

Tax year 2025 BOR no. 26-00066
 County Carroll Date received 3/6/2026

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.

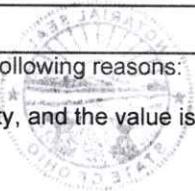
This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
 Notices will be sent only to those named below.

T5029-25	Name	Street address, City, State, ZIP code	
1. Owner of property	Carrollton Crest Apartments Ltd.	Lori Ray The Millennia Companies 127 Public Square 4000 Key Tower Cleveland, OH 44114-1310	
2. Complainant if not owner	N/A		
3. Complainant's agent	Steven R. Gill Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 <div style="text-align: right; margin-right: 50px;">jfisher@sdglegal.net</div>			
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	
10-0001670.000		525 Canton Road, NW	
		Carrollton	
7. Principal use of property Apartments			
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
10-0001670.000	1,200,000	1,978,575	-778,575
9. The requested change in value is justified for the following reasons: This is a federally subsidized residential rental property, and the value is based on the formula in RC 5713.031 and RC 5715.01 under HB33.			



RECEIVED
 MAR 06 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH



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. N/A
12. If any improvements were completed in the last three years, show date _____ N/A _____ and total cost \$ _____ N/A _____
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.

N/A

- 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 3-2-2026 Complainant or agent (printed) Steven R. Gill Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 2nd day of March 2026
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030



Sleggs, Danzinger & Gill, Co., LPA

March 3, 2026



VIA CERTIFIED MAIL

Carroll County Auditor
119 South Lisbon Street – Suite 203
Carrollton, OH 44615

RE: **2025 Real Estate Tax Complaint**

Carrollton Crest Apartments Ltd.
PPN: 10-0001670.000
Our File No. T5029-25

RECEIVED

MAR 06 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Dear Auditor:

Enclosed please find one (1) Complaint as to the Assessment of Real Property to be filed in connection with the above-captioned property. Also enclosed is a copy of the Complaint to be date-stamped and returned to the undersigned in the postage prepaid envelopes provided.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

SLEGGs, DANZINGER & GILL CO., LPA

Steven R. Gill

Steven R. Gill

SRG:jrf
Enclosures

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 2924 6120 76

S:\WPDocs\2025Review\Carroll.doc

Parcel



Parcel Number
10-0001670.000 (website)

Legal
6 15 2 PT SE 5.00A

Owner
CARROLLTON CREST APTS LTD

Location 📍
525 CANTON RD

Acres
5.0000



1 2 » »»

Date ▲	Public	Style	Attached To	Notes
05/25/2022	N	General	Parcel	REMOVED BOR 20-62 ADJUSTMENT FOR DWLG 1, 2, 3, 4, 5, 6, 8, 9, 10, & 14 OF \$-1460. DWLG 7, 11, 12, & 13 \$-1470. DWLG 15 & 24 \$-1020. DWLG 117, 8, 20, 22 & 23 \$-1030. DWLG 19 \$-1480. DWLG 16 -\$1490 & DWLG 25 \$-4990 FOR TY22 TRI-VM
08/17/2020	N	General	Penalty / Interest Remission	8-18-20 DH REMIT PENALTIES PER AUDITORS OFFICE (BOR)
06/17/2020	N	General	Adjustment on 06/17/2020	BOR# 20-062
06/17/2020	N	General	Adjustment on 06/17/2020	BOR# 20-062
06/17/2020	N	General	Adjustment on 06/17/2020	BOR# 20-062

Date ▲	Public	Style	Attached To	Notes
06/17/2020	N	General	Adjustment on 06/17/2020	BOR# 20-062

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
PS-PRIMARY SIT*	2.6200	150,000.0		393,000					393,000
RS-RESIDUAL	2.3800	11,000.00		26,180					26,180
Total	5.0000								419,180



Parcel Property	10-0001670.000
Address	525 CANTON RD
District	10-CARROLLTON CORP-CARROLLTON EVSD
Map Number	1020B-07.000
Routing	20B
Land Use	403-APARTMENTS - 40 OR MORE RENTAL UNITS
Class	Commercial
Neighborhood	00010D-WEST OF CANTON RD-AV
Living Area	1,233

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	1,233	First Floor		100.00	100.00		132,750	
Units Converted									
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
		Total Floor Value						132,750	
		Living Units Value						9,000	
		Plumbing						12,880	
		RecRoom							
		Fireplace	Openings		Stacks				
		Linear Brick	Height		Length				
		Exterior Features	CVP=123, SHED=54					2,430	
		Garage / Carport							
		Base Value						157,060	
		Grade	Code	80%	Factor	80.00		-31,412	
		Well / Septic							
		Adjustment	Code		Factor				
		RCN Value	125,648 total value × 1.0 multiplier					125,648	
		Year	Built 1979 Rem 2012 Eff 1974						
		Depreciation %	AV-45.00					-56,542	
		Observed %					25.00	-17,276	
		Depreciation Value						-73,818	
		RCNLD Value						51,830	
		BOR							
		Trend							
		Final Value						51,830	

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner	CARROLLTON CREST APTS LTD
Legal	6 15 2 PT SE 5.00A



Permits					
Permit	Date	CD	Description	%	Amount

Notes	
3G & 3H	

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	06PP-GAZEBO=PP	12 X 12	144		0.00	0	1	100%			1979/ /1979	AV-0.00				0
3	04-SHED	10 X 16	160		17.77	2,843	1	100%			1979/ /1997	AV-50.00				1,420
4	62-ASPHALT PAVIN*		50,000		2.00	100,000	1	100%			1979/ /1979	AV-80.00				20,000
Total															21,420	

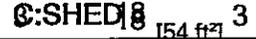
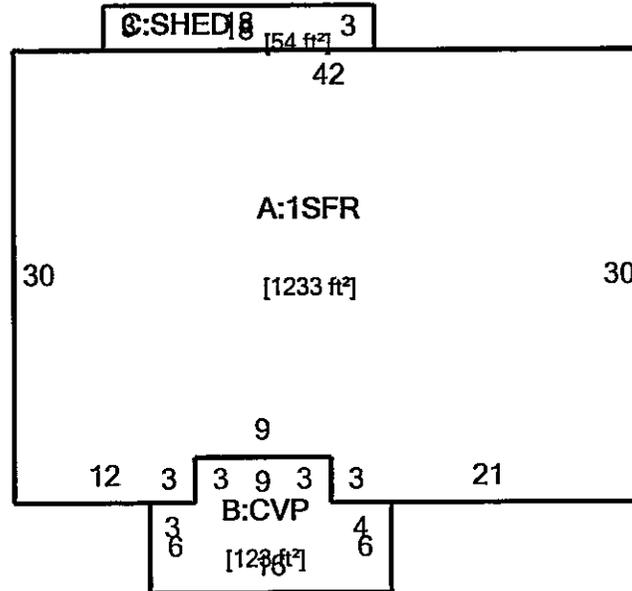
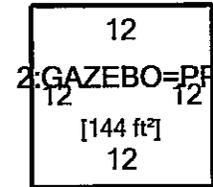
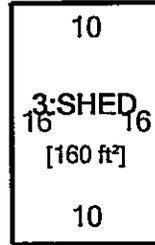
Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

ID	Description	Size
A	1SFR	1,233
B	CVP	123
C	SHED	54
2	06PP	144
3	04	160
4	62	50,000

Notes

CALL BACK - R : : : 071213 : MB
 EXTRA LIV UNIT D 2 C
 7/21/11 DO#10-202 (BOR 1161) ADD 20% FUNC
 TO LAND, ADD 20-21% FUNC DEP TO
 BLDGS TO REACH BOR TARGET VALUE 2ND HALF
 TY10 PER ELV-TK
 2013 NEW PAVILIONS, COMMUNITY CENTER, AND
 OTHER BLDGS. COMPLETE REMODEL IN
 2012 - SEE ATTACHED ARTICLE 44 UNITS
 2013 RAZED OFFICE, GARAGE
 2/19/19 REAPP 19 JMP-SF
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 107510 997830 1105340 37630
 349240 386870
 2001 ANN. EQUAL 125000 1201250 1326250
 43750 420440 464190
 2004 ANN. EQUAL 128130 1231280 1359410
 44850 430950 475800
 2007 ANN. EQUAL 132500 1323710 1456210
 46380 463300 509680
 BOR# 20-062
 04/27/2020 BOR - REQUESTING A VALUE CHANGE
 FROM \$1,424,600 TO \$1,000,000.
 RECOMMENDATION IS TO SET UP A HEARING FOR
 THIS COMPLAINT. THE BOARD AGREED TO SET UP
 A HEARING.

4



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property 525 CANTON RD
 Address
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,233

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	1,233	First Floor		100.00	100.00		132,750	
Units Converted									
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
		Total Floor Value						132,750	
		Living Units Value						9,000	
		Plumbing						12,880	
		RecRoom							
		Fireplace							
		Linear Brick	Openings						
		Exterior Features	Height						
		Garage / Carport	CVP=123, SHED=54					2,430	
		Base Value						157,060	
		Grade	Code	80%	Factor	80.00		-31,412	
		Well / Septic							
		Adjustment	Code		Factor				
		RCN Value	125,648 total value x 1.0 multiplier					125,648	
		Year	Built 1979	Rem	2012	Eff	1974		
		Depreciation %	AV-45.00					-56,542	
		Observed %					25.00	-17,276	
		Depreciation Value						-73,818	
		RCNLD Value						51,830	
		BOR							
		Trend							
		Final Value						51,830	

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Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A

Permits					
Permit	Date	CD	Description	%	Amount

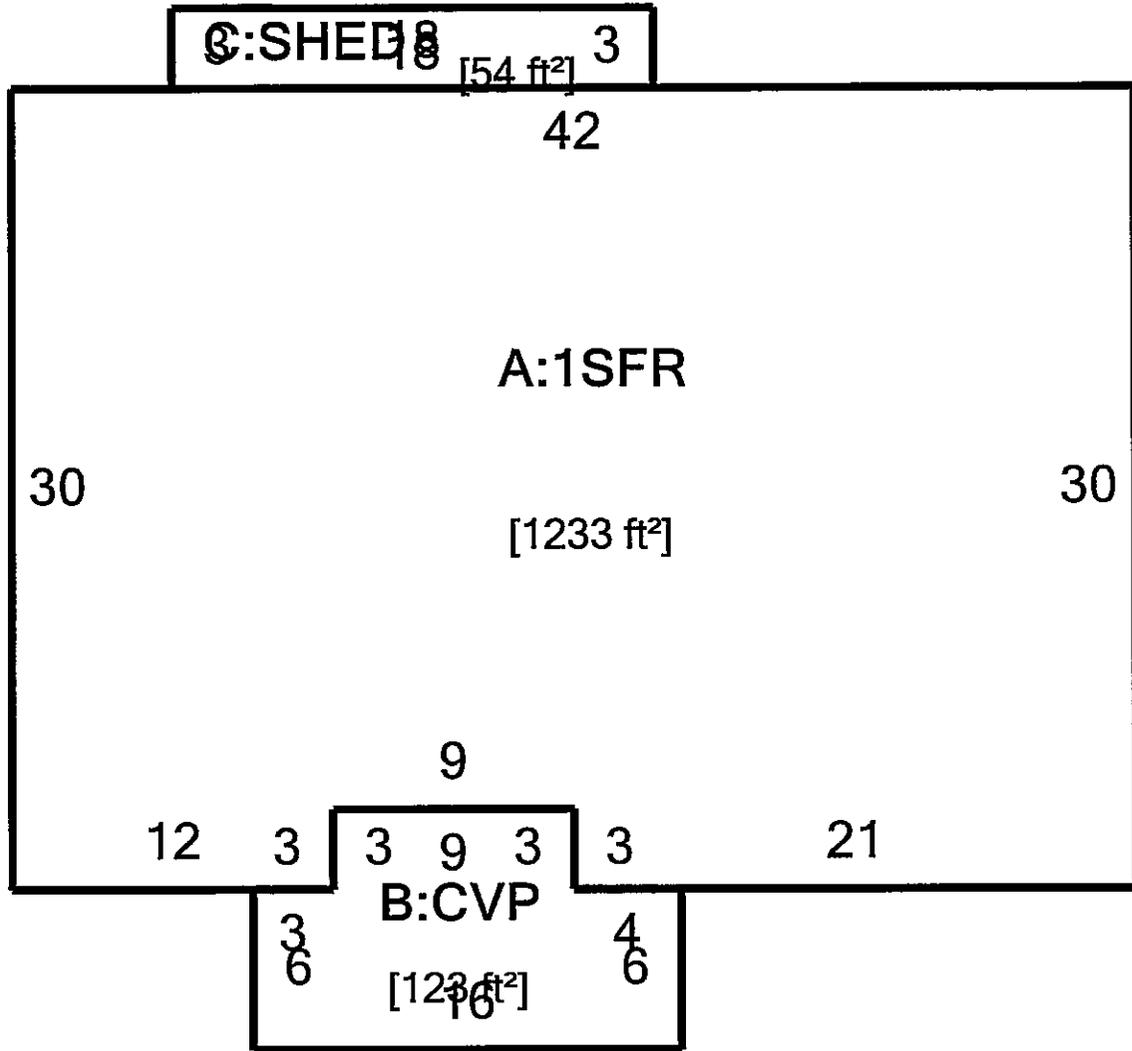
Notes
 3E & 3F

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
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

