

Clear Form

RECEIVED

FEB 20 2026

Tax year 2025 BOR no. 26-00047
County Carroll Date received 2/20/2026

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

AUDITOR'S OFFICE
CARROLL COUNTY OH

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	James H & Brenda S Hawkins	6075 Avalon Rd NW, Malvern, OH 44644
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
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
03-0000945.002	6075 Avalon Rd NW, Malvern, OH 44644

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

9. The requested change in value is justified for the following reasons:
There is no pool on the premises (it was closed and filled in). There is also no chimney stack (the fireplace was taken out YEARS ago). The item numbered 32 marked as a shelter is NOT a shelter. There are no sides on it which would keep anyone out of the cold or wind. It is merely a roof to keep the sun off. The shed marked number 04 is NOT a permanent structure. It is on a wood foundation that can be moved at any time.

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.
- 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 02/19/2026 Complainant or agent (printed) James Hawkins Title (if agent) _____

Complainant or agent (signature) *James Hawkins*

Sworn to and signed in my presence, this 20 (Date) day of February (Month) 2024 (Year)

Notary *Eva N Johnson*



100

Handwritten scribble

Handwritten scribbles

Eva N Johnson
Notary Public, State of Ohio



My Commission Expires _____



STACI BRADY

Carroll County Auditor | Carroll County, Ohio

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- 2026 (TY25) Reappraisal
- Lodging Tax

1 of 4



[Back to Search Results](#)



