

Tax year 2025

BOR no. 26-00048

DTE 1  
Rev. 12/22

County Carroll

Date received 1-29-26 2/20/2026

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JAN 29 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.

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.

AUDITOR'S OFFICE  
CARROLL COUNTY OH

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Raymond Bender</u>	<u>6185 Andora Rd Mechanicsstown</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person <u>330-771-7715</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



7. Principal use of property Agriculture

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>01-0000103.000</u>	<u>\$ 450,000</u>	<u>\$ 499,430</u>	<u>\$ 49,430</u>

9. The requested change in value is justified for the following reasons:  
Buildings and Use for them DO NOT match with Your records

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

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CARROLL COUNTY, OH

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 1-29-26 Complainant or agent (printed) Raymond Bender Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Raymond Bender

Sworn to and signed in my presence, this 14 day of February 2026  
(Date) (Month) (Year)

Notary Adam Holquist  
My Commission Expires: 11/8/26



# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints must be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

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AUDITOR'S OFFICE  
CARROL COUNTY, OH

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	59.7450	4,100.00		244,955					244,960
AGUSE - ACRES = '59.7450', SYMBOL = 'C', MKT/AC = '2450', MARKET = '146370'.									
HS-HOME SITE	1.0000	25,000.00		25,000					25,000
MARKET - ACRES = '1.0000', SYMBOL = 'HS-HOMESITE', MKT/AC = '14000', MARKET = '14000'.									
RD-ROAD	0.0320	0.00		0					0
MARKET - ACRES = '0.0320', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	49.8130	4,100.00		204,233					204,230
AGUSE - ACRES = '49.8130', SYMBOL = 'W', MKT/AC = '2450', MARKET = '122030'.									
<b>Total</b>	<b>110.5900</b>								<b>474,190</b>

Parcel 01-0000103.000  
 Property 6185 ANDORA RD  
 Address  
 District 01-AUGUSTA TWP-CARROLLTON EVSD  
 Map Number 01027-22.000  
 Routing 27  
 Land Use 111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR  
 Class Agriculture  
 Neighborhood 00001-AUGUSTA CARROLLTON-AV  
 Living Area 3,914

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		

Dwelling										
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	FAMILY	2,722	First Floor		100.00	100.00		217,370		
Units Converted	1	1,192	Full Upper		100.00	100.00		84,020		
Total Rooms	7	1,192	Basement					24,520		
Bed Rooms	6									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL	Total Floor Value							325,910	
Full Baths	2	Living Units Value								
Half Baths		Plumbing							9,890	
Extra Fixtures		RecRoom								
		Fireplace								
		Linear Brick								
		Exterior Features							11,660	
		Garage / Carport								
		Base Value							347,460	
		Grade								
		Code 100% Factor								
		Well / Septic								
		Adjustment								
		Code Factor								
		RCN Value							347,460	
		347,460 total value x 1.0 multiplier								
		Year Built 1940 Rem 2020 Eff 1976								
		AV-45.00							-156,357	
		Depreciation %								
		Observed %								
		Depreciation Value							-156,357	
		RCNLD Value							191,103	
		BOR								
		Trend								
		Final Value							191,100	



Valuations			
Assessment		2025	2026
Appraised	Land	474,190	474,190
	Improvement	374,010	374,010
	Total	848,200	848,200
Assessed	Land	165,970	165,970
	Improvement	130,900	130,900
	Total	296,870	296,870
Land	Improvement	Total	

