

RECEIVED

Tax year 2025 BOR no. 26-00008

DTE 1
Rev. 12/22

County CARROLL Date received 3/9/2026

AUDITOR'S OFFICE
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	<u>RICHARD & KIMBERLY HOOPER</u>	<u>PROPERTY ADDRESS: 2 COMANCHE TRAIL, MALVERN OH 44644</u>
2. Complainant if not owner		<u>HOME/MANAGING ADDRESS: 5838 FAIRLAND RD NEW FRANKLIN, OH 44216</u>
3. Complainant's agent		
4. Telephone number and email address of contact person	<u>330-606-3092 hooperk62@att.net</u>	
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>03-0002313.000</u>	<u>2 COMANCHE TRAIL, MALVERN OH 44644</u>

7. Principal use of property - SUMMER LAKE PRIVILEGES

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>03-0002313.00</u>	<u>48,000.00</u>	<u>77,960.00</u>	<u>-29,960.00</u>

9. The requested change in value is justified for the following reasons:

See attachment

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MAR 09 2026

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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.

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

SECRET

RE

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.

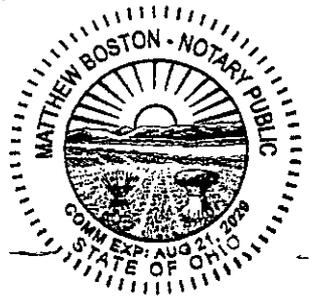
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2-17-2026 Complainant or agent (printed) KIMBERLY HOOPER Title (if agent) _____

Complainant or agent (signature) Kimberly Hooper

Sworn to and signed in my presence, this 27th day of February 2026

Notary Matthew Math



2 Comanche Trail
Malvern, Ok 44644
.5 acres

2-27-2026

#9 The requested change in value is justified for the following reason:

We reviewed all of the comparable Lake Mohawk properties listed and sold by Cutler Realty in all of the Lake Mohawk Monthly Newsletters, 2025. We looked for non lakefront lots as close to .5 acres as possible and found the following:

Address	Lot size	Listing Price	Sold Price	Month Sold
801 Stawamba Trail	.33 acres	59,900	20,000 - ^{shortly} auction	Aug 2025
66 Oneida Trail	.36 acres	49,900	46,000	Jan 2025
1455 Kantee Trail	.39 acres	41,500	38,500	June 2025
243 E Mohawk	.57 acres	53,000	50,000	Aug 2025
159 Cheyenne Trail	.69 acres	59,900	55,000	March 2025