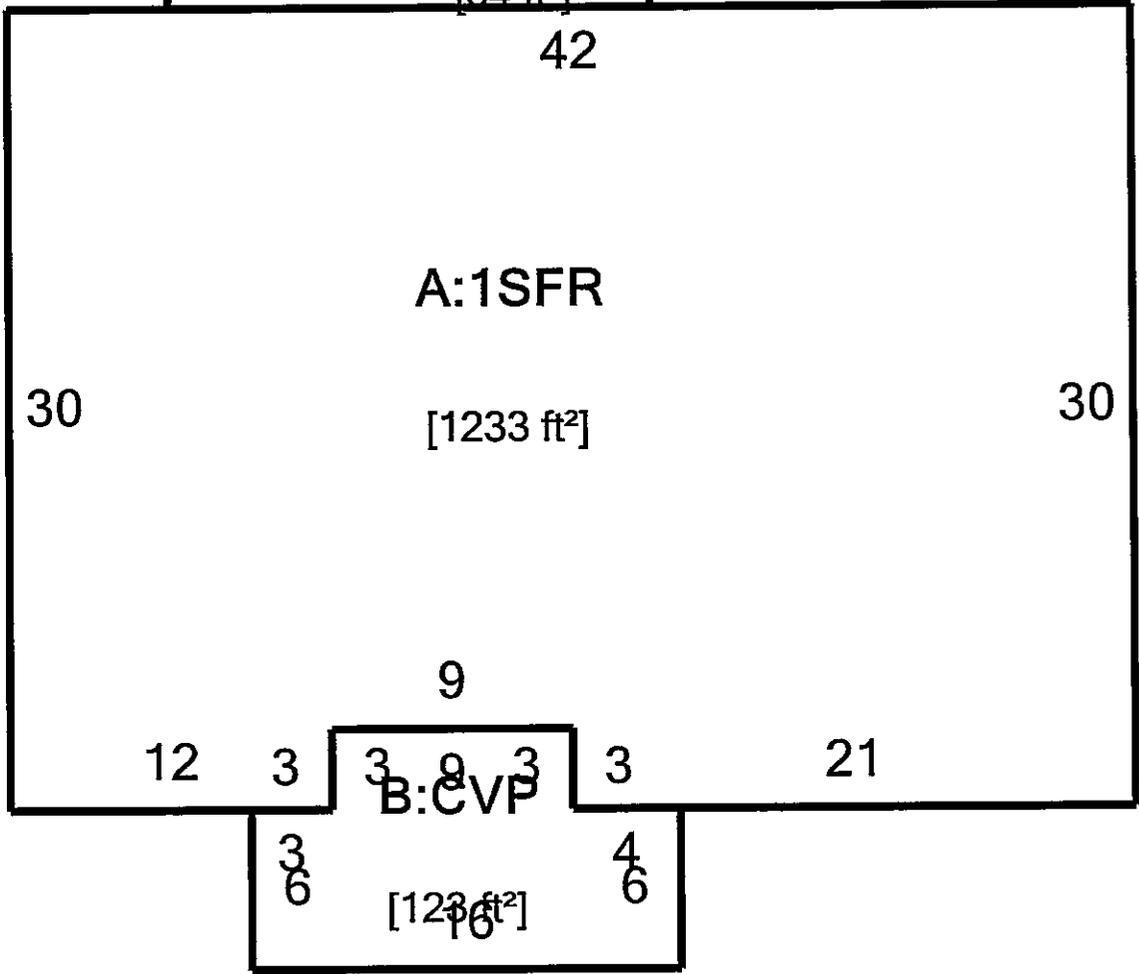
ID	Description	Size
A	1SFR	1,233
B	CVP	123
C	SHED	54

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



ID	Description	Size
A	1SFR	1,233
B	CVP	123
C	SHED	54

C:SHED 8 [54 ft²] 3

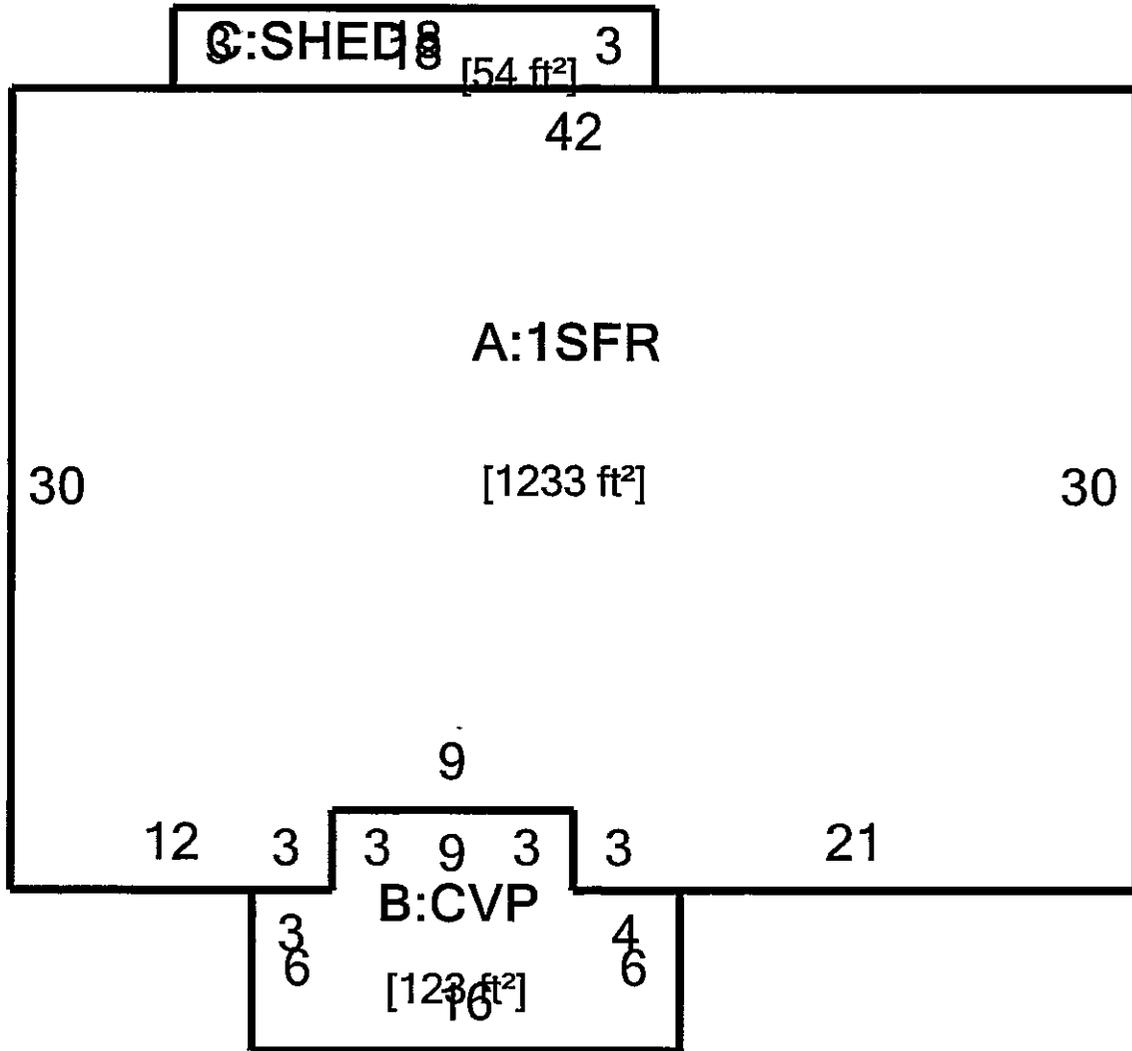


Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

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Land Data									
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LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER	UNPAVED	
	WELL		

Dwelling									
Type	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	1,233	First Floor		100.00	100.00		132,750	
Units Converted									
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
		Total Floor Value						132,750	
		Living Units Value						9,000	
		Plumbing						12,880	
		RecRoom							
		Fireplace	Openings			Stacks			
		Linear Brick	Height			Length			
		Exterior Features	CVP=123,SHED=54					2,430	
		Garage / Carport							
		Base Value						157,060	
		Grade	Code	80%	Factor	80.00		-31,412	
		Well / Septic							
		Adjustment	Code		Factor				
		RCN Value	125,648 total value x 1.0 multiplier					125,648	
		Year	Built 1979	Rem	2012	Eff	1974		
		Depreciation %	AV-45.00					-56,542	
		Observed %					25.00	-17,276	
		Depreciation Value						-73,818	
		RCNLD Value						51,830	
		BOR							
		Trend							
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Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A



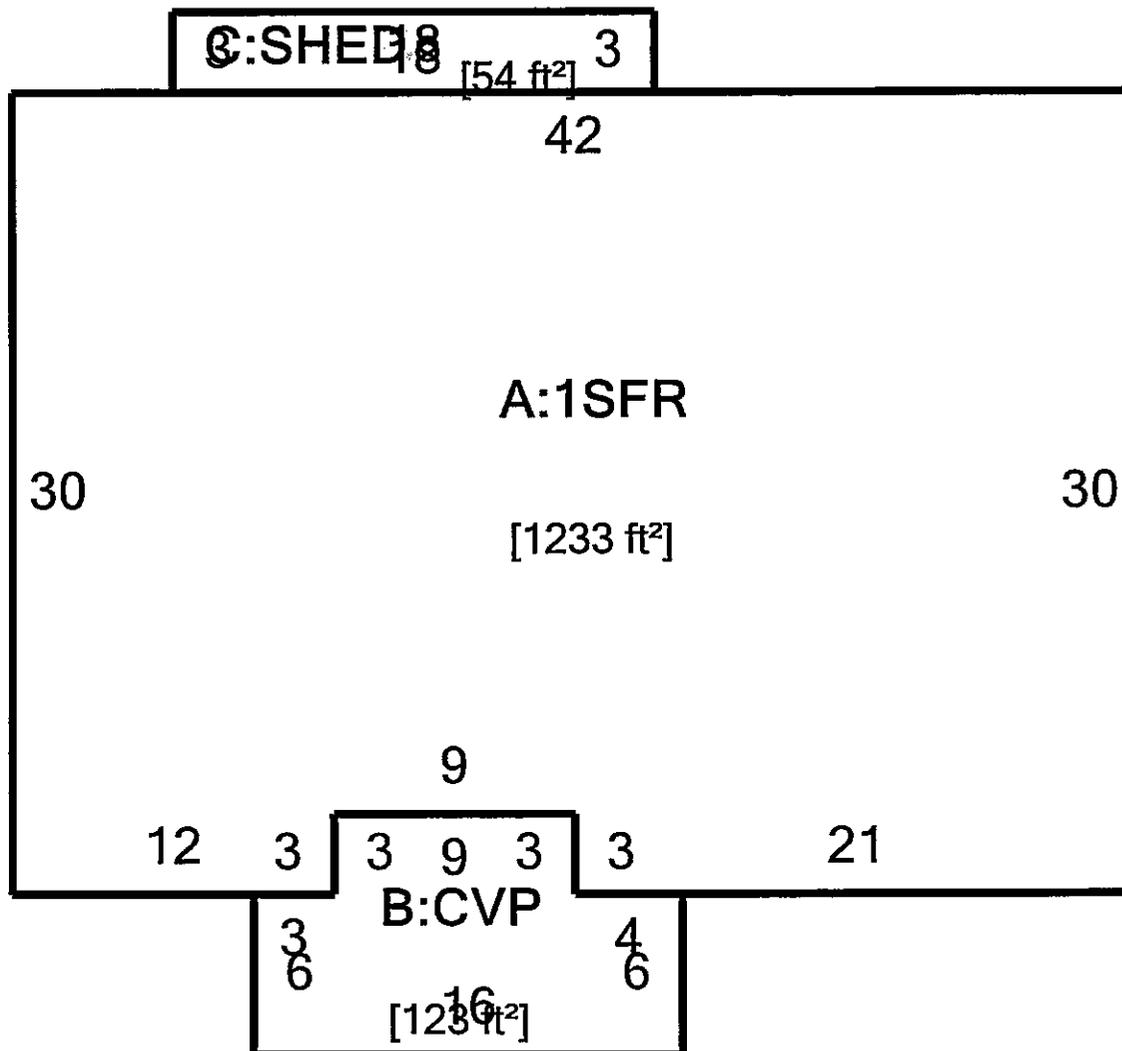
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 2C & 2D

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																

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CALL BACK - R : : : :
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Land	Improvement	Total	

