

RECEIVED

MAR 02 2026

AUDITOR'S OFFICE  
CARROLL COUNTY OH

Tax year 2025

BOR no. 008525-8 26-00060

DTE 1  
Rev. 12/22

County Carroll

Date received 3/2/2026

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Thomas E. Morris	320 E. 3rd St. Dover, OH 44622	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	330-268-3334 morrist1966@gmail.com		
5. Complainant's relationship to property, if not owner			
<b>If more than one parcel is included, see "Multiple Parcels" Instruction.</b>			
6. Parcel numbers from tax bill	Address of property		
28-0001061.000	574 Bramble Rd. SW Carrollton, OH 44615		
7. Principal use of property	Seasonal		
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
28-0001061.000	51380	89780	38400
9. The requested change in value is justified for the following reasons: Since I lease my land from the Stony Lake Club (and have already paid my tax assessment to them, and they have paid the Muskingum Watershed Conservancy District), I am essentially being double taxed on land that I don't own. This is not fair and worthy of legal action.			



10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 6/26/25

and sale price \$ \$135,000 ; 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.
- 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 01/28/2026 Complainant or agent (printed) Thomas E. Morris Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Thomas E. Morris*

Sworn to and signed in my presence, this Feb. 13 day of Feb. 2026.  
(Date) (Month) (Year)

Notary *Chella Wherley*



CHELLA WHERLEY  
Notary Public  
State of Ohio  
My Comm. Expires  
November 2, 2030

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
LOC3-LOCATION *	1	38,400.00		38,400					38,400
<b>Total</b>	<b>0.0000</b>								<b>38,400</b>

Parcel 28-0001061.000  
 Property 574 BRAMBLE SW RD LOT 48  
 Address  
 District 28-PERRY TWP-CARROLLTON EVSD  
 Map Number 2806A-38.000  
 Routing 6A  
 Land Use 510-SINGLE FAMILY DWELLING  
 Class Residential  
 Neighborhood 00028B-COTTAGE AT STONY LAKE MWCD-AV  
 Living Area 656

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 FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	566	First Floor		100.00	100.00		90,000	
Units Converted	1	520	Basement					13,750	
Total Rooms	4								
Bed Rooms	1								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	1								
Half Baths									
Extra Fixtures	1								
		Total Floor Value						103,750	
		Living Units Value							
			Plumbing					7,590	
			RecRoom						
			Fireplace	Openings	1	Stacks	1	5,650	
			Linear Brick	Height		Length			
			Exterior Features	OFP=40,WDD=360				9,870	
			Garage / Carport						
			Base Value					126,860	
			Grade	Code	90%	Factor	90.00	-12,686	
			Well / Septic						
			Adjustment	Code		Factor			
			RCN Value	114,174 total value x 1.0 multiplier				114,174	
			Year	Built	1926	Rem	2010	Eff	1960
			Depreciation %	AV-55.00					
			Observed %						
			Depreciation Value					-62,796	
			RCNLD Value					-62,796	
			BOR					51,378	
			Trend						
			Final Value					51,380	



Valuations			
Assessment		2025	2026
Appraised	Land	38,400	38,400
	Improvement	51,380	51,380
	Total	89,780	89,780
Assessed	Land	13,440	13,440
	Improvement	17,980	17,980
	Total	31,420	31,420
Land	Improvement	Total	

Owner MORRIS THOMAS E  
 Legal LOT 48 COT AT STONY LK-LSE LOT 48



Permits					
Permit	Date	CD	Description	%	Amount

OC=1, EXLVUN=0000000, PLUMB



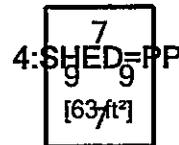
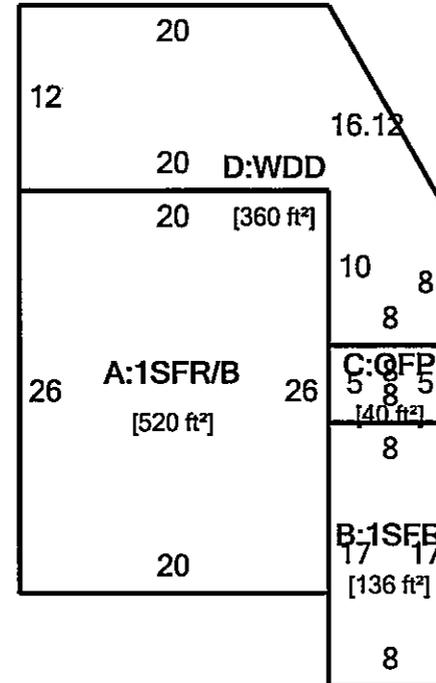
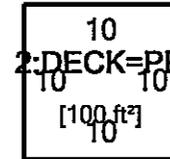
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
2	21PP-DECK=PP	10 X 10	100		0.00	0	1	100%			1990/ /1990	AV-0.00				0
4	04PP-SHED=PP	9 X 7	63		0.00	0	1	100%			1990/ /1990	AV-0.00				0
2 BUILDING TYPE = 'WDD=PP', SHB+CONSFTXFT = '**', SIZE = '', UNIT RATE = '', GRADE = '', YRYY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = '' 4 BUILDING TYPE = 'SHED=PP', SHB+CONSFTXFT = '* 07X09', SIZE = '', UNIT RATE = '', GRADE = '', YRYY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''																
<b>Total</b>																0

