

Clear Form

Tax year 2025 BOR no. 26-00067 RECEIVED
County CARROLL Date received 3/9/2026 MAR 09 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.

AUDITOR'S OFFICE
CARROLL COUNTY OH

	Name	Street address, City, State, ZIP code	
1. Owner of property	Nicholas & Jamie Cherrone	251 Atlanta Dr. Pittsburgh, PA 15228	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	814-591-2857 jmcherrone@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		
<u>28-0000001.000</u>	<u>485 Stony Lake Dr. SW</u>		
7. Principal use of property	<u>Residential</u>		
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
<u>28-0000001.000</u>	<u>118,240</u>	<u>156,640</u>	<u>-38,400</u>
9. The requested change in value is justified for the following reasons: <u>We lease our land from the Stony Lake Club. The club pays taxes on the land, so this land is being taxed twice.</u>			



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.
- 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 3-9-26 Complainant or agent (printed) Jamie Cherrone Title (if agent) _____

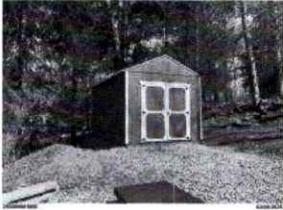
Complainant or agent (signature) *Jamie Cherrone*

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

Notary *Paul H. McCoy*

Commonwealth of Pennsylvania - Notary Seal
Paul H. McCoy, Notary Public
Allegheny County
My commission expires June 3, 2027
Commission number 1290843
Member, Pennsylvania Association of Notaries

Parcel

**Parcel Number**

28-0000001.000 (website)

Legal

LOT 117 COTTAGE AT STONY LAKE LEASE LOT 117

Owner

CHERRONE NICHOLAS & JAIMIE

Location485 STONY LAKE DR SW
CARROLLTON OH 44615**Acres**

0.0000



Date ▲	Public	Style	Attached To	Notes
04/09/2024	N	General	Parcel	REMOVED MFCD VALUE \$11603 TY24 - VM ALSO CORRECTED THE DWLG SO THAT THE VALUE WAS COMING FROM THE SKETCH TY24 - VM
09/18/2023	N	General	Relocate on 09/18/2023	PER REGIONAL PLANNING CHANGE OF ROADWAY NAME FROM EASTSIDE DR SW TO STONY LAKE DR SW CARROLLTON - VM
12/28/2022	N	General	Adjustment on 12/28/2022	PER REAL ESTATE AD - BASEMENT IS FINISHED (THERE IS A LAUNDRY ROOM NOT FINISHED) I PUT AT 90%. ALSO ADDED 1 FULL BATH (NOW 2 FULL BATHS) ALSO CORRECTED THE REMODEL YEAR TO 2015 WHEN THE TOP STORY OF THE HOUSE WAS ADDED ON. THIS PUT AN EFFECTIVE YEAR OF 1988. VM
12/15/2022	N	General	Transfer on 12/15/2022	Transfer from CULL KATHY M to CHERRONE NICHOLAS & JAIMIE New Ownership: Yes
02/10/2017	N	General	Transfer on 02/10/2017	Transfer from CULL DONALD A & KATHY M to CULL KATHY M New Ownership: No

Date ▲	Public	Style	Attached To	Notes
02/10/2017	N	General	Parcel	OWNER: CULL KATHY M, 5045 FAIRLAWN RD, LYNDHURST OH 44124
03/16/2012	N	General	Transfer on 03/16/2012	Transfer from RUDOLPH KIRK W & SUSAN B to CULL DONALD A & KATHY M New Ownership: No
05/25/2004	N	General	Parcel	LEASED LAND 5/25/04 REPRICE PER SALE, HOME DEP FROM 25 TO 20 PER ELV - TK EQ04AGRES: 8% LAND 8% IMP 0 LAND 3860 IMP 11/30/17 CORR STORY HEIGHT & DIMENSIONS, ADD PP WDD REAPP 19 JAA-SB **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 42400 42400 14840 14840 2001 ANN. EQUAL 45730 45730 16010 16010 2004 ANN. EQUAL 48310 48310 16910 16910 2004 ANN EQUAL 52170 52170 18260 18260 2007 ANN. EQUAL 53800 53800 18830 18830

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	28-000001.000
Property	485 STONY LAKE SW DR
Address	CARROLLTON OH 44615
District	28-PERRY TWP-CARROLLTON EVSD
Map Number	2806A-20.000
Routing	6A
Land Use	510-SINGLE FAMILY DWELLING
Class	Residential
Neighborhood	00028B-COTTAGE AT STONY LAKE MWCD-AV
Living Area	1,786