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 Legal 6 15 2 PT SE 5.00A

Permits					
Permit	Date	CD	Description	%	Amount

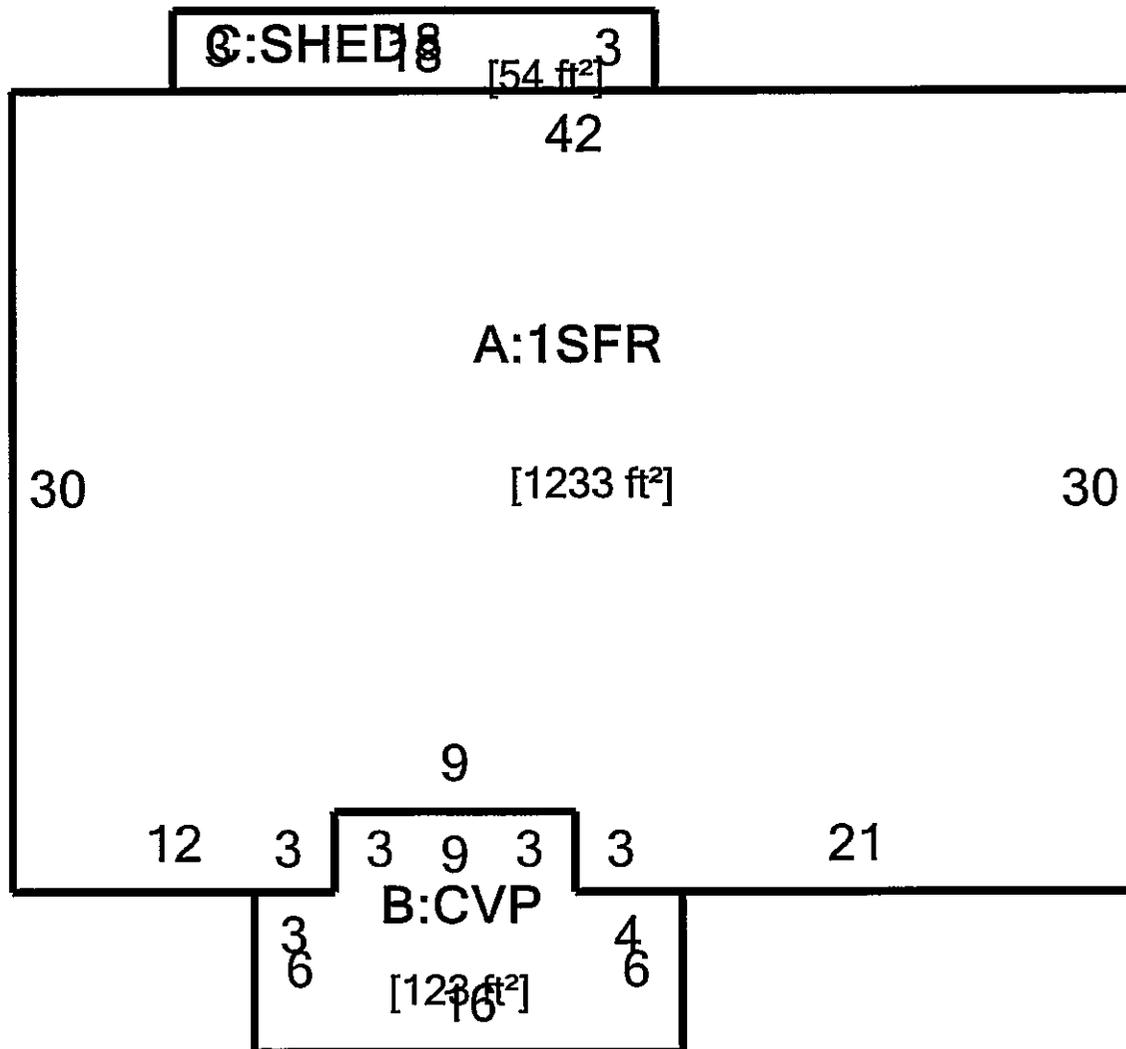
Notes
 2A & 2B

Improvements																
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Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property 525 CANTON RD
 Address
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 10208-07.000
 Routing 208
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,716

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	858	First Floor		100.00	100.00		104,350	
Units Converted		858	Full Upper		100.00	100.00		69,370	
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
								Total Floor Value	173,720
								Living Units Value	9,000
								Plumbing	12,880
								RecRoom	
								Fireplace	
								Linear Brick	
								Exterior Features	
								Garage / Carport	2,150
								Base Value	197,750
								Grade	-39,550
								Well / Septic	
								Adjustment	
								RCN Value	158,200
								Year	
								Depreciation %	-71,190
								Observed %	-21,752
								Depreciation Value	-92,942
								RCNLD Value	65,258
								BOR	
								Trend	
								Final Value	65,260

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A



Permits					
Permit	Date	CD	Description	%	Amount

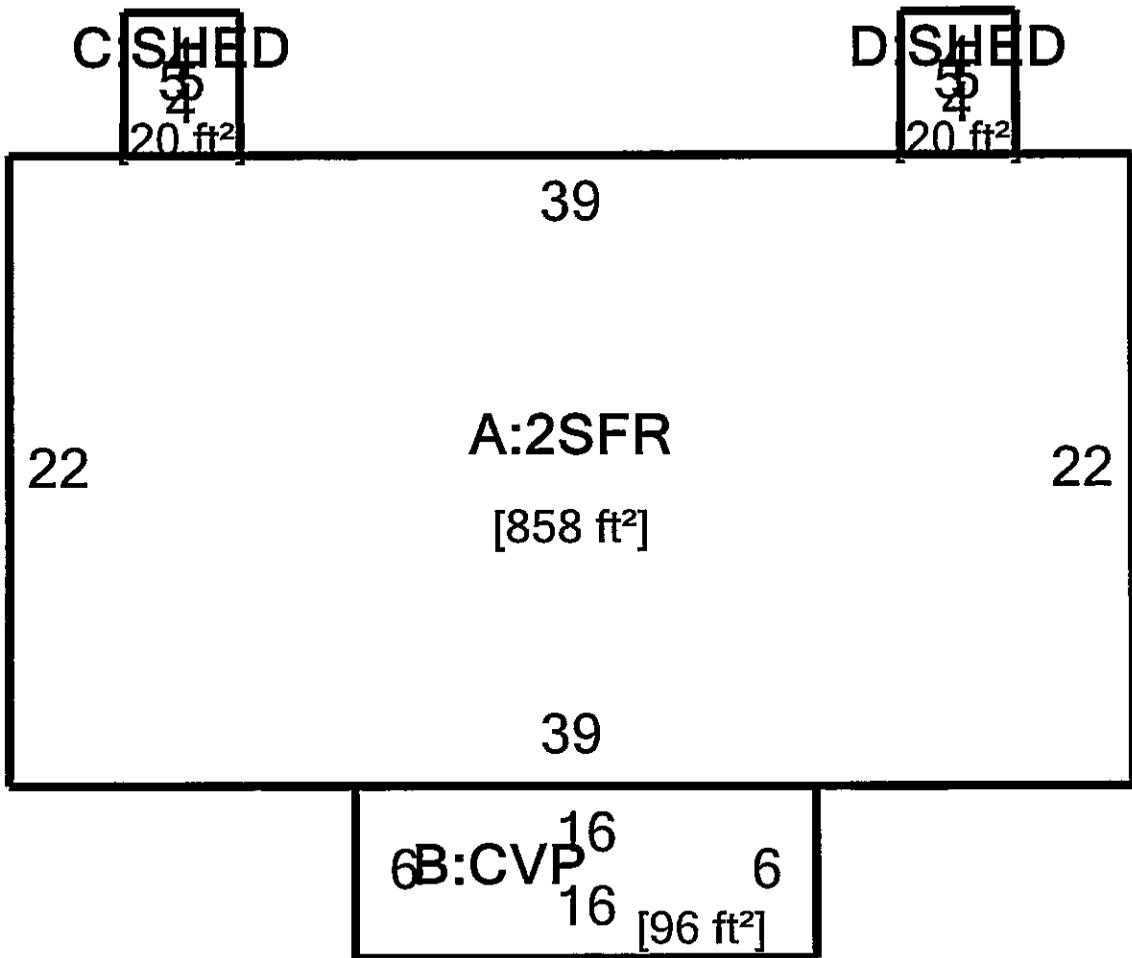
Notes
 6A & 6B

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
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

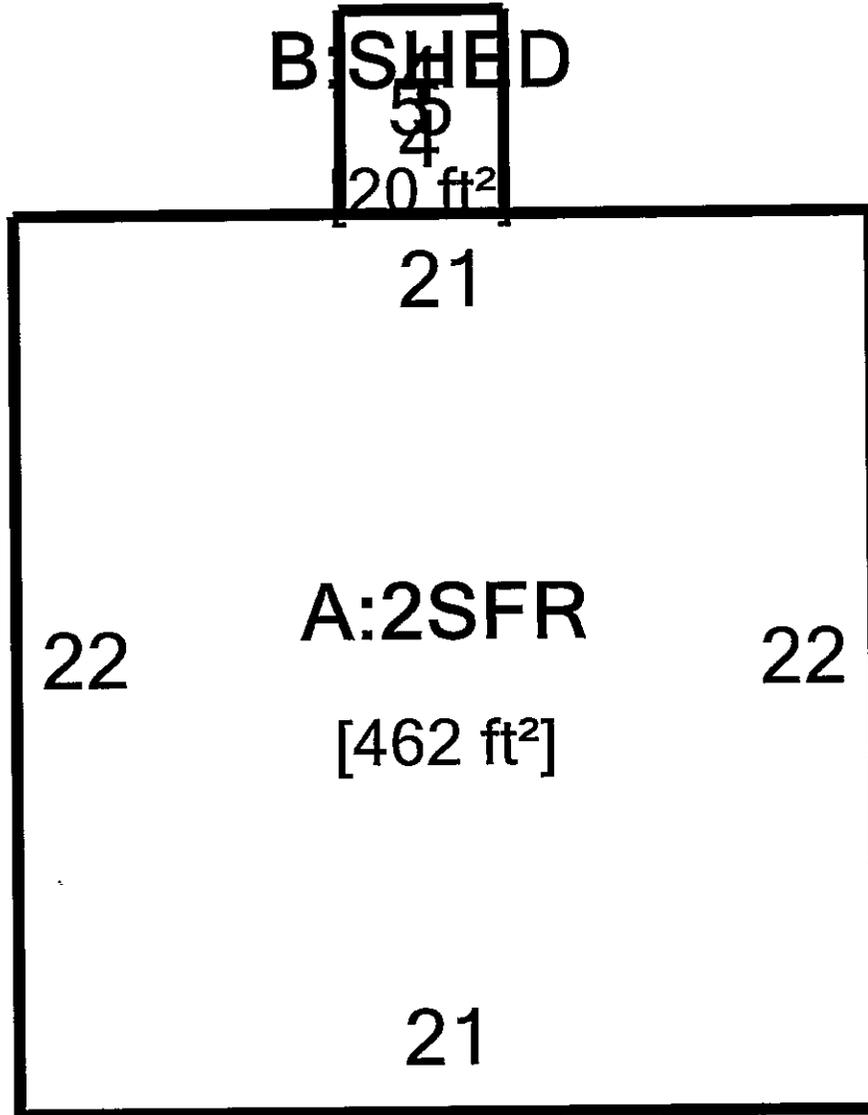
ID	Description	Size
A	2SFR	858
B	CVP	96
C	SHED	20
D	SHED	20

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



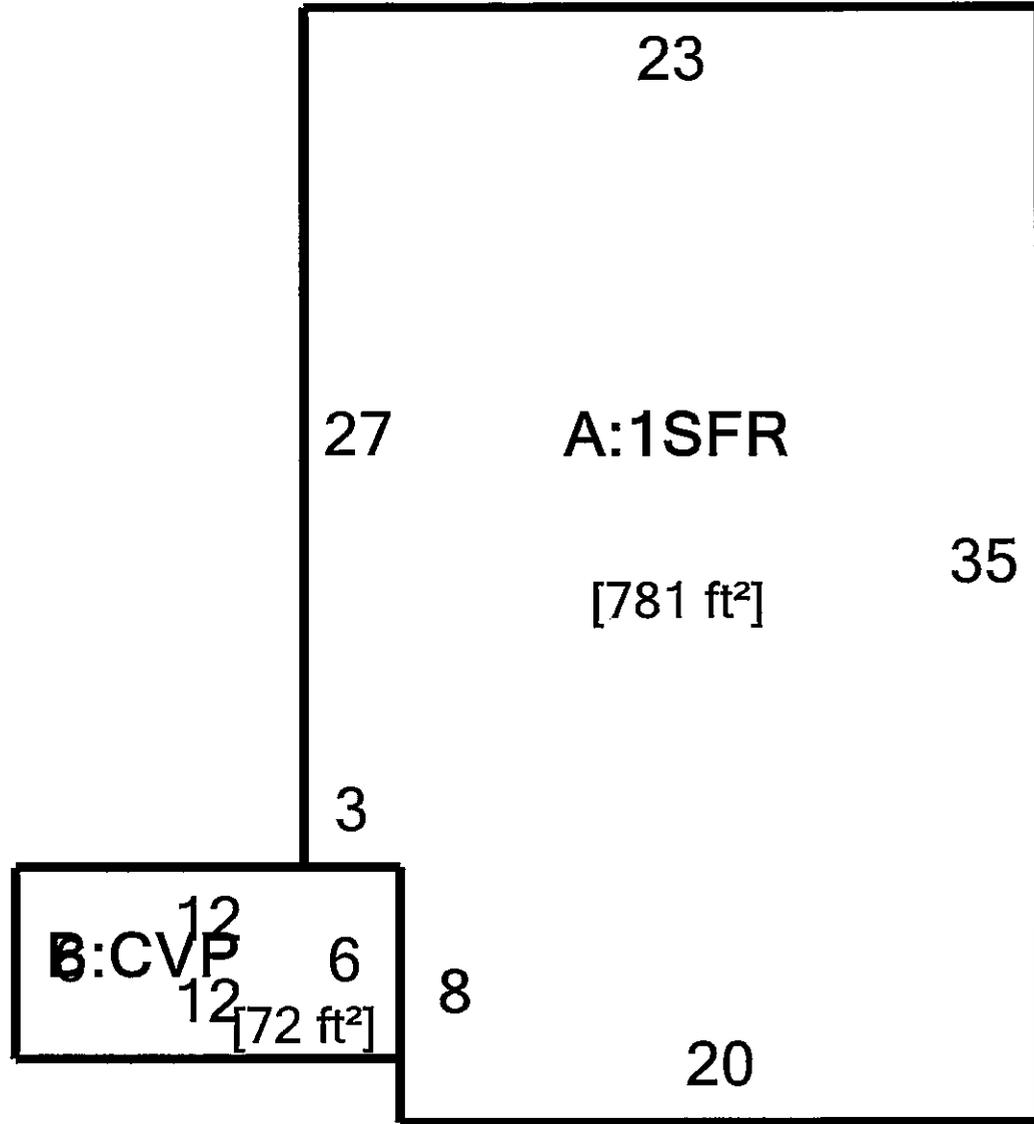
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A	2SFR	462
B	SHED	20

