

RECEIVED
 MAR 05 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-00063
 County Carroll Date received 3/5/2026

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		Name Frank J & Nicole Certo		Street address, City, State, ZIP code 438 Olde Orchard DR SE, Bolivar OH 44612	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		412-725-6615 frank.certo15@gmail.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			
28-0000753.000		626 Bramble Rd SW Carrollton, OHIO 44615			
7. Principal use of property		homestead			
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		
28-0000753.000	91610	130010	38400		
9. The requested change in value is justified for the following reasons: Amount represents typical 3 year increase in dwelling value. Spring fed water, no land ownership, no improvements to dwelling.					



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

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.

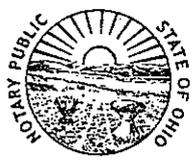
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02/10/202 Complainant or agent (printed) Frank J. Certo Title (if agent) _____

Complainant or agent (signature) *FJ Certo*

Sworn to and signed in my presence, this 5th day of March 2026

Notary *Bradley Eick*



BRADLEY EICK
Notary Public
State of Ohio
My Comm. Expires
November 17, 2026

Parcel



Parcel Number

28-0000753.000 (website)

Legal

LOT 22 COTTAGE AT STONEY LAKE LEASE LOT 22

Owner

CERTO FRANK J & NICOLE & KEITH

Location 

626 BRAMBLE RD LOT 22

Acres

0.0000



Date ▲	Public	Style	Attached To	Notes
12/12/2017	N	General	Parcel	<p>LEASED LAND DEDUCT FOR NO HEAT 01/03/02 TK EQ04AGRES: 8% LAND 8% IMP 0 LAND 3640 IMP 12/12/17 CHNG OFP TO BAL, DK TO EFP, GRADE TO 90, COND TO AV & ADD WDD REAPP 19 JAA-SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 29830 29830 10440 10440 2001 ANN. EQUAL 46090 46090 16130 16130 2001 MISCELLANE 45450 45450 15910 15910 2004 ANN EQUAL 49090 49090 17180 17180 2007 ANN. EQUAL 51480 51480 18020 18020</p>

Parcel



Parcel Number
03-0002443.000 (website)

Legal
LOT 1501 MOHAWK 8

Owner
MYSZKA KEVIN E & ELIZABETH M

Location 
430 W MOHAWK DR LOT 1501

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
12/11/2025	N	General	Transfer on 12/11/2025	Transfer from ASHTON CHESTER J & MELODIE J to MYSZKA KEVIN E & ELIZABETH M New Ownership: Yes
07/05/2018	N	General	Parcel	DWLG FOR SALE AT LIST & APPEARS VAC EQ04AGRES: 8% LAND 8% IMP 6610 LAND 7910 IMP REMOVED HMSTD FOR TY09 SOLD WAS J VANHORN 8/27/09 LF 7/5/18 DFG 100% TY18 KS-SF 12/26/18 REAPP 19 KS-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 81490 80890 162380 28520 28310 56830 2001 ANN. EQUAL 82670 98850 181520 28930 34600 63530 2004 ANN EQUAL 89280 106760 196040 31250 37370 68620 2007 ANN. EQUAL 118100 104410 222510 41340 36540 77880
03/10/2011	N	General	Parcel	OWNER: ASHTON CHESTER J & MELODIE J, C/O 5TH 3RD MTG CO 5001 KINGSLEY DR MD:IMOCBQ, CINCINNATI OHIO 45227

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
Total		0.0000							38,400



Parcel	28-000753.000
Property Address	626 BRAMBLE RD LOT 22
District	28-PERRY TWP-CARROLLTON EVSD
Map Number	2806A-45.000
Routing	6A
Land Use	510-SINGLE FAMILY DWELLING
Class	Residential
Neighborhood	00028B-COTTAGE AT STONY LAKE MWCD-AV
Living Area	1,161

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	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	849	First Floor		100.00			101,060	
Units Converted		624	Attic		50.00			16,450	
Total Rooms	3	624	Basement					15,700	
Bed Rooms	2								
Family Rooms									
Dining Rooms									
Plumbing	NO PLUMBING	Total Floor Value						133,210	
Full Baths		Living Units Value							
Half Baths		Plumbing						1,150	
Extra Fixtures	1	RecRoom							
		Fireplace			Openings	1	Stacks	1	5,650
		Linear Brick			Height		Length		
		Exterior Features			BAL=264,CAN=130,EFP=264				20,940
		Garage / Carport							
		Base Value							160,950
		Grade			Code	90%	Factor	90.00	-16,095
		Well / Septic							
		Adjustment			Code		Factor		
		RCN Value			144,855 total value x 1.0 multiplier				144,855
		Year			Built	1962	Rem	Eff	1985
		Depreciation %			AV-40.00				-57,942
		Observed %							
		Depreciation Value							-57,942
		RCNLD Value							86,913
		BOR							
		Trend							
		Final Value							86,910



Valuations			
Assessment		2025	2026
Appraised	Land	38,400	38,400
	Improvement	91,610	91,610
	Total	130,010	130,010
Assessed	Land	13,440	13,440
	Improvement	32,060	32,060
	Total	45,500	45,500
Land	Improvement	Total	

Owner	CERTO FRANK J & NICOLE & KEITH
Legal	LOT 22 COTTAGE AT STONEY LAKE LEASE LOT 22



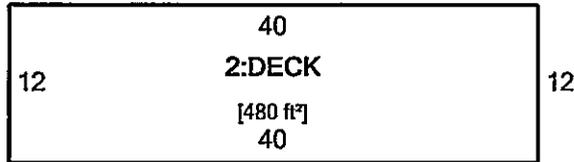
Permits					
Permit	Date	CD	Description	%	Amount

Notes	
OC=1, EXLVUN=000000, PLUMB=, PLUMBI=000400}	

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year	DEPR NML	DEPR OBS	BOR	Trend	Final Value
2	21-DECK	40 X 12	480		14.00	6,720	1	100%			2010/ /2010	AV-30.00				4,700
2 BUILDING TYPE = '21', SHB+CONSFTXTF = '14X40', SIZE = '560', UNIT RATE = '', GRADE = '100%', YRRY OR YEARCOND = '2010AV', REPLA VALUE = '5940', PHY DPR = '15', FNC DPR = '', VALUE =																
															Total	4,700

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
03/30/2015	GIBBS ARTHUR J & SARA AN	98,000.00	BOS	Y	1	N	137
04/18/2002	BILLICK RICK	41,700.00	UN	N	1	N	1
07/30/1998	* NOT ON FILE *	52,900.00	BILL OF SALE	Y	1	N	1

ID	Description	Size
A	A/1SFR/B	624
B	1SFR	225
C	BAL/EFP	264
D	CAN	130
2	21	480



Notes
 REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 REVAL 2025 CORR SHD TO CAN 02/22/24 SS
 CALL BACK - R : : E : 060111 : JD
 LEASED LAND
 DEDUCT FOR NO HEAT 01/03/02 TK
 EQ04AGRES: 8% LAND 8% IMP 0 LAND 3640 IMP
 12/12/17 CHNG OFF TO BAL, DK TO EFP, GRADE
 TO 90, COND TO AV & ADD WDD
 REAPP 19 JAA-SB
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 29830 29830 10440 10440
 2001 ANN. EQUAL 46090 46090 16130 16130
 2001 MISCELLANE 45450 45450 15910 15910
 2004 ANN EQUAL 49090 49090 17180 17180
 2007 ANN. EQUAL 51480 51480 18020 18020

