

Jan 1 - March 31

Clear Form

RECEIVED  
MAR 04 2026

Tax year 2025 BOR no. 26-00061  
County CARROLL Date received 3/4/2026

DTE 1  
Rev. 12/22

AUDITOR'S  
CARROLL COUNTY OH

### 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	Jones Mark W & Richard T Jones	1283 Greenfield Ct. Locust Grove, Va 22508	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 540-287-7778    mwjvaa@icloud.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		
33-0000621.000	5136 Pine Dr. Lot 30		
33-0000622.000	5140 Pine Dr. Lot 31		
33-0000781.000	5144 Pine Dr. Lot 32		
7. Principal use of property	Residential Vacant Land		
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
5136 Pine Dr. Lot 30	\$3,924 (20% over previous value)	\$15,590	\$11,666
5140 Pine Dr. Lot 31	\$2,748 (20% over previous value)	\$10,890	\$8,142
5144 Pine Dr. Lot 32	\$4,104 (20% over previous value)	\$16,300	\$12,196
9. The requested change in value is justified for the following reasons: Since 2007, the largest increase in our property value in a given single year has been approximately 20%. In 2025, the county determined our property value increased by 375% to \$1.05/sqft. Adjacent parcel 33-0001443 is taxed at \$.084/sqft Why is our .94 acres valued at \$42,780 and their 6.4 acres valued at \$23,790? Our increase in value is unrealistic and extremely high.			



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.  
Property has not been sold or listed.
12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ 0.  
No improvements have been made.
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.

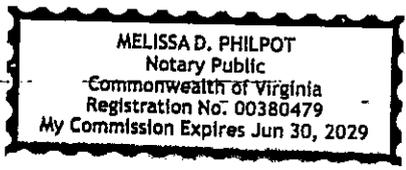
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/18/2026 Complainant or agent (printed) Mark W Jones Title (if agent) \_\_\_\_\_

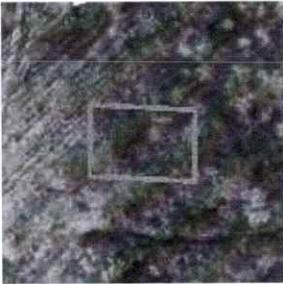
Complainant or agent (signature) *Mark W Jones*

Sworn to and signed in my presence, this 18 day of February, 2026  
(Date) (Month) (Year)

Notary *M. D. Philpot*



## Parcel



**Parcel Number**

33-0000781.000 (website)

**Legal**

LOT 32 ROCKWD PK 4A

**Owner**

JONES MARK W & RICHARD T

**Location** 📍

5144 PINE DR LOT 32

**Acres**

0.0000



Date ▲	Public	Style	Attached To	Notes
12/19/2022	N	General	Transfer on 12/19/2022	Transfer from JONES MARY ANN to JONES MARK W & RICHARD T New Ownership: Yes
12/19/2022	N	General	Transfer on 12/19/2022	Transfer from JONES JOHN J & MARY ANN to JONES MARY ANN New Ownership: Yes
12/19/2022	N	General	Conveyance on 12/19/2022	MARK W JONES 1/2 INTEREST & RICHARD T JONES 1/2 INTEREST - VM
07/11/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 160 LAND 0 IMP 7/11/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1910 1910 670 670 2001 ANN. EQUAL 1980 1980 690 690 2004 ANN EQUAL 2140 2140 750 750 2007 ANN. EQUAL 2510 2510 880 880
01/01/2006	N	General	Parcel	OWNER: JONES JOHN J & MARY ANN, 5144 PINE DR, CARROLLTON

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	130X116	245.00	87.00	27,710	4,5		56.25		15,590
FRONT LOT - FRT/ACRES = '0', EF-FRT = '130.00', DPTH = '116', FCTR = '87', RATE = '160',									
<b>Total</b>	<b>0.3462</b>								<b>15,590</b>

<b>Parcel Property Address</b>	33-000621.000 5136 PINE DR. LOT 30
<b>District</b>	33-UNION TWP-CARROLLTON EVSD
<b>Map Number</b>	3314L-03.000
<b>Routing</b>	14L
<b>Land Use</b>	500-RESIDENTIAL VACANT LAND
<b>Class</b>	Residential
<b>Neighborhood</b>	00033J-ROCKWOOD EAST-AV
<b>Living Area</b>	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 WELL	UNPAVED	

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								
<b>Total Floor Value</b>								
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								
Trend								0.00
Final Value								

Valuations			
Assessment		2025	2026
Appraised	Land	15,590	15,590
	Improvement	0	0
	<b>Total</b>	<b>15,590</b>	<b>15,590</b>
Assessed	Land	5,460	5,460
	Improvement	0	0
	<b>Total</b>	<b>5,460</b>	<b>5,460</b>
Land	Improvement	Total	

