



Tax year 2025 BOR no. 26-00046
 County Carroll Date received 2/20/2026

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	BRUCE A BUCK JR.		5160 AURORA Rd. Kensington Ohio
2. Complainant if not owner			44427
3. Complainant's agent			
4. Telephone number and email address of contact person 330-738-3977			
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	
11-000012.000		5575 MARK Rd.	
11-0000236.001		METER Rd.	
01-0000290.000		2355 ARBOR Rd.	
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
11-000012.000	I DON'T BELIEVE	29910	
11-0000236.001	YOUR VALUE IS CORRECT	50570	
01-0000290.000	FOR MULTIPLE REASONS	31780	
9. The requested change in value is justified for the following reasons: THAT CAN BE EXPLAINED EASY OVER THE PHONE THANKS			



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 20 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

2nd page attached
with signature notarized

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 2/20/26 Complainant or agent (printed) Bruce H Buck Jr Title (if agent) OWNER
OWNER

Complainant or agent (signature) Bruce H Buck Jr.

Sworn to and signed in my presence, this 2/20/26 day of February 2026
(Date) (Month) (Year)

Notary Darla Shaw



Darla Shaw
 Notary Public, State of Ohio
 My Commission Expires January 28, 2031

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	11.2270	4,100.00		46,031					46,030
AGUSE - ACRES = '11.2270', SYMBOL = 'C', MKT/AC = '2450', MARKET = '27520'.									
RD-ROAD	0.4820	0.00		0					0
MARKET - ACRES = '0.4820', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	3.5180	4,100.00		14,424					14,420
AGUSE - ACRES = '3.5180', SYMBOL = 'W', MKT/AC = '2450', MARKET = '8620'.									
WS-WELL SITE	2.5430	4,100.00		10,426					10,430
MARKET - ACRES = '2.5430', SYMBOL = '-', MKT/AC = '3500', MARKET = '8900'.									
Total	17.7700								70,880

Parcel	11-0000012.000
Property	5575 MARK RD
Address	
District	11-EAST TWP-CARROLLTON EVSD
Map Number	11024-31.000
Routing	24
Land Use	110-AGRICULTURAL VACANT LAND "QUALIFIED FOR
Class	Agriculture
Neighborhood	00011-EAST CARROLLTON 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	70,880	70,880
	Improvement	10,310	10,310
	Total	81,190	81,190
Assessed	Land	24,810	24,810
	Improvement	3,610	3,610
	Total	28,420	28,420
Land	Improvement	Total	

Owner	BUCK BRUCE A JR
Legal	5 15 24 PT NE 17.77A



Permits					
Permit	Date	CD	Description	%	Amount



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							
	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	Code		Factor			
	Adjustment						
	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
1	186-FENCECL	6 X 934	5,604		2.30	12,889	1	100%			2018/ /2018	AV-20.00				10,310
Total																
10,310																

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/09/1994	* NOT ON FILE *	22,000.00	WARRANTY DEED	N	3	N	1
02/08/1991	* NOT ON FILE *	0.00	WARRANTY DEED	N	2	N	1
12/03/1990	* NOT ON FILE *	21,000.00	ED	N	2	N	1

ID	Description	Size
2	33	1,040

Notes

REVAL 2025- ADDED POLE BUILDING & HALF WELL SITE FENCE, OTHER HALF OF FENCE IS ON 11-0000012.00 10/27/23 SBT
 CALL BACK - R : : E : 082411 : JD
 6/11/04 REPRICE PER SALE, LAND VALFROM 1000 TO 1200 PER ELV - TK
 EQ04AGRES: 8% LAND 8% IMP 3510 LAND 0 IMP
 09/04/14 RMV 1.40A FR CAUV DUE TO WELL SITE TY14 SB
 10/25/18 REAPP 19 DL-SF
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 29290 29290 10250 10250
 2001 ANN. EQUAL 36600 36600 12810 12810
 2004 ANN. EQUAL 43920 43920 15370 15370
 2004 ANN EQUAL 47430 47430 16600 16600
 2007 ANN. EQUAL 43920 43920 15370 15370