Owner BENDER RAYMOND  
 Legal 5 15 27 NE1/4 110.59A EX O/G



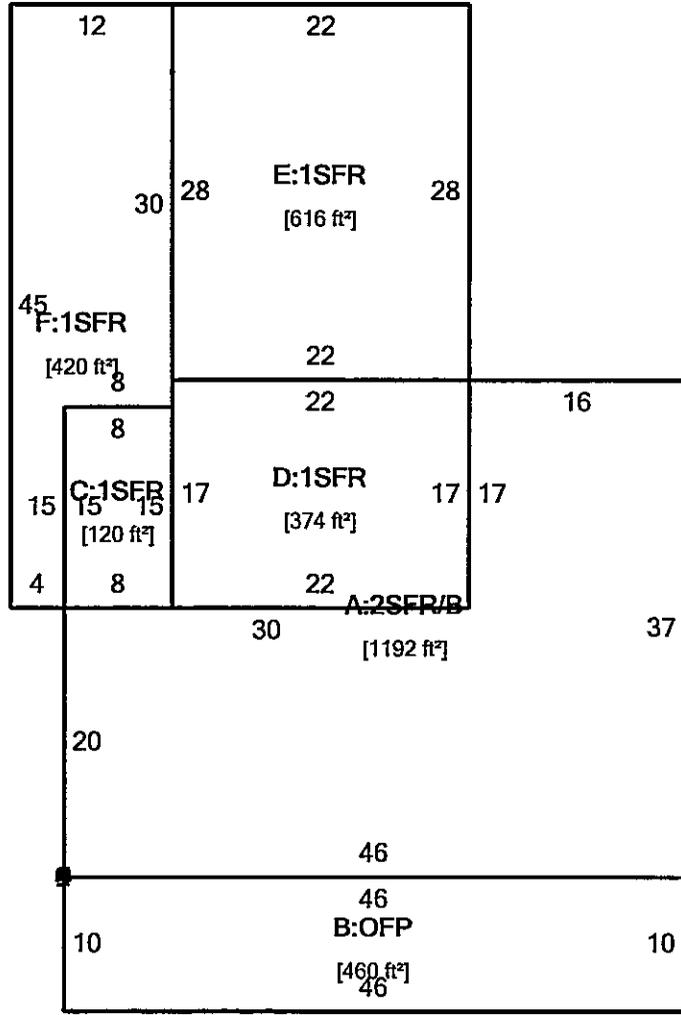
Permits					
Permit	Date	CD	Description	%	Amount

Notes  
 REMODEL 2020- NEW ROOF AND WINDOWS

ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
4	122-BANK BARN		3,394	10,21	34.46	116,957	1	100%			2012/ /2012	AV-25.00				87,720
5	11-LEAN-TO	24 X 10	240		10.01	2,402	1	100%			2012/ /2012	AV-25.00				1,800
6	25-MILK HOUSE		430		46.00	19,780	1	100%			2012/ /2012	AV-25.00				14,840
7	16-SILO	14 X 60	9,236		3.70	34,174	1	60%			1950/ /1950	FR-85.00				3,080
9	30-CANV COVERALL	31 X 67	2,077		9.65	20,043	1	100%			2012/ /2012	AV-25.00				15,030
	CANVAS TOP WITH METAL KNEE WALLS AND ENDS.															
															<b>Total</b>	<b>122,470</b>

Sales											
Date	Name of Previous Owner					Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
05/23/2017	DETWEILER RUDY A & LYDIA					350,000.00	WARRANTY DEED	Y	1	N	294
06/07/2005	* NOT ON FILE *					220,000.00	WARRANTY DEED	N	1	N	1
07/22/1988	* NOT ON FILE *					0.00	???	N	1	N	1

ID	Description	Size
A	2SFR/B	1,192
B	OFF	460
C	1SFR	120
D	1SFR	374
E	1SFR	616
F	1SFR	420
4	122	3,394
5	11	240
6	25	430
7	16	9,236
9	30	2,077



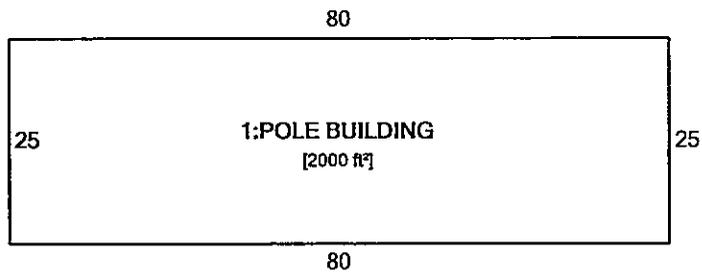
**Notes**  
 REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 CALL BACK - R : : E : 081811 : RB  
 CONT'D  
 7 MISC NV BLDGS ON PCL  
 NO. 15 POLE BLDG 100% FOR 2001  
 12/6/02 REMOVED SHED & LEAN-TO PER OWNER  
 (TK CHECKED SITE 11/20/02)  
 5/15/03 SPLIT 8.00A VACANT TO SAMUEL &  
 CAROL DETWEILER -ATTY CAMPBELL  
 EQ04AGRES: 8% LAND 8% IMP 10450 LAND 7800  
 IMP  
 6/7/05 SPLIT 26.941A VACANT FR THIS ORG.  
 TRCT(SAME OWNER)SAM DETWEILER  
 THEN SOLD ORG TRCT TO RUDY & LYDIANN  
 DETWEILER J/S-CJH  
 \*\*\*\*\* TRUE CASH VALUE \*\*\*\*\* ASSESSED  
 VALUE \*\*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 109860 102490 212350 38450  
 35870 74320  
 2001 ANN. EQUAL 137800 99630 237430 48230  
 34870 83100  
 2001 NEW BUILD. 137800 108790 246590  
 48230 38080 86310  
 2002 DESTROYED 137800 97540 235340 48230  
 34140 82370  
 2003 ANN. EQUAL 130600 97540 228140 45710  
 34140 79850  
 2004 ANN EQUAL 141050 105340 246390 49370