Notes
 CALL BACK - R : : : :

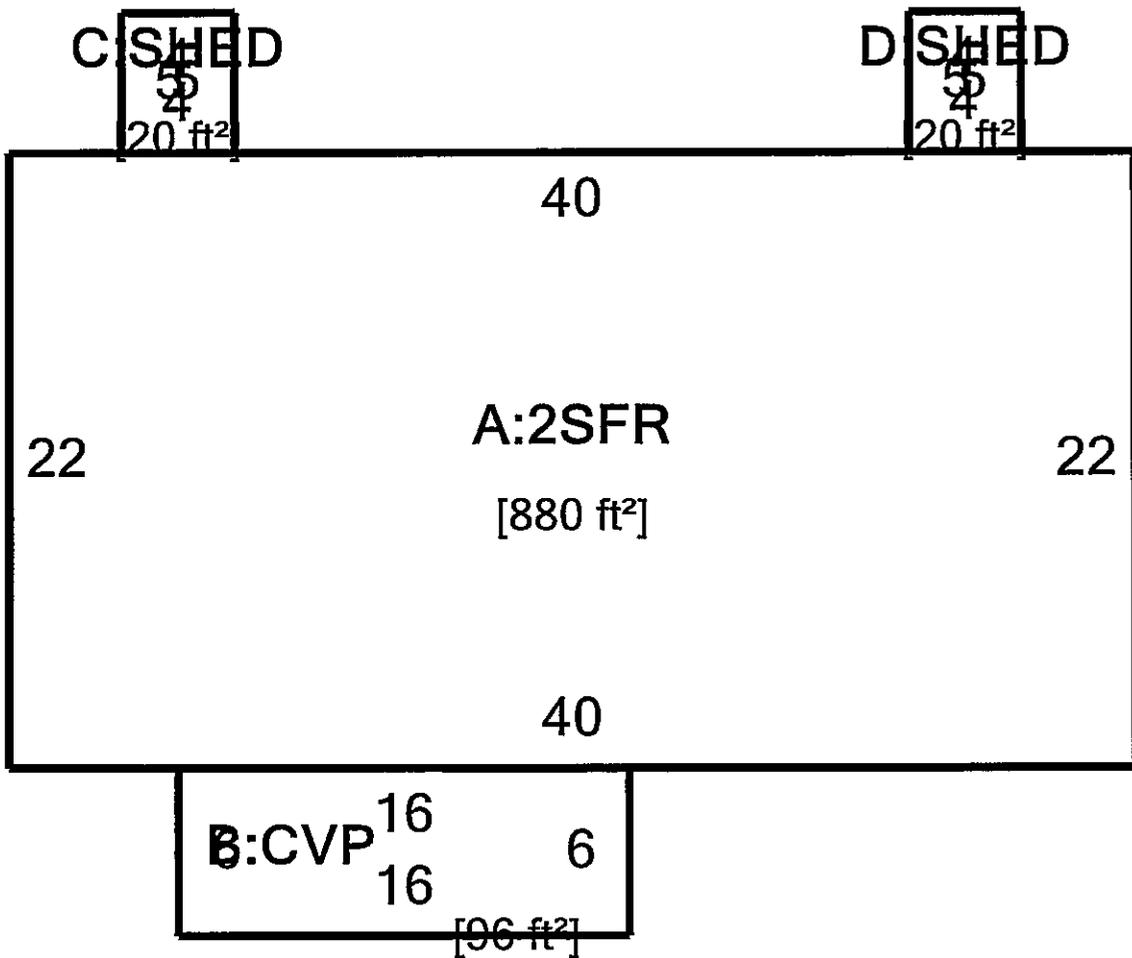


ID	Description	Size
A	1SFR	781
B	CVP	72

Notes
 CALL BACK - R : : : :



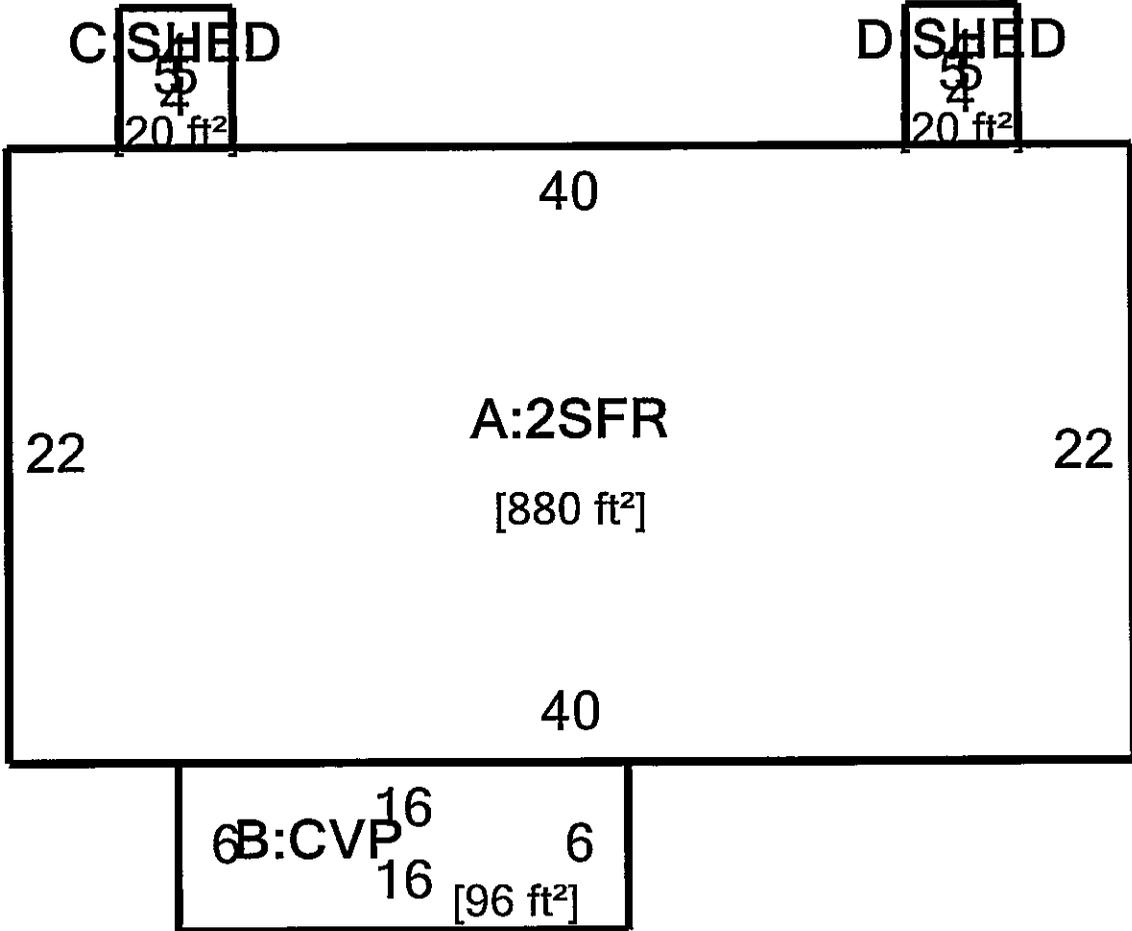
ID	Description	Size
A	2SFR	880
B	CVP	96
C	SHED	20
D	SHED	20



Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	880
B	CVP	96
C	SHED	20
D	SHED	20



Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property 525 CANTON RD
 Address
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,760

Card 12

Dwelling									
Type	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	880	First Floor		100.00	100.00		107,340	
Units Converted		880	Full Upper		100.00	100.00		71,460	
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
		Total Floor Value						178,800	
		Living Units Value						9,000	
		Plumbing						12,880	
		RecRoom							
		Fireplace	Openings		Stacks				
		Linear Brick	Height		Length				
		Exterior Features	CVP=96,SHED=20,SHED=20					2,150	
		Garage / Carport							
		Base Value						202,830	
		Grade	Code	80%	Factor	80.00		-40,566	
		Well / Septic							
		Adjustment	Code		Factor				
		RCN Value	162,264 total value x 1.0 multiplier					162,264	
		Year	Built 1979	Rem	2012	Eff	1974		
		Depreciation %	AV-45.00					-73,019	
		Observed %					25.00	-22,311	
		Depreciation Value						-95,330	
		RCNLD Value						66,934	
		BOR							
		Trend							
		Final Value						66,930	

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		

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A



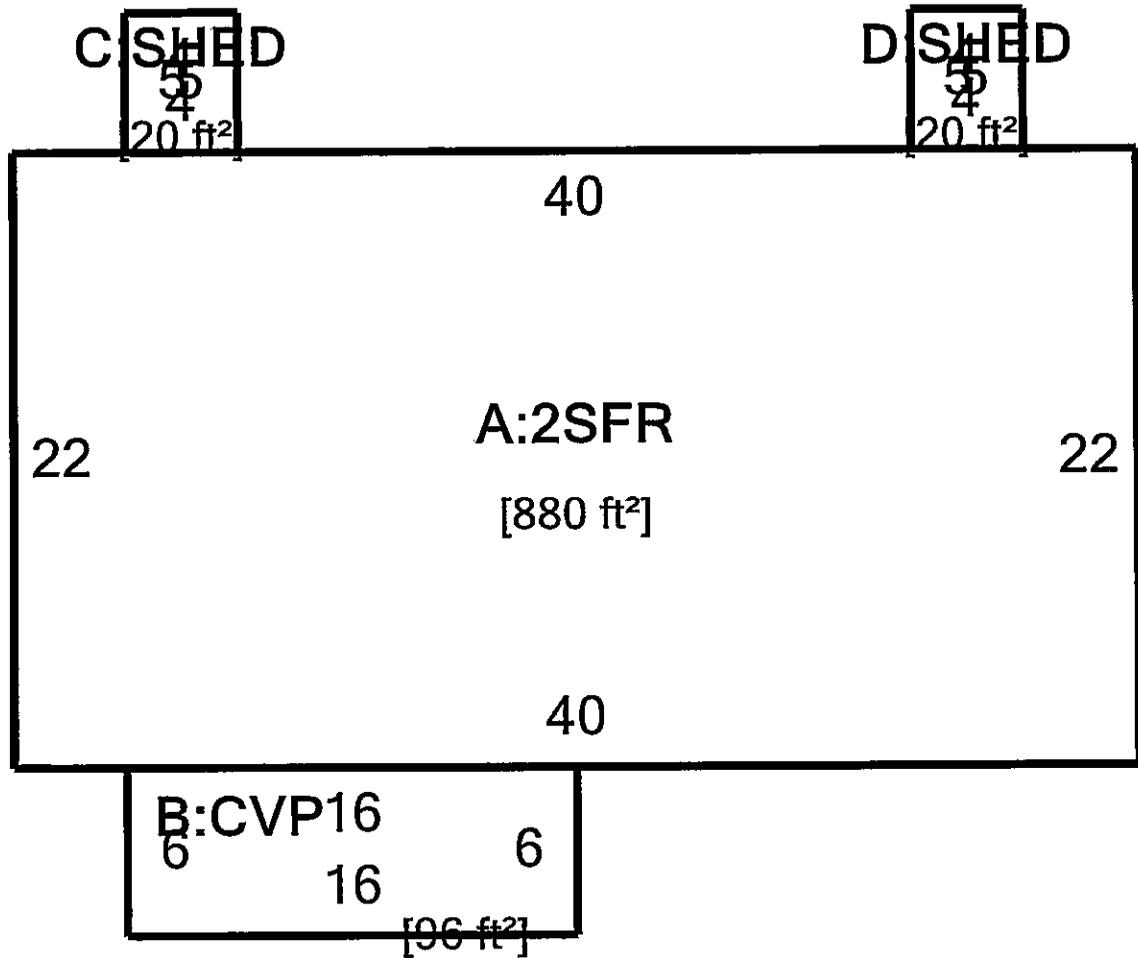
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 6G & 6H

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
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