2

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	0.5000	25,000.00	150.0	18,750					18,750
HOMESITE - FRT/ACRES = '0.50', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF-									
RD-ROAD	0.2800	0.00		0					0
ROAD - FRT/ACRES = '0.28', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000',									
RS-RESIDUAL	1.6620	6,250.00		10,388					10,390
SMALL ACR - FRT/ACRES = '1.66', DESCRIPTION = 'RESIDUAL' @, EF-RT = '3500', EXT-VALUE =									
Total	2.4420								29,140

Parcel 01-0000290.000
 Property 2355 ARBOR RD
 Address
 District 01-AUGUSTA TWP-CARROLLTON EVSD
 Map Number 01028-09.000
 Routing 28
 Land Use 101-CASH-GRAIN OR GENERAL FARM
 Class Agriculture
 Neighborhood 00001-AUGUSTA CARROLLTON-AV
 Living Area 1,280

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	640	First Floor		100.00			87,460	
Units Converted	1	640	Full Upper		100.00			56,660	
Total Rooms		640	Basement					16,450	
Bed Rooms									
Family Rooms									
Dining Rooms									
Plumbing	NO PLUMBING								
Full Baths									
Half Baths									
Extra Fixtures									
		Total Floor Value						160,570	
		Living Units Value							
		Plumbing							
		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		EFP=168				11,360	
		Garage / Carport							
		Base Value						171,930	
		Grade		Code		100% Factor			
		Well / Septic		Code		Factor			
		Adjustment		Code		Factor			
		RCN Value		171,930 total value x 1.0 multiplier				171,930	
		Year		Built 1870 Rem		Eff 1870			
		Depreciation %		VP-95.00				-163,333	
		Observed %						-8,166	95.00
		Depreciation Value						-171,500	
		RCNLD Value						430	
		BOR							
		Trend							
		Final Value						430	

Valuations			
Assessment		2025	2026
Appraised	Land	29,140	29,140
	Improvement	2,640	2,640
	Total	31,780	31,780
Assessed	Land	10,200	10,200
	Improvement	920	920
	Total	11,120	11,120
Land	Improvement	Total	

Owner BUCK BRUCE A JR & DEBBIE
 Legal 5 15 28 PT NE 2.442A

Permits					
Permit	Date	CD	Description	%	Amount

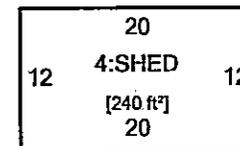
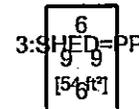
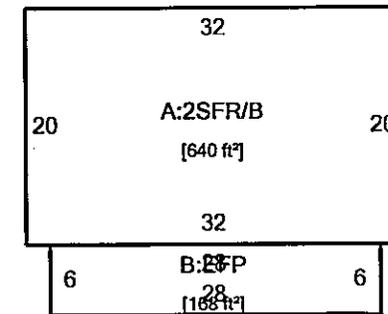
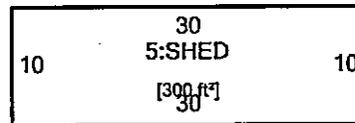
Notes



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
3	04PP-SHED=PP	9 X 6	54		0.00	0	1	80%			1990/ /1990	FR-0.00				0
3 BUILDING TYPE = 'SHED=PP', SHB+CONSFTXFT = '* 06X09', SIZE = '54', UNIT RATE = '', GRADE = '80%', YRYY OR YEARCOND = 'OLD FR', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''																
4	04-SHED	20 X 12	240		17.08	4,099	1	80%			1990/ /1990	FR-70.00				980
4 BUILDING TYPE = '04', SHB+CONSFTXFT = '* 12X20', SIZE = '240', UNIT RATE = '', GRADE = '80%', YRYY OR YEARCOND = 'OLD FR', REPLA VALUE = '2520', PHY DPR = '80', FNC DPR = '', VALUE = ''																
5	04-SHED	10 X 30	300		17.08	5,124	1	80%			1990/ /1990	FR-70.00				1,230
5 BUILDING TYPE = 'SHED=PP', SHB+CONSFTXFT = '* 05X05', SIZE = '25', UNIT RATE = '', GRADE = '80%', YRYY OR YEARCOND = 'FR', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''																
															Total	2,210

