

Clear Form

Tax year 2025 BOR no. 26-00049
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.

1. Owner of property		Cody & Meghan Kenney		5186 Linger Rd., Atraster, OH 44201	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		330-612-8293		Kenwal Restorations @ yahoo.com	
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		
15-0002934.000			ASH Drive Lot 1527		
7. Principal use of property		recreation			
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		
15-0002934.000	\$12,500.00	\$23,680.00	\$11,180.00		
9. The requested change in value is justified for the following reasons: The Deck and pavillion are built with recycled & reuse materials total cost to build was \$5,000.00					



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 11/24 and total cost \$ 5,000.00

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

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 02/08/26 Complainant or agent (printed) Cody Kenney Title (if agent) owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	40X80	150.00	73.00	4,380	7		80.00		3,500
FRONT LOT - FRT/ACRES = '0', EF-FRT = '40.00', DPTH = '80', FCTR = '73', RATE = '90', EF-									
Total	0.0735								3,500

Parcel 15-0002934.000
 Property ASH DRIVE LOT 1527
 Address
 District 15-HARRISON TWP-CARROLLTON EVSD
 Map Number 15018-20.000
 Routing YOGI18
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00015K-HARRISON HILLS - YOGI BEAR-AV
 Living Area 0

Card 1

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	3,500	3,500
Improvement	20,180	20,180
Total	23,680	23,680
Assessed		
Land	1,230	1,230
Improvement	7,060	7,060
Total	8,290	8,290
Land	Improvement	Total

Owner KENNEY CODY & MEGHAN
 Legal LOT 1527 YOGI BEAR EX O/G/MIN/COAL



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							
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	01-CARPOT	24 X 38	912		14.00	12,768	1	100%			2024/ /2024	AV-5.00				12,130
2	21-DECK	10 X 38	380		14.00	5,320	1	100%			2024/ /2024	AV-5.00				5,050
3	64-CAMPER	8 X 32	256		11.72	3,000	1	100%			2024/ /2024	AV-0.00				3,000
Total															20,180	

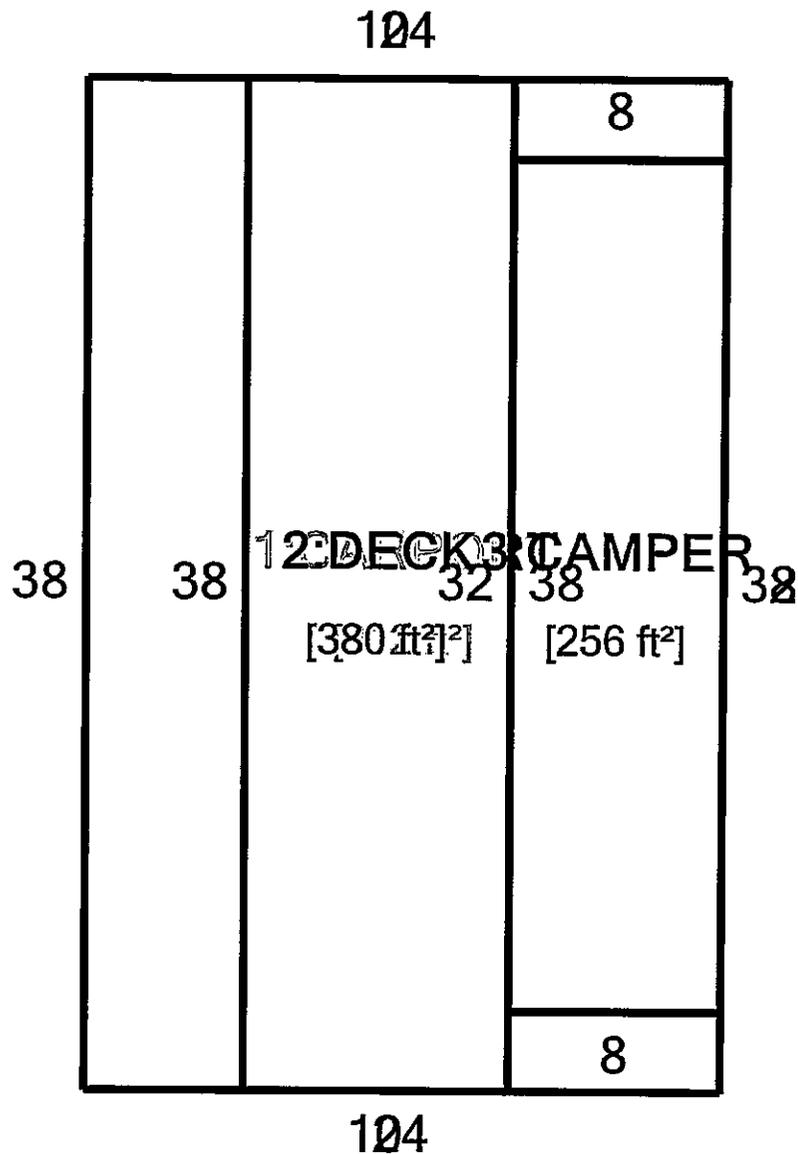
Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/09/2022	HARRISON HILLS ASSOC INC	3,500.00	QUIT CLAIM DEED	Y	1	N	699
04/12/2019	GIUSTI THOMAS M & DEBORAH A J/S	0.00	QUIT CLAIM DEED	N	1	N	177