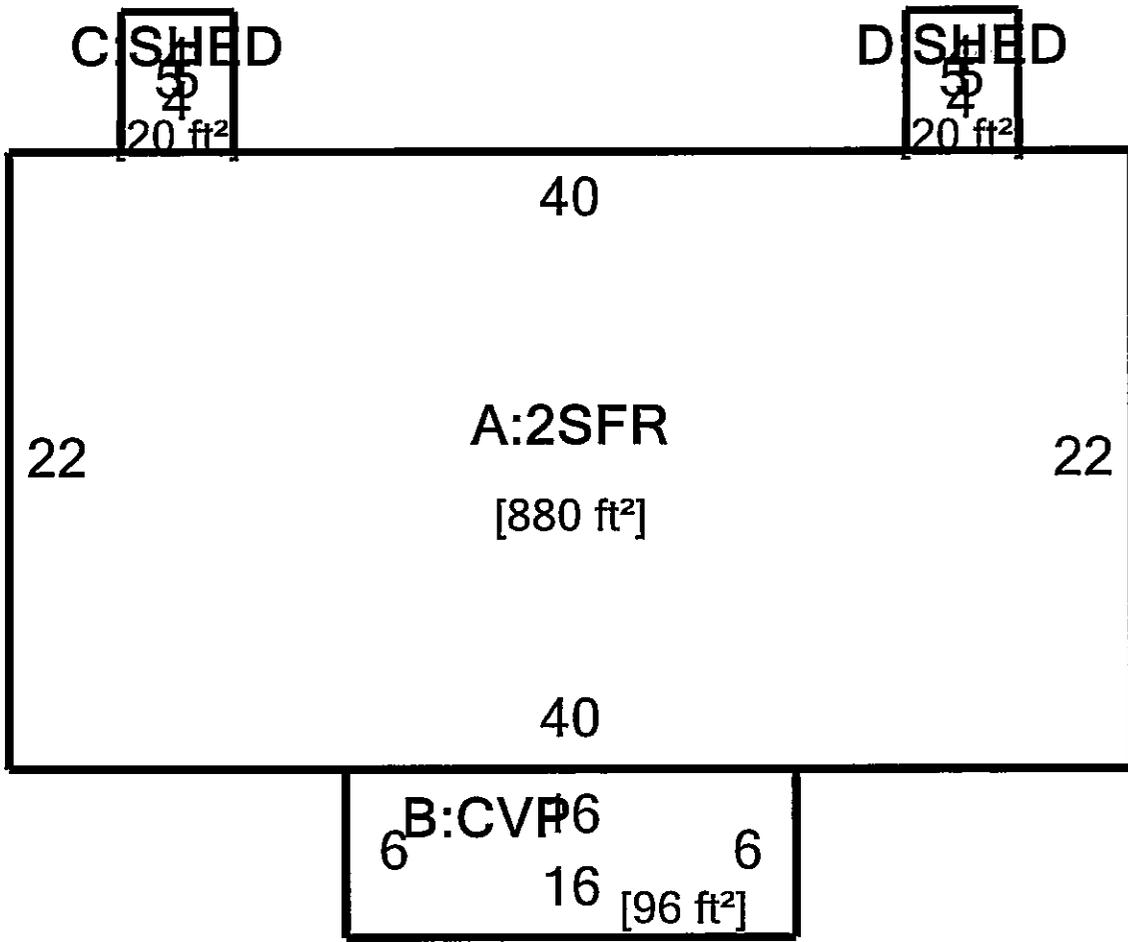
ID	Description	Size
A	2SFR	880
B	CVP	96
C	SHED	20
D	SHED	20



Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	880
B	CVP	96
C	SHED	20
D	SHED	20



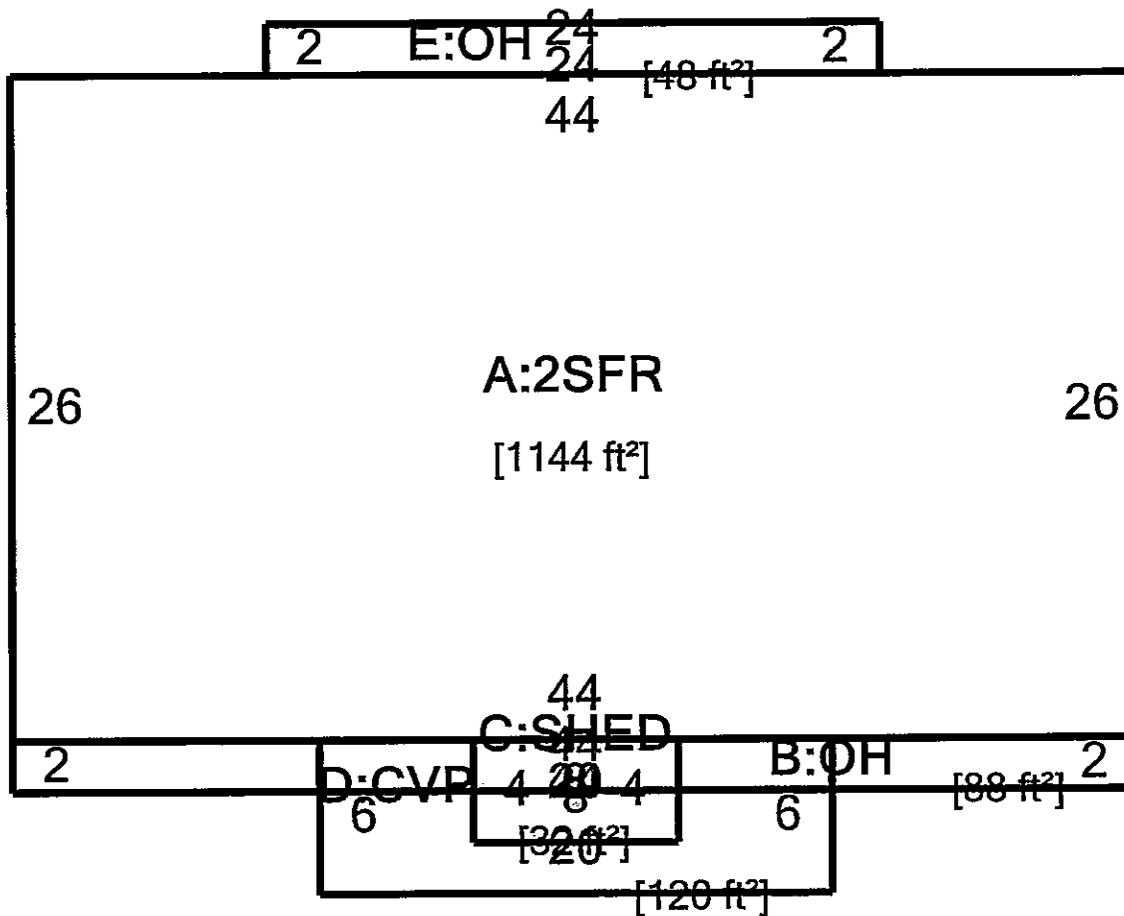
Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	1,144
B	OH	88
C	SHED	32
D	CVP	120
E	OH	48

Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property Address 525 CANTON RD
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 2,288

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	1,144	First Floor		100.00	100.00		125,140	
Units Converted		1,144	Full Upper		100.00	100.00		82,820	
Total Rooms	10								
Bed Rooms	6								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2							207,960	
Half Baths	2							9,000	
Extra Fixtures								17,480	
		Total Floor Value							
		Living Units Value							
		Plumbing							
		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		CVP=120,OH=48,OH=88,SHED=32				15,000	
		Garage / Carport							
		Base Value						249,440	
		Grade		Code	80%	Factor	80.00	-49,888	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		199,552 total value x 1.0 multiplier				199,552	
		Year		Built 1979	Rem	2012	Eff 1974		
		Depreciation %		AV-45.00				-89,798	
		Observed %					25.00	-27,438	
		Depreciation Value						-117,237	
		RCNLD Value						82,315	
		BOR							
		Trend							
		Final Value						82,320	

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A

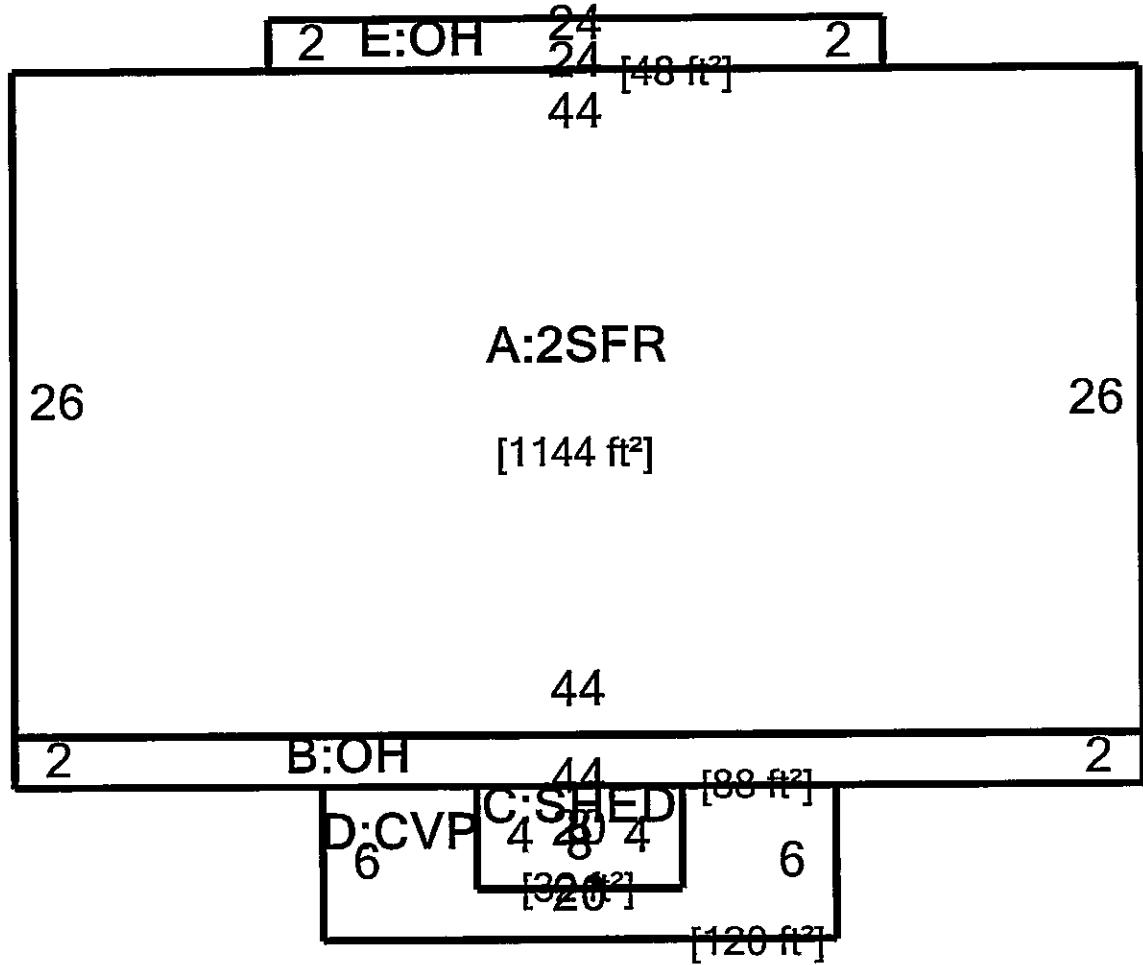
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 8C & 8D

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST 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
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

ID	Description	Size
A	2SFR	1,144
B	OH	88
C	SHED	32
D	CVP	120
E	OH	48

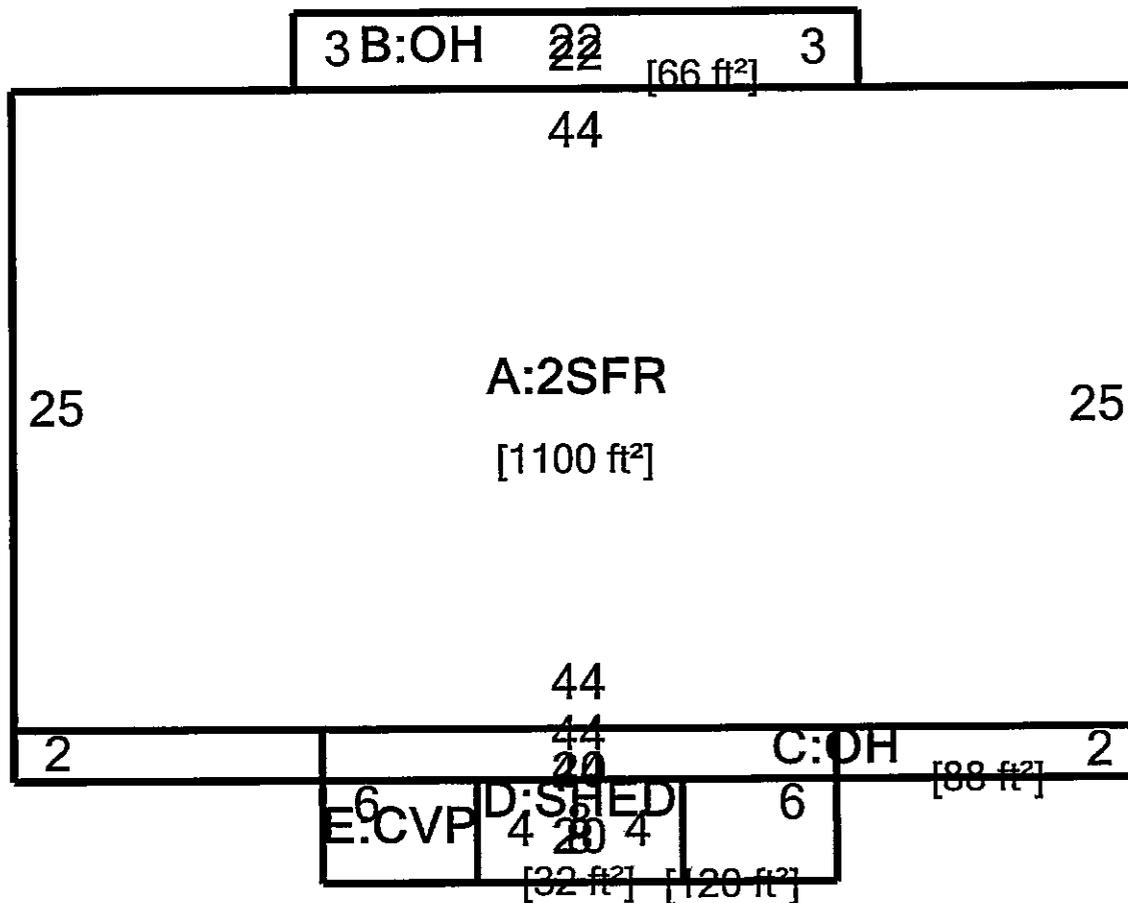


Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	1,100
B	OH	66
C	OH	88
D	SHED	32
E	CVP	120