Sales									
Date	Name of Previous Owner			Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
07/05/2016	SP PT TO BYLER LEVI J & SUSAN M			0.00	CERTIFICATE OF	N	3	N	289
02/01/2016	SP PT TO SHANKEL DANIEL F & WIL			36,000.00	ED	Y	1	N	46
02/01/2016	LONG DOROTHY E			34,500.00	JOINT	Y	1	N	45

ID	Description	Size
A	2SFR/B	640
B	EFP	168
3	04PP	54
4	04	240
5	04	300



Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 082511 : RB
 EQ04AGRES: 8% LAND 8% IMP 2520 LAND 780
 IMP
 09/05/14 RMV 1.50A FR CAUV DUE TO WELL
 SITE TY14 SB
 12/31/14 RECOUP LTR MAILED TY14 SB
 02/01/16 N/S FR 26.12A TO 27A & SP 12.31A
 VAC TO 01-0000290.003 LEAVING
 14.69A HERE (115/2757) TY16 SB
 02/01/16 N/S SP 13.818A & BANK BARN TO 01-
 0000290.004 LEAVING 0.872A HERE
 (115/2753) (1A HS: 0.872A HERE & 0.13 ON
 01-0000290.004) NO CAUV SAVINGS
 WILL APPLY SINCE ENTIRE ACREAGE IS
 HOMESITE TY16 SB
 07/05/16 N/S SP 0.187A VAC TO 01-
 0000290.005 LEAVING 0.685A, THEN COMB ALL
 01-0000291.000 (1.757A) HERE NOW 2.442A
 (118/693) TY16 SB
 12/15/16 DWLG NOT LIVEABLE PER HEALTH
 DEPT, USED AS STORAGE PER OWNER-TO BE
 RAZED, REMOVE OWN OCC, ADJ VALUE BY HALF
 TO \$5500 PER LF TY16 TK
 9/11/17 REMOVED FROM CAUV-NO INT APP FILED
 TY17 TK
 RC18 TO BE TORN DOWN
 6/7/18 DWLG, #6 & #7 MISC RAZED TY18 KS-SF
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****

Parcel

**Parcel Number**

11-0000012.000 (website)

Legal

5 15 24 PT NE 17.77A

Owner

BUCK BRUCE A JR

Location 

5575 MARK RD

Acres

17.7700

Programs

CAUV



Date ▲	Public	Style	Attached To	Notes
10/21/2025	N	Auditor	Parcel	REVAL 2025 - TRIED TO SPEAK WITH AND EDUCATE OWNERS. GAVE BOR APP -SB
12/30/2022	N	General	2023 CAUV	PUTTING PARCELS WITH THE SAME NAMES ON THE SAME APPLICATIONS - VM
02/26/2020	N	General	Adjustment on 02/26/2020	CORRECTED RESIDUAL TO WELL SITE - VM
02/26/2020	N	General	Adjustment on 02/26/2020	CORRECTED RESIDUAL TO WELL SITE - VM
01/01/2019	N	General	2019 CAUV	APPLICATION #: 1195

Date ▲	Public	Style	Attached To	Notes
09/04/2014	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 1400 LAND 40 IMP 5575 MARBLE ASSIGNED TO GAS WELL 3/11/13 09/04/14 RMV 2.57 FR CAUV DUE TO WELL SITE TY14 SB 10/25/18 REAPP 19 DL-SF **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 14030 630 14660 4910 220 5130 2001 ANN. EQUAL 17520 500 18020 6130 180 6310 2004 ANN EQUAL 18920 540 19460 6620 190 6810 2007 ANN. EQUAL 21020 1490 22510 7360 520 7880
11/09/1994	N	General	Parcel	OWNER: BUCK BRUCE A JR, 5575 MARK RD (GAS WELL), KENSINGTON

Parcel



Parcel Number
11-0000236.001 (website)