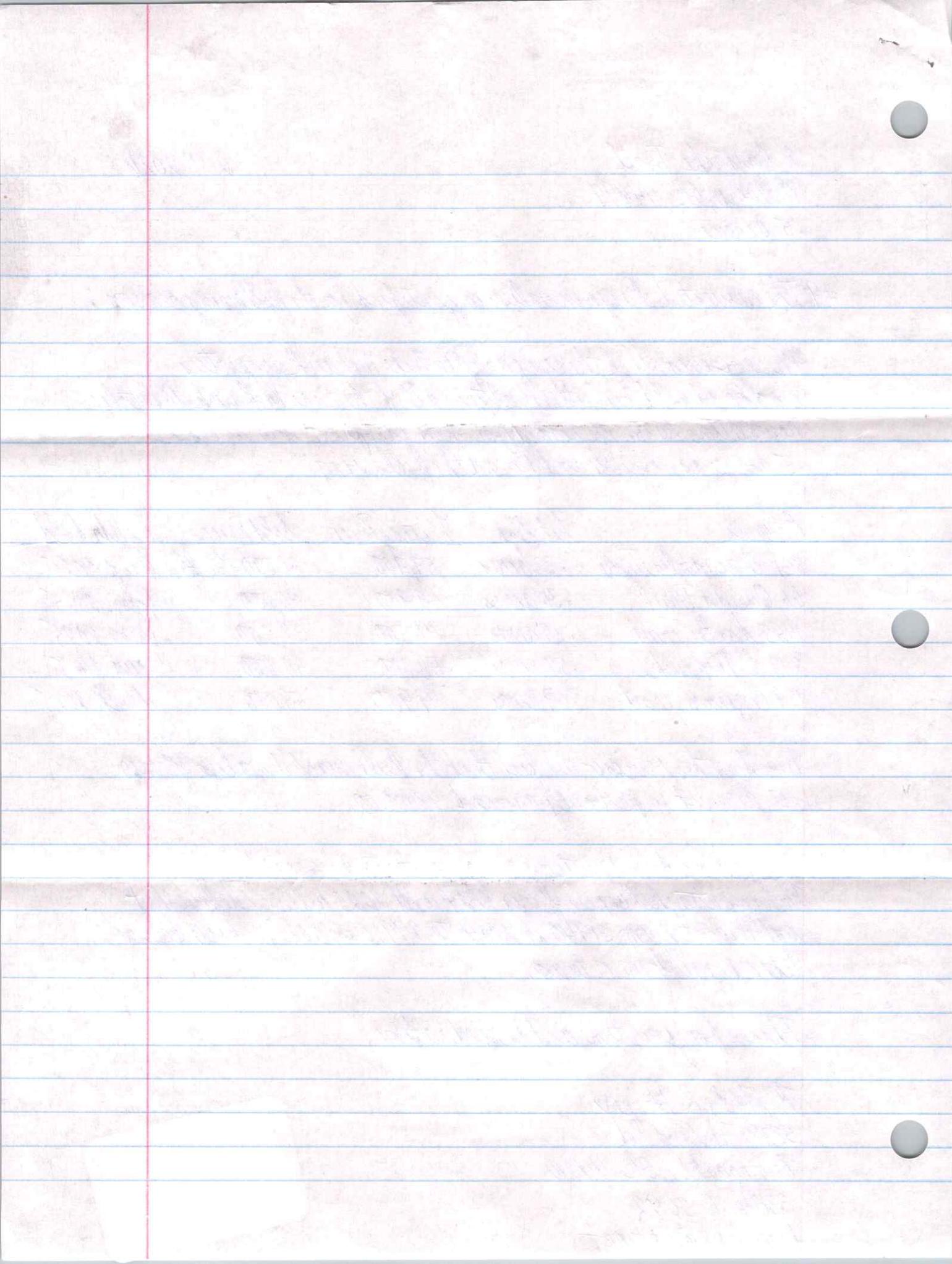
Based on this review we feel that the full market value of our .5 acre lot is probably around 48,000.00.

Please consider adjusting our property taxes accordingly. We have attached copies of our 2024 and 2025 bills. The market value went from 31940 in 2024 to 77960 in 2025, which seems like a possible error to us.

Thanks for your time and consideration,

Kimberly R Hopper
5838 Fairland Rd
New Franklin, Ok 44216
330-606-3092
hopperkb2@att.net







JEFF YEAGER
CARROLL COUNTY TREASURER

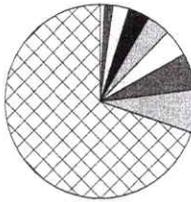
119 S LISBON ST., STE 103
 PO BOX 327
 CARROLLTON, OH 44615-0327
 PHONE: 330-627-4221

X 225D - Auditor

TEMP -- RETURN SERVICE REQUESTED

Office Hours are Monday thru Friday 8 am to 4 pm
 24-Hour Drop box available
 Located at Treasurer's entrance