Parcel Number
03-0000945.002

Legal Description
6 16 29 SE1/4 5.0166A

Location 
6075 AVALON RD NW

Owner
HAWKINS JAMES H & BRENDA S

Acres
5.0200

Summary

Tax

Transfers 1

Surveys

History 1

Payment History 25

Value History

CAUV Soil Breakdown

Land 2

Commercial Buildings

Dwellings 2

Other Improvements 10

Sketch 2

Levy Distribution

Tax Estimator

Map this Parcel 

Tax Card 

Dwelling - Card 1

Style

Stories

Rec Room Area

Finished Basement

Rooms

Bedrooms

Dining Rooms

Family Rooms

Condition

Year Built

Year Remodeled

Full Baths

Half Baths

Other Fixtures

Heating

Cooling

Grade

Fireplace Openings

Fireplace Stacks

Living Area 

Total Area

Appraised Value

Dwelling - Card 2

Style

Stories

Rec Room Area



1-SINGLE FAMILY

1

0

0

5

3

0

0

VG-VERY GOOD

1995

2

0

0

Y

Y

120%

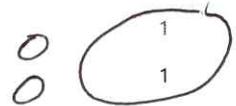
1

1

1,860

2,988

297,050

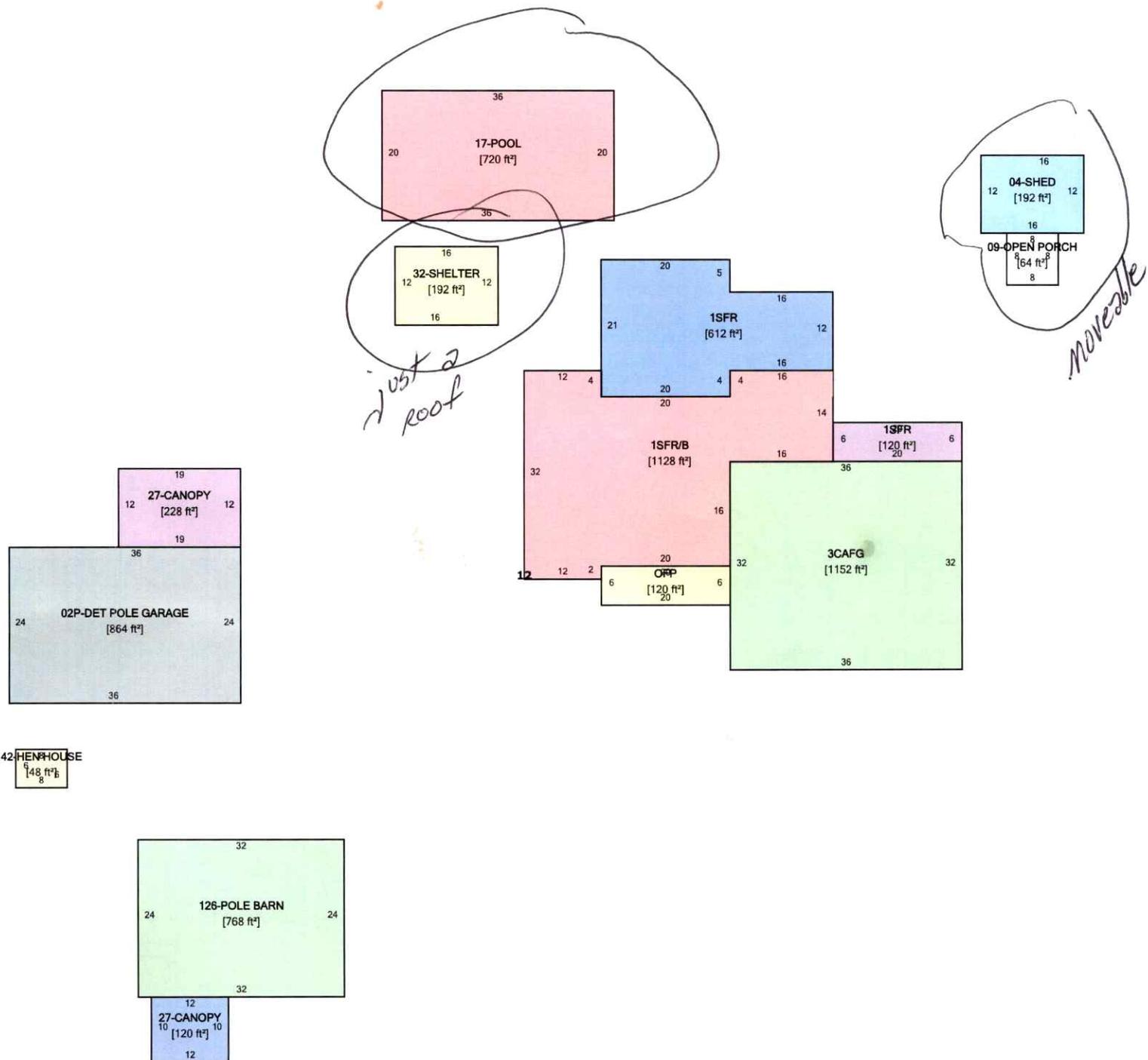


1-SINGLE FAMILY

1

0

Search Category



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	4.0200	4,100.00		16,482					16,480
HS-HOME SITE	SMALL ACR - FRT/ACRES = '4.02', 1.0000 HOMESITE - FRT/ACRES = '1.00',	33,750.00		33,750	DESCRIPTION = 'RESIDUAL' @, EF-RT = '3500', EXT-VALUE =				33,750
Total									50,230

Parcel 03-0000945.002
 Property 6075 AVALON NW RD
 Address MALVERN OH 44644
 District 03-BROWN TWP-BROWN LSD
 Map Number 03029-15.000
 Routing 29
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00003-BROWN LOCAL SD-AV
 Living Area 1,860

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

Dwelling									
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	FAMILY	1,860	First Floor		100.00	100.00	100.00	184,340	
Units Converted		1,128	Basement					23,920	
Total Rooms	5								
Bed Rooms	3								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						208,260	
Full Baths	2	Living Units Value							
Half Baths		Plumbing						9,890	
Extra Fixtures		RecRoom							
		Fireplace		Openings	1	Stacks	1	5,650	
		Linear Brick		Height		Length			
		Exterior Features		OFF=120				4,930	
		Garage / Carport		3.00AFG				31,840	
		Base Value						260,570	
		Grade		Code	120% Factor		120.00	52,114	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		312,684 total value x 1.0 multiplier				312,684	
		Year		Built 1995 Rem		Eff	2020		
		Depreciation %						-15,634	
		Observed %							
		Depreciation Val						-15,634	
		RCNLD Value						297,050	
		BOR							
		Trend							
		Final Value						297,050	



Valuations			
Assessment		2025	2026
Appraised	Land	50,230	50,230
	Improvement	597,960	597,960
	Total	648,190	648,190
Assessed	Land	17,580	17,580
	Improvement	209,290	209,290
	Total	226,870	226,870
Land	Improvement	Total	