ID	Description	Size
1	01	912
2	21	380
3	64	256

Notes

REVAL 2025 BY SBT - ADDED CARPORT, DECK & UNPLATED CAMPER - VM
 REVAL 2025- REMOVED CARPORT 3/14/24 SBT
 CALL BACK - R : : : : ELV
 EQ04AGRES: 8% LAND 8% IMP 140 LAND 0 IMP
 2/13/09 CARPORT MOVED HERE FROM 15-0002933, PUT ON WRONG PARCEL BY MISTAKE
 CARPORT 100% TY07, CORRECTED FOR TY09 TK
 10/1/18 REVAL19 HK-TK
 04/12/19 QC NOTES RES OF O/G/MIN/COAL TO HARRISON HILLS (133/1823) TY19 SB
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 910 910 320 320
 2001 ANN. EQUAL 1800 1800 630 630
 2004 ANN EQUAL 1940 1940 680 680
 2007 ANN. EQUAL 2160 2160 760 760



Parcel

**Parcel Number**

15-0002934.000 (website)

Legal

LOT 1527 YOGI BEAR EX O/G/MIN/COAL

Owner

KENNEY CODY & MEGHAN

Location

ASH DRIVE LOT 1527

Acres

0.0000

Date ▲	Public	Style	Attached To	Notes
09/09/2022	N	General	Transfer on 09/09/2022	Transfer from HARRISON HILLS ASSOC INC to KENNEY CODY & MEGHAN New Ownership: Yes
09/09/2022	N	General	Resurvey on 09/09/2022	SP O/G/MIN/COAL ONLY FR 15-0002934.000 (LOT 1527) TO 15-0002458.001 -SB (414)
04/12/2019	N	General	Transfer on 04/12/2019	Transfer from GIUSTI THOMAS M & DEBORAH A J/S to HARRISON HILLS ASSOC INC New Ownership: No
04/12/2019	N	General	Parcel	OWNER: HARRISON HILLS ASSOCIATION INC, 2241 GEM RD NW, CARROLLTON OH 44615



Date ▲	Public	Style	Attached To	Notes
02/13/2009	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 140 LAND 0 IMP 2/13/09 CARPORT MOVED HERE FROM 15-0002933, PUT ON WRONG PARCEL BY MISTAKE CARPORT 100% TY07, CORRECTED FOR TY09 TK 10/1/18 REVAL19 HK-TK 04/12/19 QC NOTES RES OF O/G/MIN/COAL TO HARRISON HILLS (133/1823) TY19 SB **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 910 910 320 320 2001 ANN. EQUAL 1800 1800 630 630 2004 ANN EQUAL 1940 1940 680 680 2007 ANN. EQUAL 2160 2160 760 760</p>