5

7

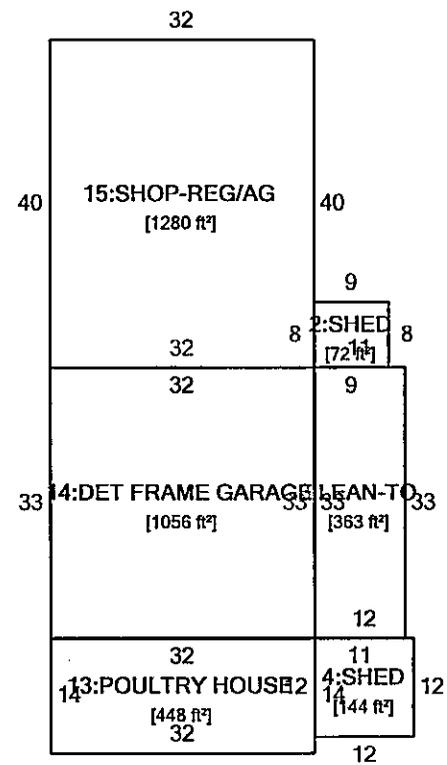


ID	Description	Size
1	33	2,000
2	04	72
3	11	363
4	04	144
13	24	448
14	02F	1,056
15	28	1,280



Notes

CALL BACK - R : : E : 081811 : RB





# Parcel



**Parcel Number**

01-0000103.000 (website)

**Legal**

5 15 27 NE1/4 110.59A EX O/G

**Owner**

BENDER RAYMOND

**Location** 📍

6185 ANDORA RD

**Acres**

110.5900

**Programs**

OOC, CAUV

Date ▲	Public	Style	Attached To	Notes
02/02/2026	N	General	Parcel	MAILING HIS BOR BACK NOT FILLED IN PROPERLY AND NOT NOTORIZED,-KK
05/02/2022	N	General	Parcel	AUDITOR REFUND \$513.54 WARRANT # 177500 - CORRECTED 2ND DWLG TO SHOP & GARAGE TO DETACHED GARAGE TY21 - VM
04/25/2022	N	General	Adjustment on 04/25/2022	ADDED GARAGE ON FOR OOC TY21 - VM
04/22/2022	N	General	Parcel	MR BENDER STOPPED IN ON 4/21/22 & SPOKE TO LF & MM. HE EXPRESSED THAT THE 2ND DWLG WAS NOT ACTUALLY A DWLG BUT A SHOP. HE DID SEND IN PICTURES (SEE ATTACHED) AND I HAVE CORRECTED THE 2ND DWLG TO A SHOP & THE GARAGE TO A DETACHED GARAGE. HE ALSO STATED THAT THERE IS NO BASEMENT UNDER THE WHOLE FIRST FLOOR BUT A CRAWL SPACE. HE SENT PHOTO OF SAID CRAWL SPACE AND IT IS A BASEMENT. I DID SPEAK WITH OUR APPRAISER AND ANYTHING OVER 4 FT THAT IS USABLE IS CONSIDERED A BASEMENT - SENT VALUE CHANGE LETTER TY21 - VM



Date ▲	Public	Style	Attached To	Notes
05/27/2021	N	General	Parcel	PER FIELD REVIEW 5/26/21 - SEE NEW SKETCH FOR CORRECT DIMENSIONS ON ALL OUTBUILDINGS AND 2ND DWELL (2ND DWELL - CARD 2). ESTIMATE 2ND DWELL - 100%, 1/1/21. NO CHANGES TO EXISTING DWELL. - SENT VALUE CHANGE LETTER TY21 - VM
01/01/2019	N	General	2019 CAUV	APPLICATION #: 143
05/23/2017	N	General	Transfer on 05/23/2017	Transfer from DETWEILER RUDY A & LYDIA to BENDER RAYMOND New Ownership: No
05/23/2017	N	General	Parcel	OWNER: BENDER RAYMOND J, 25575 BUFFALO RD #2, EAST ROCHESTER OH 44625