Owner HAWKINS JAMES H & BRENDA S
 Legal 6 16 29 SE1/4 5.0166A



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0003000

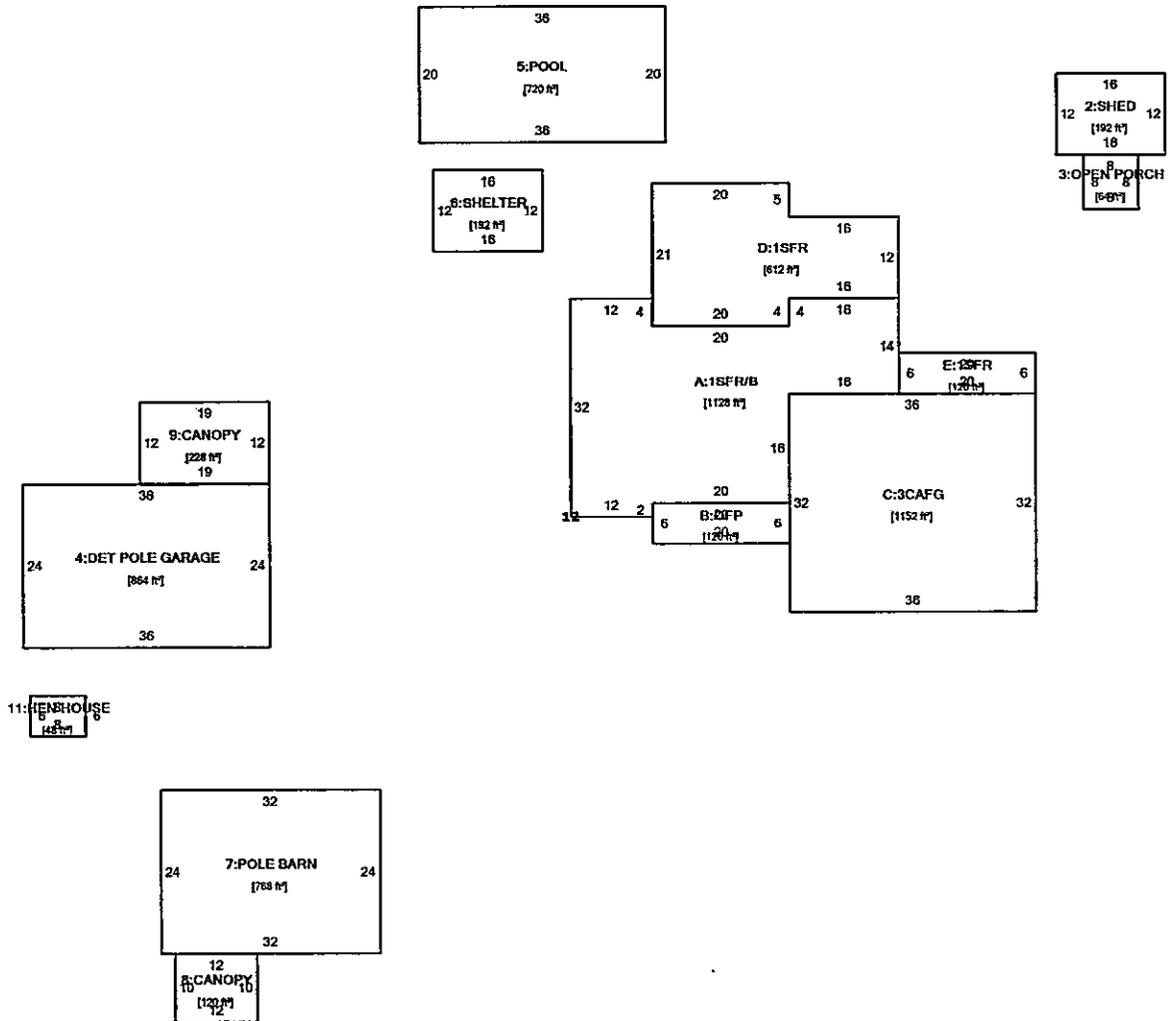
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
2	04-SHED	16 X 12	192		17.77	3,412	1	100%			2003/ /2003	AV-40.00				2,050
	2 BUILDING TYPE = '04', SHB+CONSFTXFT = '12X16', SIZE = '192', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2003AV', REPLA VALUE = '2630', PHY DPR = '35', FNC DPR = '', VALUE =															
3	09-OPEN PORCH	8 X 8	64		18.00	1,152	1	100%			2003/ /2003	VP-55.00				520
	3 BUILDING TYPE = '09', SHB+CONSFTXFT = '08X08', SIZE = '64', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2003VP', REPLA VALUE = '630', PHY DPR = '50', FNC DPR = '', VALUE = '320'															
4	02P-DET POLE GAR*	36 X 24	864	36,05	23.16	20,008	1	100%			2003/ /2003	VG-30.00				14,010
	4 BUILDING TYPE = '02.3605', SHB+CONSFTXFT = 'POLE24X36', SIZE = '864', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2003VG', REPLA VALUE = '15250', PHY DPR = '25', FNC DPR = '',															
5	17-POOL	36 X 20	720		33.07	23,810	1	100%			2013/ /2013	AV-25.00	30.00			12,500
	5 BUILDING TYPE = '17', SHB+CONSFTXFT = '16X24', SIZE = '384', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2013AV', REPLA VALUE = '12250', PHY DPR = '15', FNC DPR = '30', VALUE =															
6	32-SHELTER	12 X 16	192	05,36	10.70	2,054	1	100%			2019/ /2019	AV-15.00				1,750
Total															30,830	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
01/04/2010	HAWKINS JAMES H & BRENDA S	0.00	WARRANTY DEED	N	2	N	1