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property 525 CANTON RD
 Address
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,050

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	525	First Floor		100.00	100.00		82,670	
Units Converted	1	525	Full Upper		100.00	100.00		56,060	
Total Rooms	4								
Bed Rooms	2								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						138,730	
Full Baths	1	Living Units Value							
Half Baths	1	Plumbing						8,740	
Extra Fixtures		RecRoom							
		Fireplace			Openings	Stacks			
		Linear Brick			Height	Length			
		Exterior Features			CVP=36,OH=44,OH=42,SHED=24			9,910	
		Garage / Carport							
		Base Value						157,380	
		Grade			Code	80% Factor	80.00	-31,476	
		Well / Septic			Code	Factor			
		Adjustment			125,904 total value x 1.0 multiplier			125,904	
		RCN Value			Built 1979 Rem	2012 Eff	1974		
		Year			AV-45.00			-56,657	
		Depreciation %						-17,312	25.00
		Observed %						-73,969	
		Depreciation Value						51,935	
		RCNLD Value							
		BOR							
		Trend							
		Final Value						51,940	

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500

Land	Improvement	Total
Owner	CARROLLTON CREST APTS LTD	
Legal	6 15 2 PT SE 5.00A	

Permits					
Permit	Date	CD	Description	%	Amount

Notes	
8B	

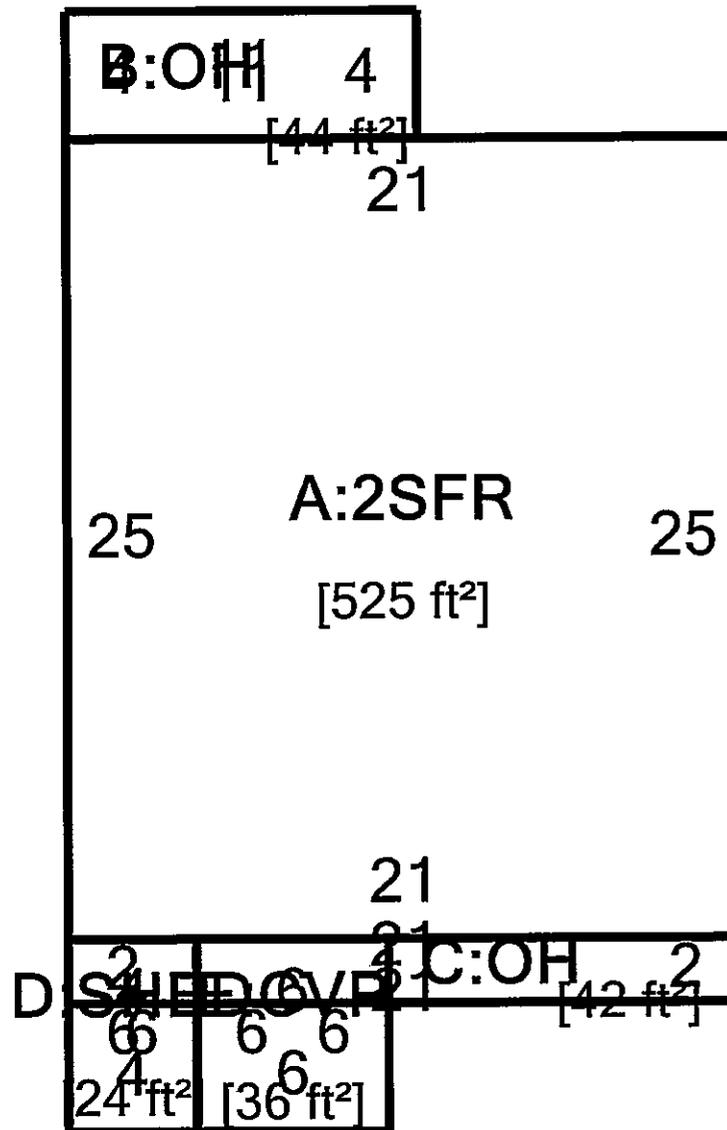
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
Total																

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

ID	Description	Size
A	2SFR	525
B	OH	44
C	OH	42
D	SHED	24
E	CVP	36

Notes

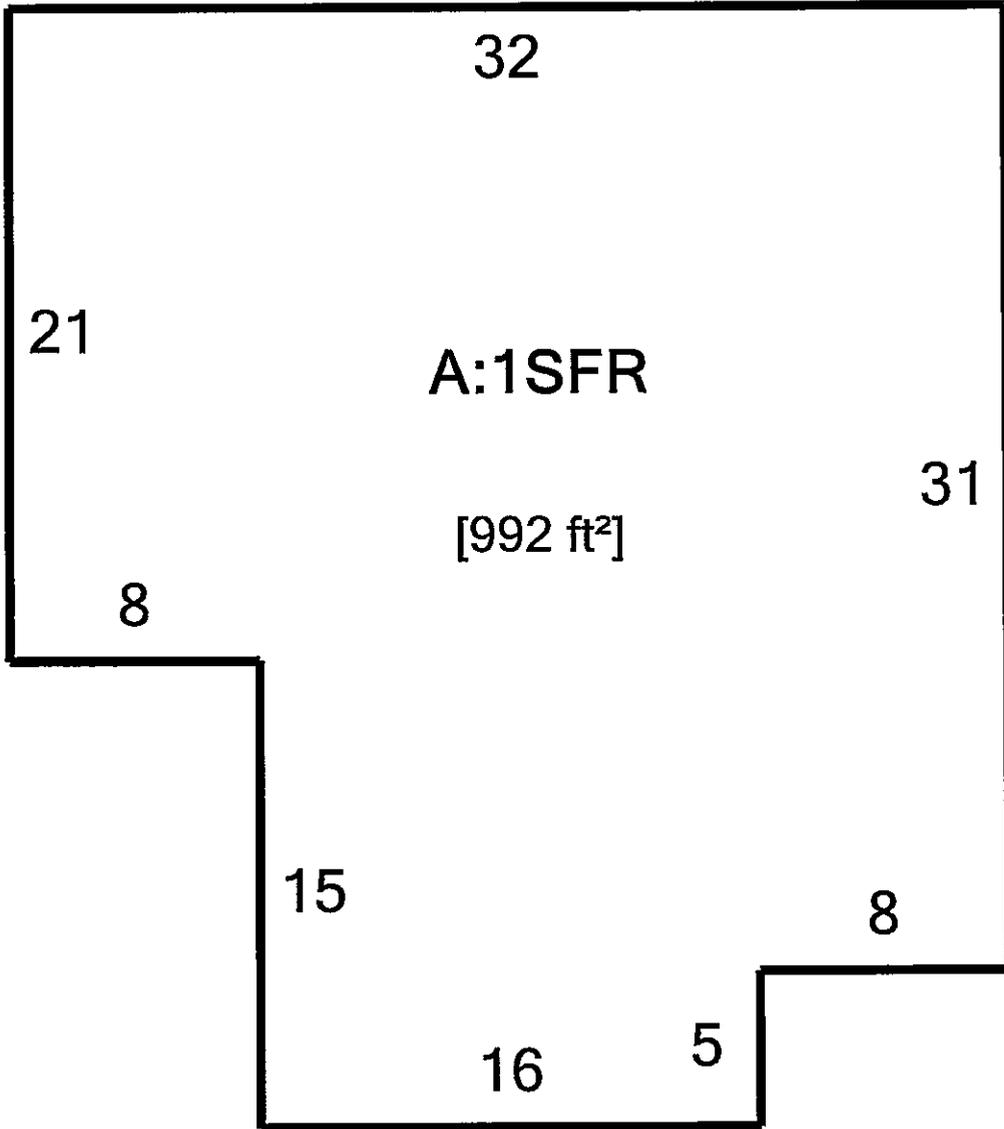
CALL BACK - R : : : :



ID	Description	Size
A	1SFR	992

Notes

CALL BACK - R : : : :



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property Address 525 CANTON RD
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,716

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2		First Floor		100.00	100.00		104,350	
Units Converted		858	Full Upper		100.00	100.00		69,370	
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
Total Floor Value								173,720	
Living Units Value								9,000	
Plumbing								12,880	
RecRoom									
Fireplace									
Linear Brick									
Exterior Features								2,150	
Garage / Carport									
Base Value								197,750	
Grade								-39,550	
Well / Septic									
Adjustment									
RCN Value								158,200	
Year									
Depreciation %								-71,190	
Observed %								-21,752	25.00
Depreciation Value								-92,942	
RCNLD Value								65,258	
BOR									
Trend									
Final Value								65,260	

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500

Land	Improvement	Total
Owner	CARROLLTON CREST APTS LTD	
Legal	6 15 2 PT SE 5.00A	

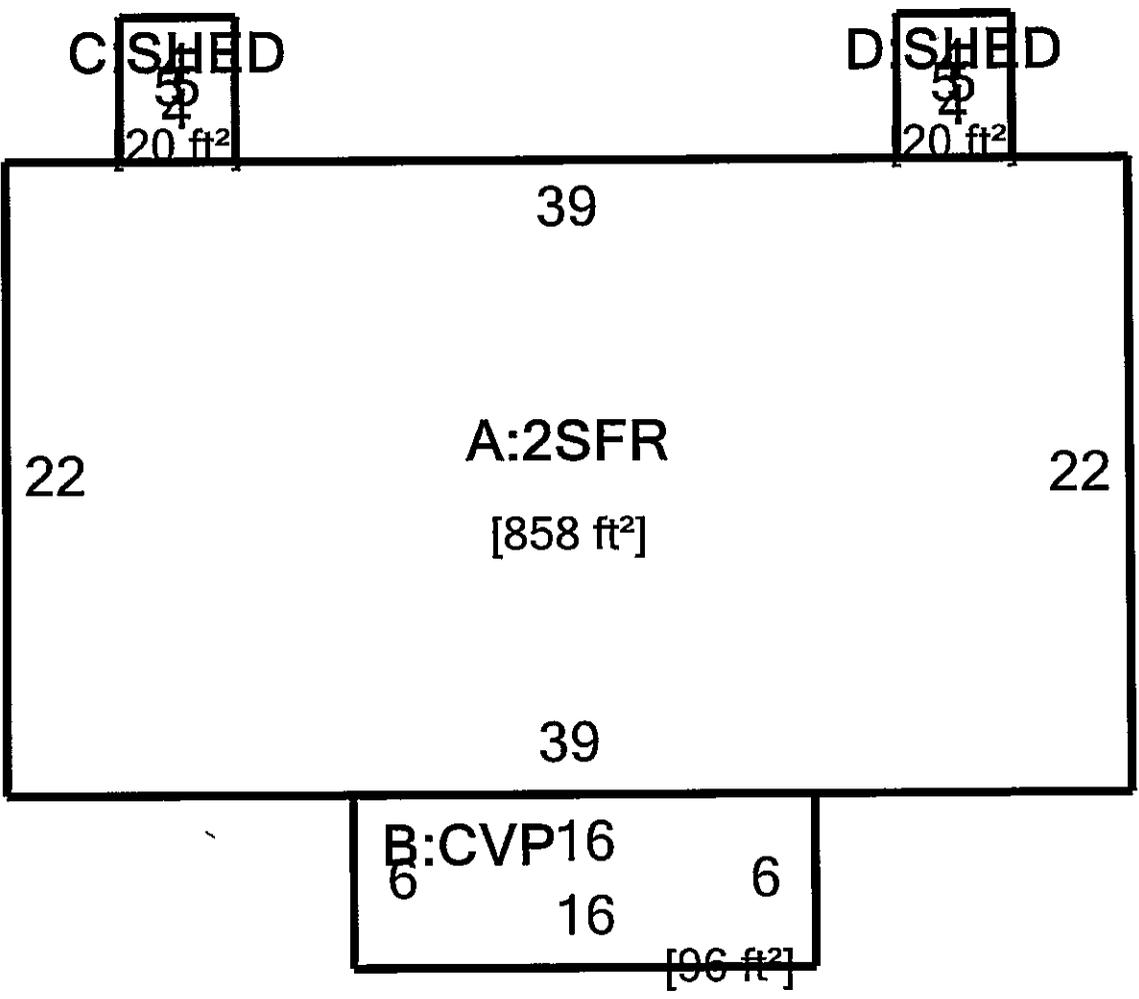
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 4G & 4H