Date ▲	Public	Style	Attached To	Notes
03/07/2006	N	General	Parcel	<p>ALL BLDGS STAYED ON ORG. TRCT PER ATTY ROBERT CLARK-CJH  MH AND ATTCHMENTS RAZED 7/11/05 TK  3/7/06 ADDED 32X40 POLE BLDG &amp; 13X32 LEAN TO 100% , #3 IS MILK HSE  NOT 50% PER APPRS RB 1/4/06-CJH  MILK HSE 100% FOR 07 NC - MG  2/19/08 DO#07-218 REDUCED BLDGS PER ELV-CJH  8/5/11 #4,5,6 DESTROYED 100% BY FIRE, REDUCED BY 50% FOR TY11 TK  7/9/12 MILK HSE,PB &amp; 2 BANK BARNS RAZED; NEW BANK BARN W/LEAN-TO &amp; MILK HSE,  OFP EXTENSION &amp; NEW EFP 100% TY12 JD-TK  5/7/13 RAZED OLD SHED / NEW BARN/PP(HOOP STYLE) JD/OWN  HSE # ISSUED FOR 6179 ANDORA - MATTHEW MILLER 5/8/15  9/4/15 PER OWNER:MILLER MOVED INTO MAIN DWG-ADDRESS FOR MAIL ONLY TK  10/14/16 EFPS NOW LIVING AREA, ADD 2ND BATH-2 FAMILIES/1 DWELLING TY16 TD-TK  05/23/17 CORR FR 110.059A TO 110.59A &amp; SP O/G ONLY TO 01-0000103.003  (122/4985) TY17 SB  9/11/17 REMOVED FROM CAUV - NO CURRENT AG USE/NO RESPONSE TY17 TK  1/8/18 APPROVED FOR CAUV TY17, RECEIVED USE AFFIDAVIT FROM OWNER TK  01/09/18 REMOVE RECOUPMENT DO#17-009 TY17 SB  11/05/18 REAPP19 CW-SB</p>
06/07/2005	N	General	Transfer on 06/07/2005	Transfer from * NOT ON FILE * to DETWEILER RUDY A & LYDIA New Ownership: No

Date ▲	Public	Style	Attached To	Notes
12/06/2002	N	General	Parcel	<p>7 MISC NV BLDGS ON PCL  NO. 15 POLE BLDG 100% FOR 2001  12/6/02 REMOVED SHED &amp; LEAN-TO PER OWNER(TK CHECKED  SITE 11/20/02)  5/15/03 SPLIT 8.00A VACANT TO SAMUEL &amp; CAROL DETWEILER  -ATTY CAMPBELL  EQ04AGRES: 8% LAND 8% IMP 10450 LAND 7800 IMP  6/7/05 SPLIT 26.941A VACANT FR THIS ORG. TRCT(SAME  OWNER)SAM DETWEILER  THEN SOLD ORG TRCT TO RUDY &amp; LYDIANN DETWEILER J/S-  CJH  **** TRUE CASH VALUE **** ** ASSESSED VALUE ****  YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING  TOTAL  2000 REAL VAL 109860 102490 212350 38450 35870 74320  2001 ANN. EQUAL 137800 99630 237430 48230 34870 83100  2001 NEW BUILD. 137800 108790 246590 48230 38080 86310  2002 DESTROYED 137800 97540 235340 48230 34140 82370  2003 ANN. EQUAL 130600 97540 228140 45710 34140 79850  2004 ANN EQUAL 141050 105340 246390 49370 36870 86240  2005 ANN. EQUAL 114860 105340 220200 40200 36870 77070  2005 DESTROYED 114860 98530 213390 40200 34490 79220  2006 NEW BUILD. 114860 111480 226340 40200 39020 79220  2007 ANN. EQUAL 106350 147720 254070 37220 51700 88920  2007 NEW BUILD. 129760 156580 286340 45420 54800 100220</p>
07/22/1988	N	General	Transfer on 07/22/1988	Transfer from * NOT ON FILE * to * NOT ON FILE * New Ownership: No