ID	Description	Size
A	1SFR/B	1,128
B	OFP	120
C	3CAFG	1,152
D	1SFR	612
E	1SFR	120
2	04	192
3	09	64
4	02P	864
5	17	720
6	32	192
7	126	768
8	27	120
9	27	228
11	42	48
12	04	160

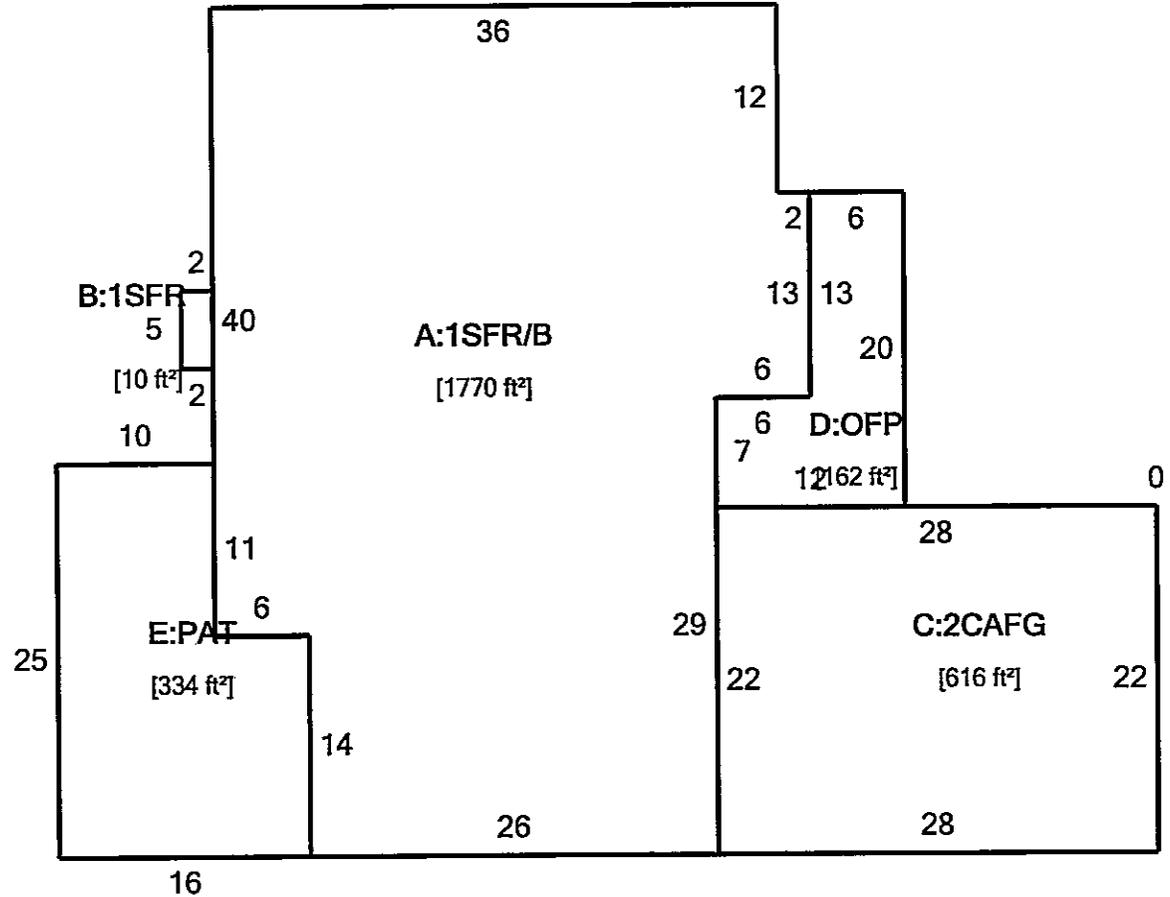
Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 REVAL 2025- GARAGE ADDITION, SMALL 1SFR
 ADDITION. CORR POOL MSMTS. 11-1-23 TJB
 CALL BACK - R : : E : 062711 : JB
 EQ04AGRES: 8% LAND 8% IMP 1550 LAND 8150
 IMP
 ADDED SHED 12X16 AND DFG 24X36 FOR '07
 REVAL
 1SFRA 100% FOR 07 NC - MG
 POOL ADDED FOR '13
 1/24/19 REVAL19 BN-TK
 ***** TRUE CASH VALUE ***** ASSESSED
 VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 16370 88630 105000 5730
 31020 36750
 2001 ANN. EQUAL 19430 101890 121320 6800
 35660 42460
 2004 ANN EQUAL 20980 110040 131020 7340
 38510 45850
 2007 ANN. EQUAL 23040 122580 145620 8060
 42900 50960
 2007 NEW BUILD. 23040 150660 173700 8060
 52730 60790
 6/21/21 - PER FIELD REVIEW 6/18/21 -
 POLEBLDG, 2 CNPYS, SHELTER 100% 1/1/21 -
 SENT VALUE CHANGE LETTER TY21 - VM
 02/07/2022 ADDED 16X16 CANOPY -SB
 6/20/22 - PER FIELD REVIEW 6/19/23 - 2ND



