,810 | 1 | 100% | | | 1988/ /1988 | GD-60.00 | 30.00 | | | 6,670 |
| Total | | | | | | | | | | | | | | | | 8,380 |

| Sales | | | | | | | |
|------------|------------------------|--------------|-----------------|-------|---------|----|------------|
| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
| 03/05/2013 | * NOT ON FILE * | 0.00 | CERTIFICATE OF | N | 3 | N | 106 |
| 12/13/1993 | * NOT ON FILE * | 0.00 | QUIT CLAIM DEED | N | 1 | N | 1 |
| 04/28/1989 | * NOT ON FILE * | 3,000.00 | WARRANTY DEED | N | 2 | N | 1 |