DUE: 02/14/2025

REAL ESTATE TAX FIRST HALF 2024		BILL #: 015734-1			
 10931 1 AB 0.593 HOOPER KIMBERLY & RICHARD 38 93 5838 FAIRLAND RD NEW FRANKLIN OH 44216-9723 		PARCEL #: 03-0002313.000			
		PROPERTY ADDRESS: COMANCHE TRL LOT 1589			
		TAX DISTRICT: 03 BROWN TWP-BROWN LSD			
		OWNER NAME: KIMBERLY HOOPER & RICHARD HOOPER J/S			
		LEGAL DESCRIPTION: LOT 1589 MOHAWK 8			
TAX RATES		100% MARKET VALUE			
EFFECTIVE TAX RATE 50.784822		Land	Improvement	Total	GROSS TAXES 380.14 - TAX REDUCTION -96.23 SUBTOTAL 283.91 - NON-BUSINESS CREDIT -26.05 NET CURRENT TAXES 257.86 SPECIAL ASSESSMENT 1.00 LESS PAYMENTS 0.00 FIRST HALF DUE 258.86 FULL YEAR DUE 517.72
GROSS TAX RATE 68.00		31940	0	31940	
HOMESTEAD RED VALUE 0		35% TAXABLE VALUE			
CLASSIFICATION Residential		Land	Improvement	Total	
ACRES 0.000		11180	0	11180	
NON-BUSINESS CREDIT FACTOR 0.091779	OWNER OCCUPANCY CREDIT FACTOR 0.022945	HOMESTEAD		CAUV	
		SPECIAL ASSESSMENT			
WHERE YOUR TAXES GO		DESCRIPTION	THIS HALF		
CO 18.76	 <ul style="list-style-type: none"> <input type="checkbox"/> SRC <input type="checkbox"/> CO HM <input type="checkbox"/> JVS <input type="checkbox"/> DD <input type="checkbox"/> SCH <input type="checkbox"/> AMB <input type="checkbox"/> FIRE <input type="checkbox"/> TWP <input type="checkbox"/> CO 	MWCD	1.00		
CO HM 6.78		TO AVOID 10% PENALTY PAY ON OR BEFORE 02/14/2025 If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned.			
DD 15.40					
SCH 180.12					
TWP 11.57					
SRC 2.02					
JVS 10.06					
FIRE 9.41					
AMB 3.74					





JEFF YEAGER
CARROLL COUNTY TREASURER
 119 S LISBON ST., STE 103
 PO BOX 327
 CARROLLTON, OH 44615-0327
 PHONE: 330-627-4221
TEMP -- RETURN SERVICE REQUESTED

Office Hours are Monday thru Friday 8 am to 4 pm
 24-Hour Drop box available
 Located at Treasurer's entrance

DUE: 02/20/2026

REAL ESTATE TAX FIRST HALF 2025	BILL #: 015734-1
10265 1 AB 0.641 HOOPER KIMBERLY & RICHARD 35 92 5838 FAIRLAND RD NEW FRANKLIN OH 44216-9723 	PARCEL #: 03-0002313.000
	PROPERTY ADDRESS: COMANCHE TRL LOT 1589
	TAX DISTRICT: 03 BROWN TWP-BROWN LSD
	OWNER NAME: KIMBERLY HOOPER & RICHARD HOOPER J/S
	LEGAL DESCRIPTION: LOT 1589 MOHAWK 8