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	616	First Floor		100.00	100.00		86,260	
Units Converted		616	Full Upper		100.00	100.00		58,310	
Total Rooms	2	616	Basement		90.00	100.00		26,020	
Bed Rooms	1								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						170,590	
Full Baths	2	Living Units Value							
Half Baths		Plumbing						9,890	
Extra Fixtures		RecRoom							
		Fireplace		Openings	1	Stacks	1	5,650	
		Linear Brick		Height		Length			
		Exterior Features		WDD=320				6,430	
		Garage / Carport							
		Base Value						192,560	
		Grade		Code	80%	Factor	80.00	-38,512	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		154,048 total value x 1.0 multiplier				154,048	
		Year		Built 1937	Rem	2015	Eff 2000		
		Depreciation %		AV-25.00				-38,512	
		Observed %							
		Depreciation Value						-38,512	
		RCNLD Value						115,536	
		BOR							
		Trend							
		Final Value						115,540	



Valuations			
Assessment		2025	2026
Appraised	Land	38,400	38,400
	Improvement	118,240	118,240
	Total	156,640	156,640
Assessed	Land	13,440	13,440
	Improvement	41,380	41,380
	Total	54,820	54,820
Land	Improvement	Total	

Owner	CHERRONE NICHOLAS & JAIMIE
Legal	LOT 117 COTTAGE AT STONY LAKE LEASE LOT 117



Permits					
Permit	Date	CD	Description	%	Amount

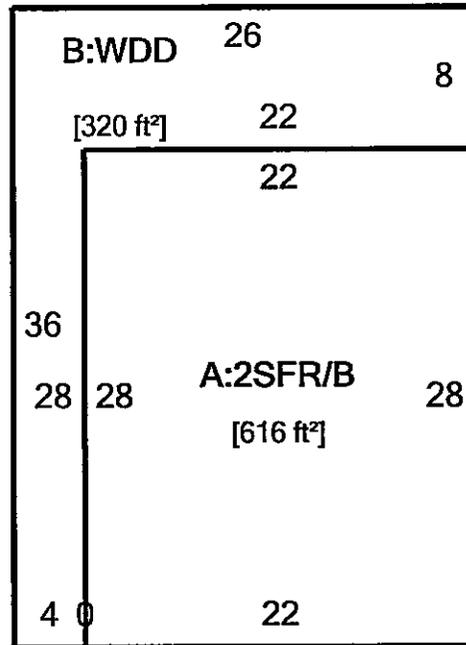
Notes
OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0000000

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
4	21PP-DECK=PP	8 X 12	96		0.00	0	1	100%			1990/ /1990	AV-0.00				0
5	04-SHED	10 X 16	160		17.77	2,843	1	100%			2024/ /2024	AV-5.00				2,700
Total															2,700	

Sales									
Date	Name of Previous Owner			Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
12/15/2022	CULL KATHY M			191,000.00	JOINT	Y	1	N	962
02/10/2017	CULL DONALD A & KATHY M			0.00	BILL OF SALE	N	1	N	73
03/16/2012	RUDOLPH KIRK W & SUSAN B			59,000.00	BILL OF SALE	Y	1	N	173

ID	Description	Size
A	2SFR/B	616
B	WDD	320
4	21PP	96
5	04	160

12
4:DECK=PP
8
[96 ft²]



16
10 5:SHED 10
[160 ft²]
16

Notes

04/05/25 REVAL 2025 FIELD REVIEW DONE BY ST -SB
 CALL BACK - R : : E : 060211 : JD
 LEASED LAND
 5/25/04 REPRICE PER SALE, HOME DEP FROM 25 TO 20 PER ELV - TK
 EQ04AGRES: 8% LAND 8% IMP 0 LAND 3860 IMP
 11/30/17 CORR STORY HEIGHT & DIMENSIONS, ADD PP WDD REAPP 19 JAA-SB
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 42400 42400 14840 14840
 2001 ANN. EQUAL 45730 45730 16010 16010
 2004 ANN. EQUAL 48310 48310 16910 16910
 2004 ANN EQUAL 52170 52170 18260 18260
 2007 ANN. EQUAL 53800 53800 18830 18830

12/28/22 - PER REAL ESTATE AD - BASEMENT IS FINISHED (THERE IS A LAUNDRY ROOM NOT FINISHED) I PUT AT 90%. ALSO ADDED 1 FULL BATH (NOW 2 FULL BATHS) ALSO CORRECTED THE REMODEL YEAR TO 2015 WHEN THE TOP STORY OF THE HOUSE WAS ADDED ON. THIS PUT AN EFFECTIVE YEAR OF 1988. SENT VALUE CHANGE NOTICE TY22 - VM