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST 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	
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538	

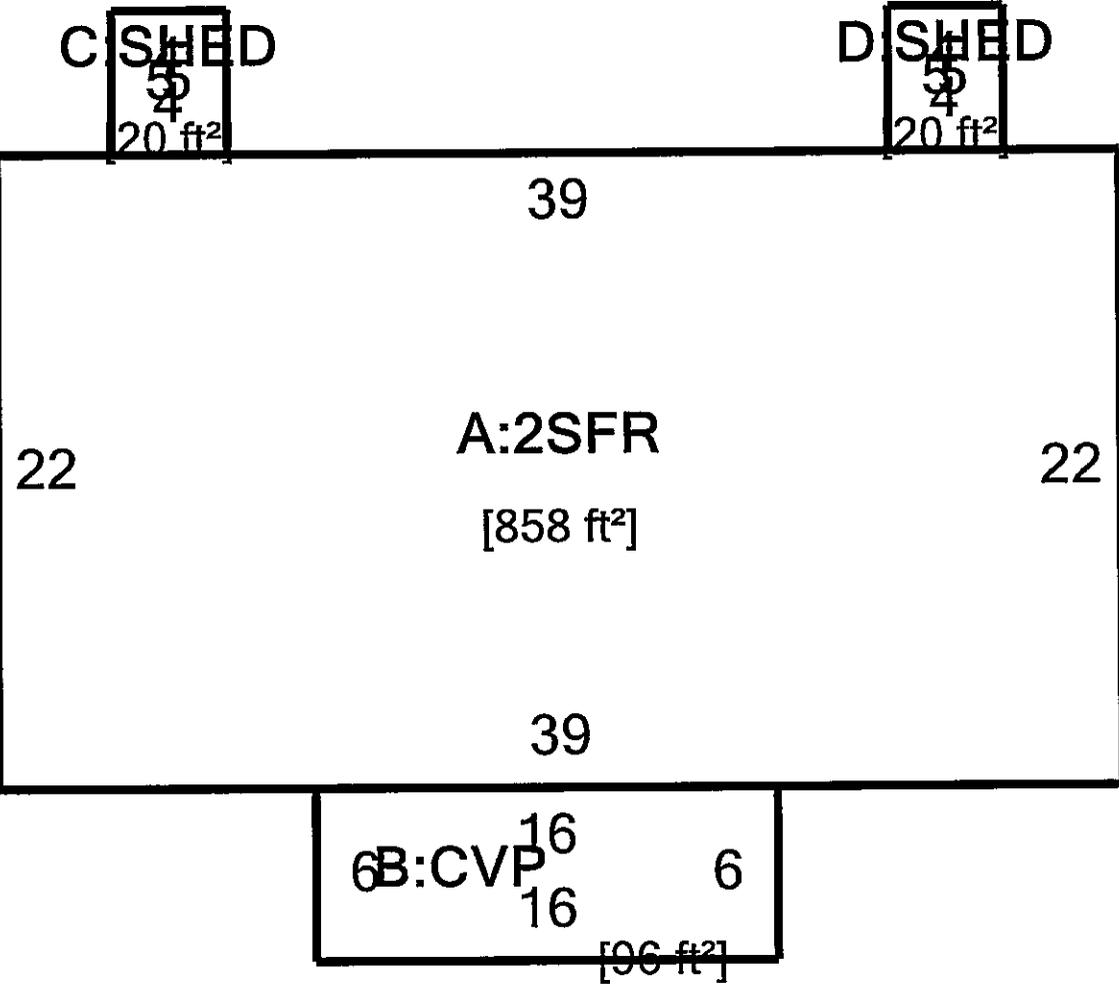
ID	Description	Size
A	2SFR	858
B	CVP	96
C	SHED	20
D	SHED	20



Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	858
B	CVP	96
C	SHED	20
D	SHED	20

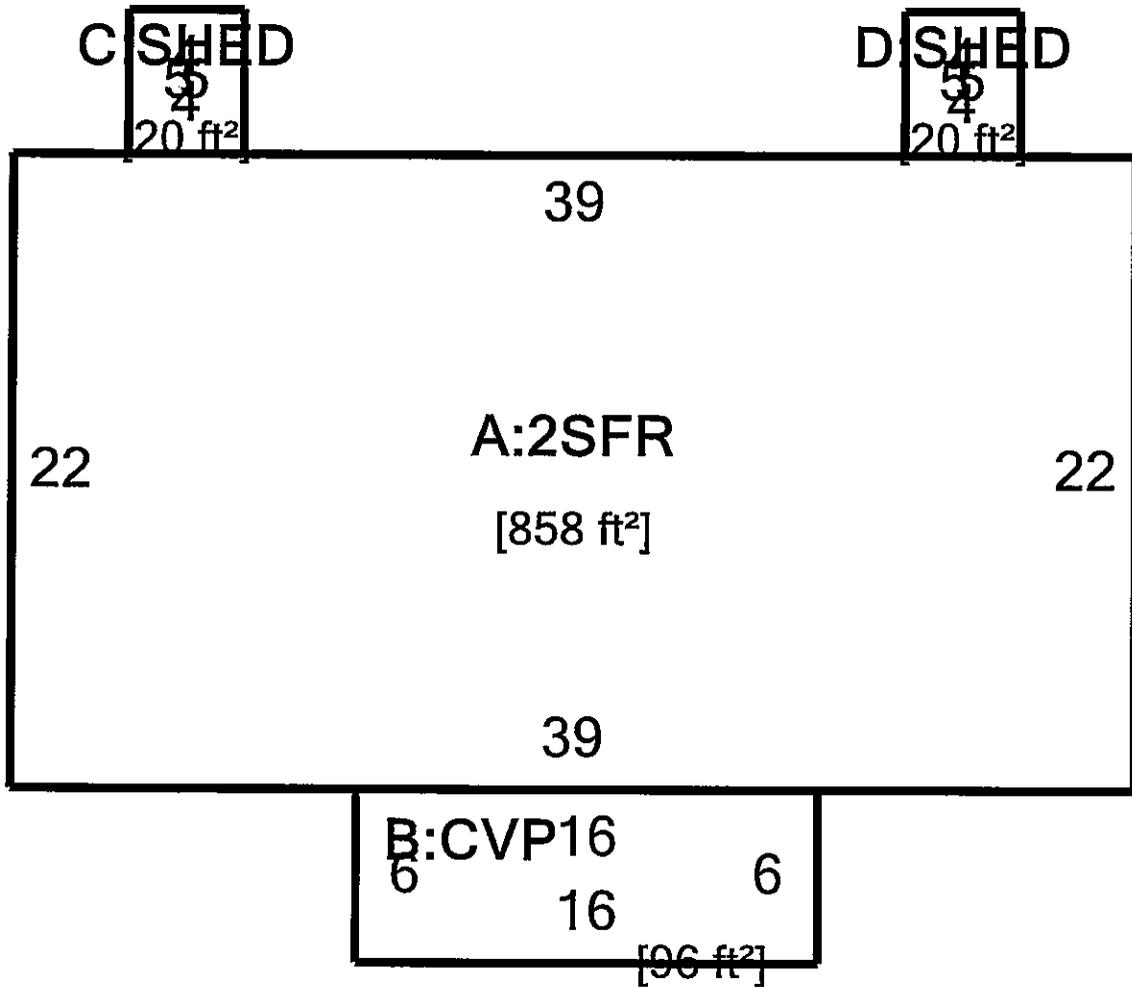


Notes

CALL BACK - R : : : :
EXTRA LIV UNIT D 2 C

ID	Description	Size
A	2SFR	858
B	CVP	96
C	SHED	20
D	SHED	20

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Card 22
 Property Address 525 CANTON RD
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-AV
 Living Area 1,716

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	2-DUPLEX	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	2	858	First Floor		100.00	100.00		104,350	
Units Converted		858	Full Upper		100.00	100.00		69,370	
Total Rooms	8								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths									
Extra Fixtures									
		Total Floor Value						173,720	
		Living Units Value						9,000	
		Plumbing						12,880	
		RecRoom							
		Fireplace							
		Linear Brick	Openings						
		Exterior Features	Height						
		Garage / Carport	CVP=96, SHED=20, SHED=20					2,150	
		Base Value						197,750	
		Grade	Code	80% Factor				-39,550	
		Well / Septic							
		Adjustment	Code		Factor				
		RCN Value	158,200 total value × 1.0 multiplier					158,200	
		Year	Built 1979 Rem 2012 Eff 1974						
		Depreciation %	AV-45.00					-71,190	
		Observed %						-21,752	
		Depreciation Value						-92,942	
		RCNLD Value						65,258	
		BOR							
		Trend							
		Final Value						65,260	

Valuations			
Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A



Permits					
Permit	Date	CD	Description	%	Amount

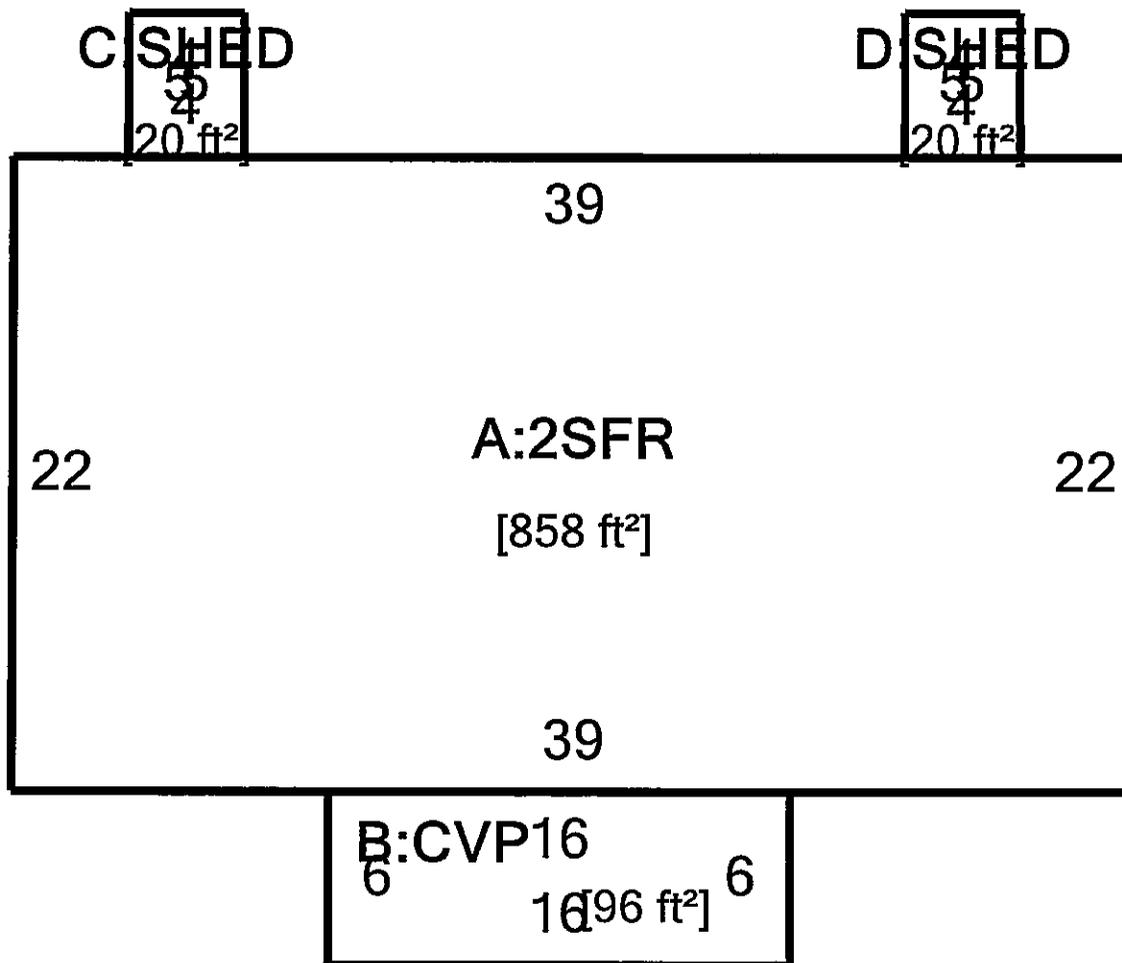
Notes
 4C & 4D

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
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

