

RECEIVED
 FEB 25 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-00052
 County Carroll Date received 2/25/2026

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	Dean Tomlinson	69290 Barton Rd St. Clarksville MO 43590
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person	740-695-9833	



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
28-0000-756 000	Desert Rd

7. Principal use of property Vacant Not used

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
28000007	86,003	65,950	
	32,000		

9. The requested change in value is justified for the following reasons:
8 Acres Mostly Hillside No Buildings
ON a dead-End Gravel Rd.

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 None and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Have had offers of
 15,000 To 30,000

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 9th Complainant or agent (printed) Dian Tomlinson Title (if agent) _____

Complainant or agent (signature) *Dian Tomlinson*

Sworn to and signed in my presence, this 9th day of February 2026
(Date) (Month) (Year)

Notary *Devan Kubancik*



DEVAN KUBANCIK
Notary Public, State of Ohio
My Commission Expires JAN. 17, 2029

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
RD-ROAD	0.6000	0.00		0					0
RS-RESIDUAL	ROAD - FRT/ACRES = '0.60', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000'	7.4940	8,800.00	65,947					65,950
Total	8.0940								65,950

Parcel 28-0000756.000
 Property DESERT RD
 Address
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 28011-04.000
 Routing 11
 Land Use 501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00028-PERRY 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	65,950	65,950
Improvement	0	0
Total	65,950	65,950
Assessed		
Land	23,080	23,080
Improvement	0	0
Total	23,080	23,080
Land	Improvement	Total

Owner TOMLINSON DEAN
 Legal 6 13 11 PT S 1/2 NW 8.094A N/S



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		Openings					
Linear Brick		Height					
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code				Factor	
Well / Septic							
Adjustment		Code				Factor	
RCN Value							
Year		Built				total value x multiplier	
Depreciation %		0	Rem			Eff	
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
Total																



Sales

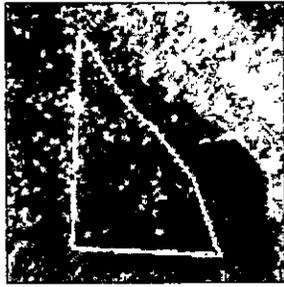
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
04/05/1990	* NOT ON FILE *	0.00	QUIT CLAIM DEED	N	1	N	1
04/05/1990	* NOT ON FILE *	5,000.00	WARRANTY DEED	N	1	N	1

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 052511 : CB
 INFL:UTILITIES
 INFLU FCTR 25% -LAND APPRS F.CK.
 EQ04AGRES: 8% LAND 8% IMP 720 LAND 0 IMP
 1/23/18 NO CHANGES REAPP 19 JAA-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 8400 8400 2940 2940
 2001 ANN. EQUAL 11990 11990 4200 4200
 2001 MISCELLANE 8990 8990 3150 3150
 2004 ANN EQUAL 9710 9710 3400 3400
 2007 ANN. EQUAL 14060 14060 4920 4920

Parcel



Parcel Number

28-0000756.000 (website)

Legal

6 13 11 PT S 1/2 NW 8.094A N/S

Owner

TOMLINSON DEAN

Location

DESERT RD

Acres

8.0940

Date ▲	Public	Style	Attached To	Notes
01/23/2018	N	General	Parcel	INFLU FCTR 25% -LAND APPRS F.CK. EQ04AGRES: 8% LAND 8% IMP 720 LAND 0 IMP 1/23/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8400 8400 2940 2940 2001 ANN. EQUAL 11990 11990 4200 4200 2001 MISCELLANE 8990 8990 3150 3150 2004 ANN EQUAL 9710 9710 3400 3400 2007 ANN. EQUAL 14060 14060 4920 4920
04/05/1990	N	General	Parcel	OWNER: TOMLINSON DEAN, ,