ID	Description	Size
A	1SFR/B	1,770
B	1SFR	10
C	2CAFG	616
D	OFF	162
E	PAT	334

Notes
 REVAL 2025- 2ND DWLG THIS CARD, 90% COMPL,
 2024 FC ALREADY IN PLACE 11-1-23 TJB
 NC24- DWLG EST 90% COMPL 1-1-24, EST 100%
 5/17/24



Parcel



Parcel Number

03-0000945.002 (website)

Legal

6 16 29 SE1/4 5.0166A

Owner

HAWKINS JAMES H & BRENDA S



Location (2)

6075 AVALON NW RD
MALVERN OH 44644

Acres

5.0200

Programs

OOC, CAUV

Date ▲	Public	Style	Attached To	Notes
02/05/2026	N	General	Adjustment on 02/05/2026	LUC
02/05/2026	N	General	Adjustment on 02/05/2026	CONTIGUOUS PARCEL MAKING IT OVER 10 ACRES AG LAND (TAC)
05/20/2024	N	General	Parcel	PER FIELD REVIEW 5/17/24 BY KAK - DWLG 90% COMPLETE 1/1/24, 100% 5/17/24 - ADDED PATIO IN REAR, NO RECHECK25 - VM
06/20/2023	N	General	Parcel	PER FIELD REVIEW 6/19/23 - 2ND DWLG 90% COMPLETE - RECHECK 2024 - SENT VALUE CHANGE NOTICE TY23 - VM
01/06/2022	N	General	Relocate on 01/06/2022	PER REGIONAL PLANNING - NEW HOUSE # ISSUED FOR NEW DWLG - 6081 AVALON RD NW MALVERN OH 44644 - VM
06/21/2021	N	General	Parcel	PER FIELD REVIEW 6/18/21 - POLEBLDG, 2 CNPYS, SHELTER 100% 1/1/21 - SENT VALUE CHANGE LETTER TY21 - VM

Date ▲	Public	Style	Attached To	Notes
01/24/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 1550 LAND 8150 IMP ADDED SHED 12X16 AND DFG 24X36 FOR '07 REVAL 1SFRA 100% FOR 07 NC - MG POOL ADDED FOR '13 1/24/19 REVAL19 BN-TK **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 16370 88630 105000 5730 31020 36750 2001 ANN. EQUAL 19430 101890 121320 6800 35660 42460 2004 ANN EQUAL 20980 110040 131020 7340 38510 45850 2007 ANN. EQUAL 23040 122580 145620 8060 42900 50960 2007 NEW BUILD. 23040 150660 173700 8060 52730 60790
01/04/2010	N	General	Parcel	OWNER: HAWKINS JAMES H & BRENDA S, TRUSTEES 6075 AVALON RD NW, MALVERN OH 44644