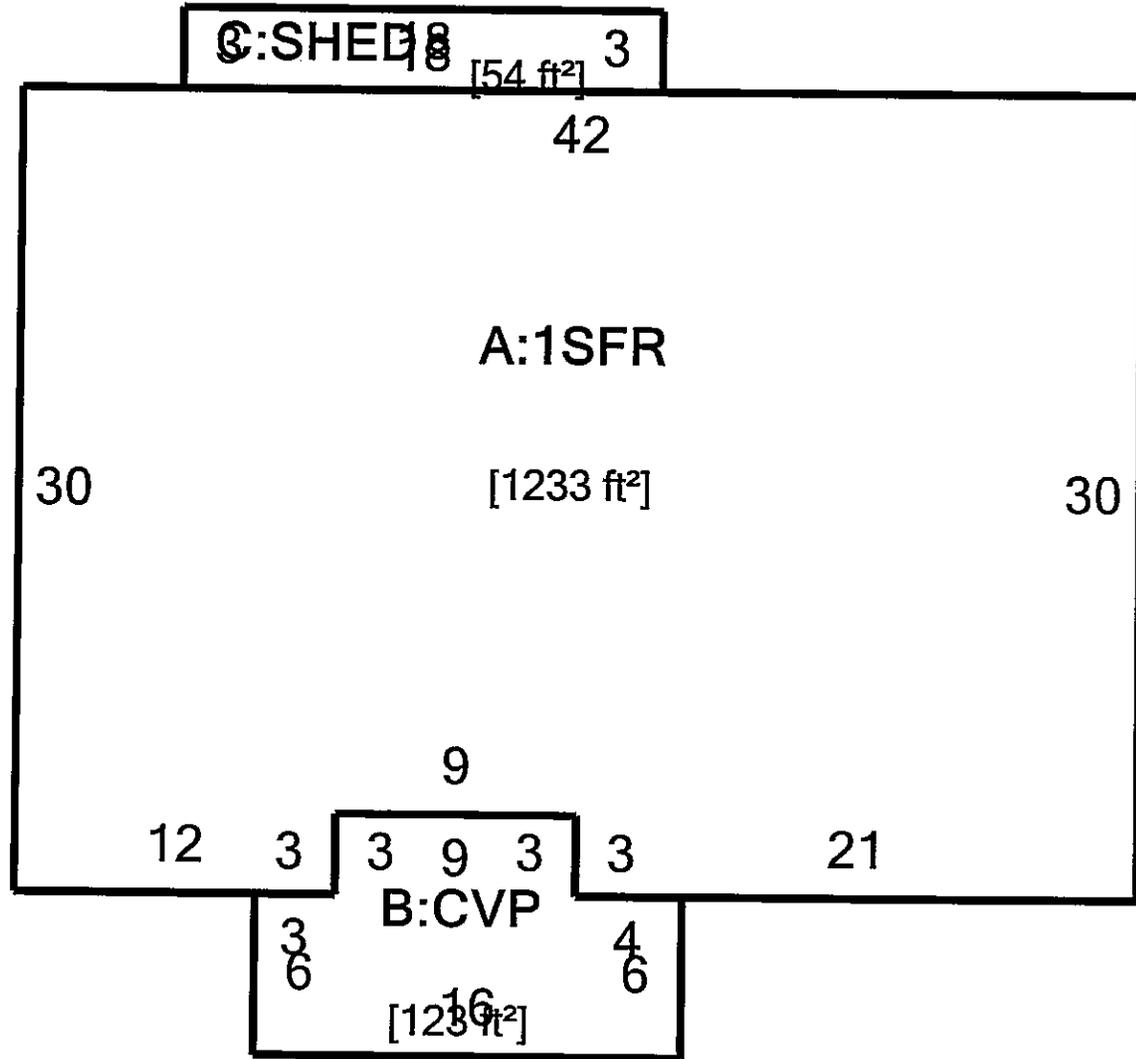
ID	Description	Size
A	2SFR	858
B	CVP	96
C	SHED	20
D	SHED	20

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



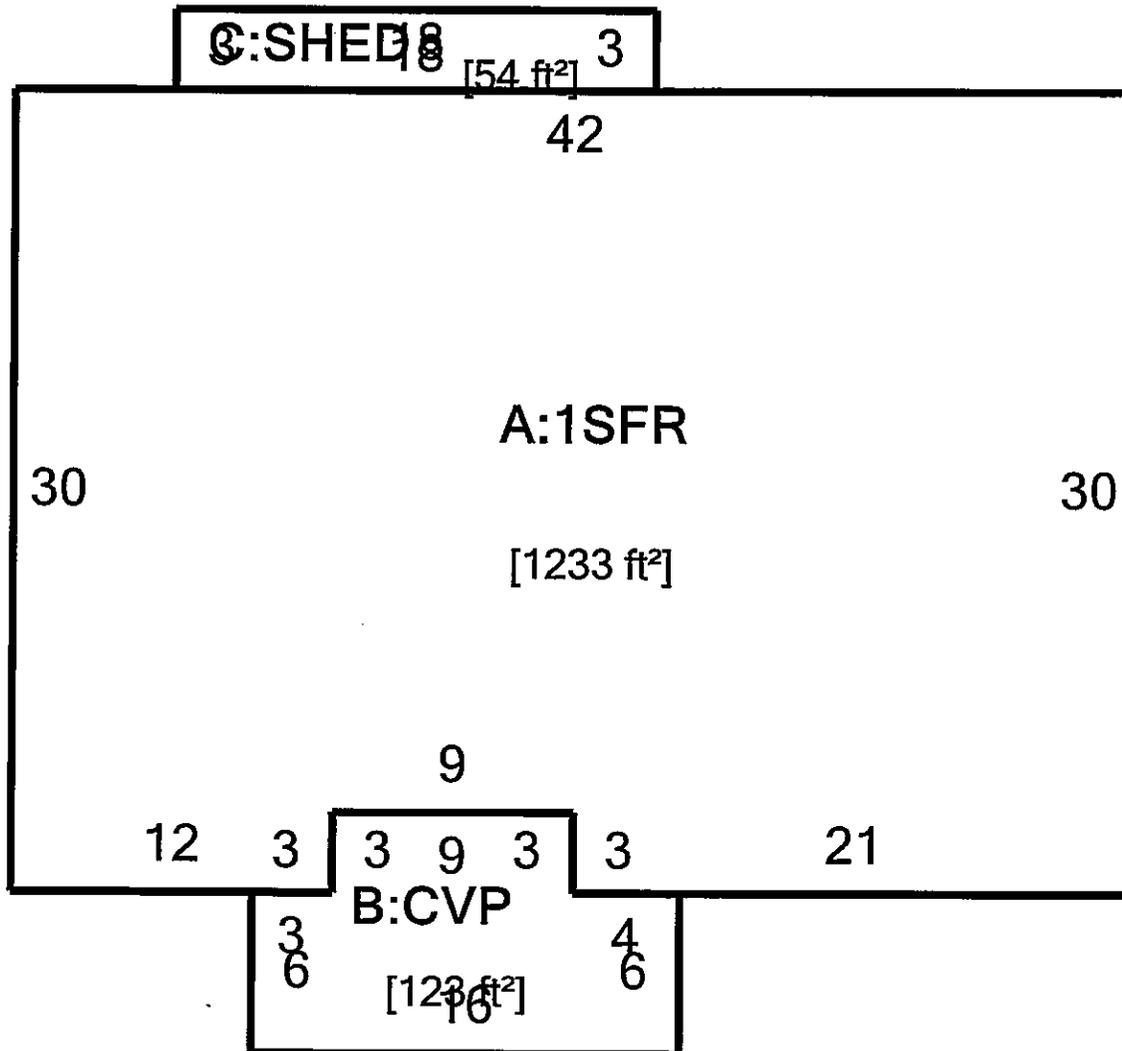
ID	Description	Size
A	1SFR	1,233
B	CVP	123
C	SHED	54

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



ID	Description	Size
A	ISFR	1,233
B	CVP	123
C	SHED	54

Notes
 CALL BACK - R : : : :
 EXTRA LIV UNIT D 2 C



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 10-0001670.000
 Property 525 CANTON RD
 Address
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 1020B-07.000
 Routing 20B
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010D-WEST OF CANTON RD-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 WELL	UNPAVED	

Valuations

Assessment		2025	2026
Appraised	Land	419,180	419,180
	Improvement	1,559,395	1,559,395
	Total	1,978,575	1,978,575
Assessed	Land	146,710	146,710
	Improvement	545,790	545,790
	Total	692,500	692,500
Land	Improvement	Total	

Owner CARROLLTON CREST APTS LTD
 Legal 6 15 2 PT SE 5.00A



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							
	Well / Septic	Code							
	Adjustment								
	RCN Value								
	Year	Built							
	Depreciation %								
	Observed %								
	Depreciation Value								
	RCNLD Value								
	BOR	0							
	Trend								0.00
	Final Value								

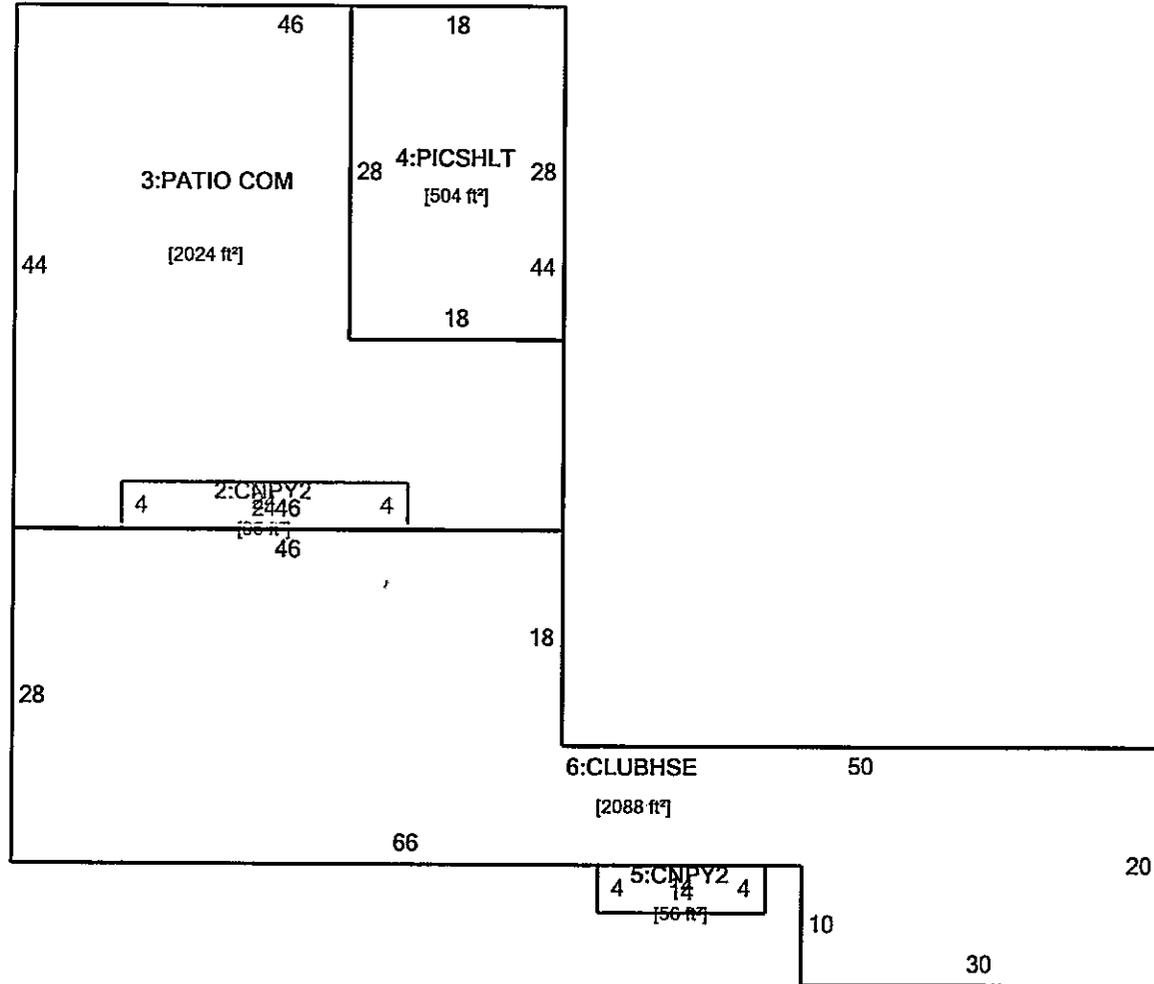
Improvements

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
2	143-CNPY2	24 X 4	96		14.00	1,344	1	100%			2012/ /2012	AV-25.00	25.00			760
3	272-PATIO COM	46 X 44	2,024		4.00	8,096	1	100%			2012/ /2012	GD-20.00	25.00			4,858
4	273-PICSHLT	18 X 28	504		14.00	7,056	1	100%			2012/ /2012	GD-20.00	25.00			4,234
5	143-CNPY2	4 X 14	56		14.00	784	1	100%			2012/ /2012	GD-20.00	25.00			470
6	159-CLUBHSE		2,088	62,01	67.54	141,024	1	100%	1	110.00	2012/ /2012	GD-15.00	25.00			98,893
															Total	109,215

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/20/2011	CARROLLTON CREST LIMITED	980,000.00	WARRANTY DEED	Y	1	N	538

ID	Description	Size
2	143	96
3	272	2,024
4	273	504
5	143	56
6	159	2,088



Notes

Notes section containing a large empty space for additional information.