Legal
5 15 24 PT SE 37.416A

Owner
BUCK BRUCE A & DEBRA A

Location 📍
METER RD

Acres
37.4200

Programs
CAUV

Date ▲	Public	Style	Attached To	Notes
12/30/2022	N	General	2023 CAUV	PUTTING PARCELS WITH THE SAME NAMES ON THE SAME APPLICATIONS - VM
02/26/2020	N	General	Adjustment on 02/26/2020	CORRECTED RESIDUAL TO WELL SITE - VM
01/01/2019	N	General	2019 CAUV	APPLICATION #: 1195
06/11/2004	N	General	Parcel	6/11/04 REPRICE PER SALE, LAND VAL FROM 1000 TO 1200 PER ELV - TK EQ04AGRES: 8% LAND 8% IMP 3510 LAND 0 IMP 09/04/14 RMV 1.40A FR CAUV DUE TO WELL SITE TY14 SB 10/25/18 REAPP 19 DL-SF **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 29290 29290 10250 10250 2001 ANN. EQUAL 36600 36600 12810 12810 2004 ANN. EQUAL 43920 43920 15370 15370 2004 ANN EQUAL 47430 47430 16600 16600 2007 ANN. EQUAL 43920 43920 15370 15370

Date ▲	Public	Style	Attached To	Notes
06/06/2000	N	General	Parcel	OWNER: BUCK BRUCE A & DEBRA A J/S, METER RD, MECHANICSTOWN OH

Parcel

**Parcel Number**

01-0000290.000 (website)

Legal

5 15 28 PT NE 2.442A

Owner

BUCK BRUCE A JR & DEBBIE

Location 

2355 ARBOR RD

Acres

2.4420

Date ▲	Public	Style	Attached To	Notes
11/05/2018	N	General	Parcel	11/5/18 REAPP 19 KS-SF
07/05/2016	N	General	Transfer on 07/05/2016	Transfer from SP PT TO BYLER LEVI J & SUSAN M to BUCK BRUCE A JR & DEBBIE New Ownership: No
02/01/2016	N	General	Transfer on 02/01/2016	Transfer from SP PT TO SHANKEL DANIEL F & WIL to SP PT TO BYLER LEVI J & SUSAN M New Ownership: No
02/01/2016	N	General	Transfer on 02/01/2016	Transfer from LONG DOROTHY E to SP PT TO SHANKEL DANIEL F & WIL New Ownership: No

Date ^	Public	Style	Attached To	Notes
09/05/2014	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 2520 LAND 780 IMP 09/05/14 RMV 1.50A FR CAUV DUE TO WELL SITE TY14 SB 12/31/14 RECOUP LTR MAILED TY14 SB 02/01/16 N/S FR 26.12A TO 27A & SP 12.31A VAC TO 01-0000290.003 LEAVING 14.69A HERE (115/2757) TY16 SB 02/01/16 N/S SP 13.818A & BANK BARN TO 01-0000290.004 LEAVING 0.872A HERE (115/2753) (1A HS: 0.872A HERE & 0.13 ON 01-0000290.004) NO CAUV SAVINGS WILL APPLY SINCE ENTIRE ACREAGE IS HOMESITE TY16 SB 07/05/16 N/S SP 0.187A VAC TO 01-0000290.005 LEAVING 0.685A, THEN COMB ALL 01-0000291.000 (1.757A) HERE NOW 2.442A (118/693) TY16 SB 12/15/16 DWLG NOT LIVEABLE PER HEALTH DEPT, USED AS STORAGE PER OWNER-TO BE RAZED, REMOVE OWN OCC, ADJ VALUE BY HALF TO \$5500 PER LF TY16 TK 9/11/17 REMOVED FROM CAUV-NO INT APP FILED TY17 TK RC18 TO BE TORN DOWN 6/7/18 DWLG, #6 & #7 MISC RAZED TY18 KS-SF **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 18600 23710 42310 6510 8300 14810 2001 ANN. EQUAL 31480 9710 41190 11020 3400 14420 2004 ANN EQUAL 34000 10490 44490 11900 3670 15570 2007 ANN. EQUAL 38260 13700 51960 13390 4800 18190</p>