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
06/30/2025	FERTAL LINDSAY & ERIN FARRELL	135,000.00	BILL OF SALE	Y	1	N	399
06/10/2022	MOORE JACOB H II	82,000.00	BILL OF SALE	Y	1	N	418
12/30/2010	BRENDA WILLIAM J JR & TR	32,000.00	BILL OF SALE	Y	1	N	1

ID	Description	Size
A	1SFR/B	520
B	1SFR	136
C	QFP	40
D	WDD	360
2	21PP	100
4	04PP	63

Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 CALL BACK - R : : E : 060111 : JD  
 LEASED LAND  
 EQ04AGRES: 8% LAND 8% IMP 0 LAND 2630 IMP  
 WDDK 100% FOR 07 NC - MG  
 REMOVED 2 1/2%, DIFFERENT MAILING ADDRESS.  
 S.S.  
 12/12/17 CHNG DK TO WDD, MISC TO SHED,  
 GRADE TO 90 & COND TO AV AND ADD PP  
 WDD REAPP 19 JAA-SB  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 23230 23230 8130 8130  
 2001 ANN. EQUAL 32930 32930 11530 11530  
 2004 ANN EQUAL 35560 35560 12450 12450  
 2007 ANN. EQUAL 41750 41750 14610 14610  
 2007 NEW BUILD. 43640 43640 15270 15270



# Parcel



**Parcel Number**

28-0001061.000 (website)

**Legal**

LOT 48 COT AT STONY LK-LSE LOT 48

**Owner**

MORRIS THOMAS E

**Location**

574 BRAMBLE RD SW LOT 48

**Acres**

0.0000



Date ▲	Public	Style	Attached To	Notes
06/30/2025	N	General	Transfer on 06/30/2025	Transfer from FERTAL LINDSAY & ERIN FARRELL to MORRIS THOMAS E New Ownership: Yes
06/10/2022	N	General	Transfer on 06/10/2022	Transfer from MOORE JACOB H II to FERTAL LINDSAY & ERIN FARRELL New Ownership: Yes
12/12/2017	N	General	Parcel	<p>LEASED LAND</p> <p>EQ04AGRES: 8% LAND 8% IMP 0 LAND 2630 IMP</p> <p>WDDK 100% FOR 07 NC - MG</p> <p>REMOVED 2 1/2%, DIFFERENT MAILING ADDRESS. S.S.</p> <p>12/12/17 CHNG DK TO WDD, MISC TO SHED, GRADE TO 90 &amp; COND TO AV AND ADD PP</p> <p>WDD REAPP 19 JAA-SB</p> <p>**** TRUE CASH VALUE **** ** ASSESSED VALUE ****</p> <p>YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL</p> <p>2000 REAL VAL 23230 23230 8130 8130</p> <p>2001 ANN. EQUAL 32930 32930 11530 11530</p> <p>2004 ANN EQUAL 35560 35560 12450 12450</p> <p>2007 ANN. EQUAL 41750 41750 14610 14610</p> <p>2007 NEW BUILD. 43640 43640 15270 15270</p>

<b>Date ▲</b>	<b>Public</b>	<b>Style</b>	<b>Attached To</b>	<b>Notes</b>
12/30/2010	N	General	Transfer on 12/30/2010	Transfer from BRENDA WILLIAM J JR & TR to MOORE JACOB H II New Ownership: No
12/30/2010	N	General	Parcel	OWNER: MOORE JACOB H II, 574 BRAMBLE RD,
07/06/1998	N	General	Transfer on 07/06/1998	Transfer from * NOT ON FILE * to BRENDA WILLIAM J JR & TR New Ownership: No
07/06/1998	N	General	Transfer on 07/06/1998	Transfer from * NOT ON FILE * to * NOT ON FILE * New Ownership: No
08/11/1997	N	General	Transfer on 08/11/1997	Transfer from * NOT ON FILE * to * NOT ON FILE * New Ownership: No