TAX RATES		100% MARKET VALUE																			
EFFECTIVE TAX RATE	44.379740	Land	Improvement	Total																	
GROSS TAX RATE	63.75	77960	0	77960	GROSS TAXES	869.87															
HOMESTEAD RED VALUE	0	35% TAXABLE VALUE			- TAX REDUCTION	-264.33															
CLASSIFICATION	Residential	Land	Improvement	Total	SUBTOTAL	605.54															
ACRES	0.000	27290	0	27290	- NON-BUSINESS CREDIT	-56.59															
NON-BUSINESS CREDIT FACTOR	0.093433	HOMESTEAD			NET CURRENT TAXES	548.95															
OWNER OCCUPANCY CREDIT FACTOR	0.023358	CAUV			SPECIAL ASSESSMENT	1.00															
WHERE YOUR TAXES GO		SPECIAL ASSESSMENT																			
CO	44.21	DESCRIPTION			THIS HALF																
CO HM	11.60	MWCD			1.00																
DD	23.41	TO AVOID 10% PENALTY PAY ON OR BEFORE 02/20/2026 If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned.																			
SCH	391.16																				
TWP	28.24																				
SRC	3.45																				
JVS	24.56																				
FIRE	15.96																				
AMB	6.36																				
<table style="font-size: small; margin-top: 5px;"> <tr> <td></td> <td>SRC</td> <td></td> <td>AMB</td> </tr> <tr> <td></td> <td>CO HM</td> <td></td> <td>FIRE</td> </tr> <tr> <td></td> <td>DD</td> <td></td> <td>JVS</td> </tr> <tr> <td></td> <td>TWP</td> <td></td> <td>CO</td> </tr> <tr> <td></td> <td>SCH</td> <td></td> <td></td> </tr> </table>			SRC		AMB		CO HM		FIRE		DD		JVS		TWP		CO		SCH		
	SRC		AMB																		
	CO HM		FIRE																		
	DD		JVS																		
	TWP		CO																		
	SCH																				
		LESS PAYMENTS			0.00																
		FIRST HALF DUE			549.95																
		FULL YEAR DUE			1,099.90																

Parcel



Parcel Number
03-0002313.000 (website)

Legal
LOT 1589 MOHAWK 8

Owner
HOOPER KIMBERLY & RICHARD

Location 📍
COMANCHE TRL LOT 1589
MALVERN OH 44644

Acres
0.0000



Date ▲	Public	Style	Attached To	Notes
09/21/2021	N	General	Transfer on 09/21/2021	Transfer from SCHRAMEK JAMES L T.O.D.D. to HOOPER KIMBERLY & RICHARD New Ownership: Yes
12/26/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 830 LAND 0 IMP 12/26/18 REAPP 19 CW-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 9570 9570 3350 3350 2001 ANN. EQUAL 10400 10400 3640 3640 2004 ANN EQUAL 11230 11230 3930 3930 2007 ANN. EQUAL 13860 13860 4850 4850

Parcel



Parcel Number

28-0000001.000 (website)

Legal

LOT 117 COTTAGE AT STONY LAKE LEASE LOT 117

Owner

CHERRONE NICHOLAS & JAIMIE

Location

485 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 28-0000001.000
 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

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	616	First Floor		100.00	100.00		86,260	
Units Converted	1	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

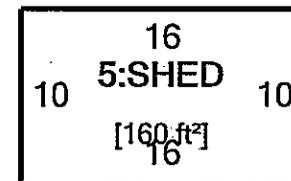
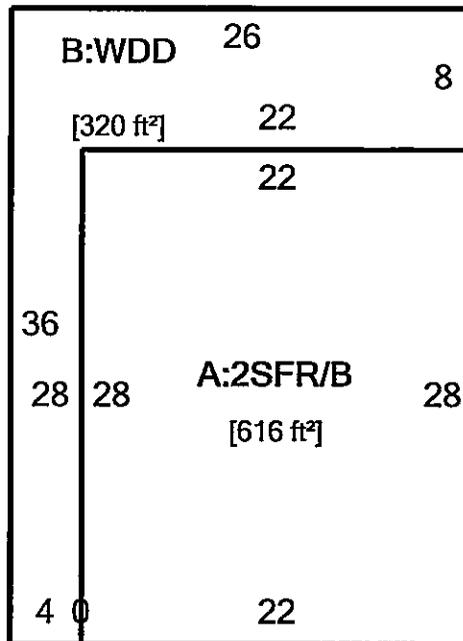
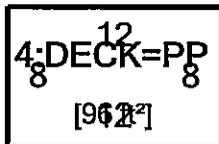
Notes
 OC=1, EXLVUN=000000, PLUMB= 1, PLUMB



Improvements														
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	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



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