<b>Owner</b>	JONES MARK W & RICHARD T
<b>Legal</b>	LOT 30 ROCKWD PK 4A



Permits					
Permit	Date	CD	Description	%	Amount

Notes

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



Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
12/19/2022	JONES MARY ANN	0.00	CERTIFICATE OF	N	3	N	1075
12/19/2022	JONES JOHN J & MARY ANN	0.00	CERTIFICATE OF	N	3	N	1074

ID	Description	Size

## Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 CALL BACK - R : : E : 071311 : JD  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 150 LAND 0 IMP  
 7/11/18 REAPP 19 RF-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 1830 1830 640 640  
 2001 ANN. EQUAL 1910 1910 670 670  
 2004 ANN EQUAL 2060 2060 720 720  
 2007 ANN. EQUAL 2430 2430 850 850

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	85X131 FRONT LOT - FRT/ACRES	245.00	93.00	19,367	4,5		56.25		10,890
= '0', EF-FRT = '85.00', DPTH = '131', FCTR = '93', RATE = '160',									
Total									10,890

Parcel 33-0000622.000  
 Property 5140 PINE DR LOT 31  
 Address  
 District 33-UNION TWP-CARROLLTON EVSD  
 Map Number 3314L-04.000  
 Routing 14L  
 Land Use 500-RESIDENTIAL VACANT LAND  
 Class Residential  
 Neighborhood 00033J-ROCKWOOD EAST-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 &	SEWER	SIDEWALK	STATIC
ROLLING	WATER	UNPAVED	
STEEP	WELL		

Dwelling							
Type	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed							
Units Converted							
Total Rooms							
Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths	Total Floor Value						
Half Baths	Living Units Value						
Extra Fixtures	Plumbing						
	RecRoom						
	Fireplace	Openings		Stacks			
	Linear Brick	Height		Length			
	Exterior Features						
	Garage / Carport						
	Base Value						
	Grade	Code		Factor			
	Well / Septic						
	Adjustment	Code		Factor			
	RCN Value						
	Year	Built	0	Rem		Eff	
	Depreciation %						
	Observed %						
	Depreciation Value						
	RCNLD Value						
	BOR		0				
	Trend					0.00	
	Final Value						

Valuations			
Assessment		2025	2026
Appraised	Land	10,890	10,890
	Improvement	0	0
	Total	10,890	10,890
Assessed	Land	3,810	3,810
	Improvement	0	0
	Total	3,810	3,810
Land	Improvement	Total	

Owner JONES MARK W & RICHARD T  
 Legal LOT 31 ROCKWD PK 4A



Permits					
Permit	Date	CD	Description	%	Amount

Notes

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
12/19/2022	JONES MARY ANN	0.00	CERTIFICATE OF	N	3	N	1075
12/19/2022	JONES JOHN J & MARY ANN	0.00	CERTIFICATE OF	N	3	N	1074

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 CALL BACK - R : : E : 071311 : JD  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 110 LAND 0 IMP  
 7/11/18 REAPP 19 RF-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 1570 1570 550 550  
 2001 ANN. EQUAL 1320 1320 460 460  
 2004 ANN EQUAL 1430 1430 500 500  
 2007 ANN. EQUAL 1680 1680 590 590

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	146X100	245.00	81.00	28,974	4,5		56.25		16,300
FRONT LOT - FRT/ACRES = '0', EF-FRT = '146.00', DPTH = '100', FCTR = '81', RATE = '160',									
<b>Total</b>									16,300

Parcel 33-000781.000  
 Property 5144 PINE DR LOT 32  
 Address  
 District 33-UNION TWP-CARROLLTON EVSD  
 Map Number 3314L-05.000  
 Routing 14L  
 Land Use 500-RESIDENTIAL VACANT LAND  
 Class Residential  
 Neighborhood 00033J-ROCKWOOD EAST-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		

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			Stacks		
Linear Brick		Height			Length		
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code			Factor		
Well / Septic							
Adjustment		Code			Factor		
RCN Value							
Year		Built			0 Rem	multiplier	Eff
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend							0.00
Final Value							

Valuations			
Assessment		2025	2026
Appraised	Land	16,300	16,300
	Improvement	0	0
	Total	16,300	16,300
Assessed	Land	5,710	5,710
	Improvement	0	0
	Total	5,710	5,710
Land	Improvement	Total	

Owner JONES MARK W & RICHARD T  
 Legal LOT 32 ROCKWD PK 4A



Permits					
Permit	Date	CD	Description	%	Amount

Notes

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
<b>Total</b>																

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
12/19/2022	JONES MARY ANN	0.00	CERTIFICATE OF	N	3	N	1075
12/19/2022	JONES JOHN J & MARY ANN	0.00	CERTIFICATE OF	N	3	N	1074

ID	Description	Size

## Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 CALL BACK - R : : E : 071311 : JD  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 160 LAND 0 IMP  
 7/11/18 REAPP 19 RF-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 1910 1910 670 670  
 2001 ANN. EQUAL 1980 1980 690 690  
 2004 ANN EQUAL 2140 2140 750 750  
 2007 ANN. EQUAL 2510 2510 880 880