

RECEIVED  
 MAR 13 2026  
 AUDITOR'S OFFICE  
 CARROLL COUNTY OH

Clear Form

Tax year 2025 BOR no. 26-00075  
 County Carroll Date received 3/13/2026

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 <u>Crosser, Kelly</u>		Street address, City, State, ZIP code <u>6463 Darlington St SW Carrollton Ohio 44615</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>330-808-9662</u> <u>kellycrosser@ohiorealtitle.com</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>28-0001330.000, 28-0001329.000</u>			<u>6463 Darlington St SW</u>		
<u>28-0000176.000, 28-0000174.000</u>			<u>Carrollton, OH 44615</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		
9. The requested change in value is justified for the following reasons: <u>My vacant lots almost tripled in value, the garage lot went up where the house lot decreased in value</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.
- 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 3/11/20 Complainant or agent (printed) Kelly Crowe Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kelly Crowe

Sworn to and signed in my presence, this 11<sup>th</sup> day of March 2020  
(Date) (Month) (Year)

Notary Jessica A. Murphy



JESSICA A. MURPHY  
Notary Public, State of Ohio  
My Commission Expires  
August 13, 2027

# Parcel



**Parcel Number**  
28-0000176.000 (website)

**Legal**  
LOT 180 VO ASH 2

**Owner**  
CROUSER KELLY L

**Location** 📖  
6542 WELL ST LOT 180

**Acres**  
0.0000



Date ▲	Public	Style	Attached To	Notes
11/30/2018	N	General	Transfer on 11/30/2018	Transfer from MARTINEZ DEBORAH J to CROUSER KELLY L New Ownership: No
01/11/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 1/11/18 NO CHANGE REAPP 19 JAA-SF **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 370 370 130 130 2001 ANN. EQUAL 730 730 260 260 2004 ANN EQUAL 790 790 280 280 2007 ANN. EQUAL 810 810 280 280

# Parcel



**Parcel Number**  
28-0000174.000 (website)  
**Legal**  
LOT 178 VO ASH 2  
**Owner**  
CROUSER KELLY L

**Location**   
6463 DARLINGTON ST LOT 178  
**Acres**  
0.0000

Date ▲	Public	Style	Attached To	Notes
11/30/2018	N	General	Transfer on 11/30/2018	Transfer from MARTINEZ DEBORAH J to CROUSER KELLY L New Ownership: No
10/10/2017	N	General	Transfer on 10/10/2017	Transfer from MORGAN ROBIN L to MARTINEZ DEBORAH J New Ownership: No
06/22/2011	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 520 IMP 6/22/11 CHNG ADDRESS # FROM 6459 TO 6463 JD-LF 1/11/18 CHNG'D DFG TO DPG W/ 100% GRADE & AV CONDTN REAPP 19 JAA-SF **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 370 6290 6660 130 2200 2330 2001 ANN. EQUAL 730 6560 7290 260 2300 2560 2004 ANN EQUAL 790 7080 7870 280 2480 2760 2007 ANN. EQUAL 810 8400 9210 280 2940 3220

# Parcel



**Parcel Number**  
28-0001330.000 (website)

**Legal**  
LOT 205 VO ASH 2

**Owner**  
CROUSER KELLY L

**Location** 📍  
6636 OVERLOOK ST LOT 205

**Acres**  
0.0000

Date ▲	Public	Style	Attached To	Notes
11/30/2018	N	General	Transfer on 11/30/2018	Transfer from MARTINEZ DEBORAH J to CROUSER KELLY L New Ownership: No
01/12/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 1/12/18 NO CHANGE REAPP 19 JAA-SF **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 370 370 130 130 2001 ANN. EQUAL 730 730 260 260 2004 ANN EQUAL 790 790 280 280 2007 ANN. EQUAL 810 810 280 280

# Parcel



**Parcel Number**  
28-0001329.000 (website)

**Legal**  
LOT 203 VO ASH 2

**Owner**  
CROUSER KELLY L

**Location** 📍  
6553 WELL ST LOT 203

**Acres**  
0.0000

Date ▲	Public	Style	Attached To	Notes
11/30/2018	N	General	Transfer on 11/30/2018	Transfer from MARTINEZ DEBORAH J to CROUSER KELLY L New Ownership: No
01/12/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP 1/12/18 NO CHANGE REAPP 19 JAA-SF **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 370 370 130 130 2001 ANN. EQUAL 730 730 260 260 2004 ANN EQUAL 790 790 280 280 2007 ANN. EQUAL 810 810 280 280

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	50X50	240.00	57.00	6,840	4,5,7		42.19		2,890
FRONT LOT - FRT/ACRES = '0', EF-FRT = '50.00', DPTH = '50', FCTR = '57', RATE = '200', EF									
<b>Total</b>	<b>0.0574</b>								<b>2,890</b>

Parcel 28-0001330.000  
 Property 6636 OVERLOOK ST LOT 205  
 Address  
 District 28-PERRY TWP-CARROLLTON EVSD  
 Map Number 2801B-188.00  
 Routing 1B  
 Land Use 500-RESIDENTIAL VACANT LAND  
 Class Residential  
 Neighborhood 00028A-VO ASH-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	UNPAVED	
	WELL		

**Valuations**

Assessment	2025	2026
Appraised		
Land	2,890	2,890
Improvement	0	0
Total	2,890	2,890
Assessed		
Land	1,010	1,010
Improvement	0	0
Total	1,010	1,010
Land	Improvement	Total

Owner CROUSER KELLY L  
 Legal LOT 205 VO ASH 2



**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			Stacks			
Linear Brick		Height			Length			
Exterior Features								
Garage / Carport								
Base Value								
Grade		Code			Factor			
Well / Septic								
Adjustment		Code			Factor			
RCN Value								
Year		Built			total value x multiplier			
Depreciation %		0			Rem Eff			
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	ADJUST FACTR	BLT/REM/EFF	NML	OBS	BOR	Trend	Final Value
<b>Total</b>																

**Sales**

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/30/2018	MARTINEZ DEBORAH J	65,000.00	WARRANTY DEED	Y	5	N	775
10/10/2017	MORGAN ROBIN L	31,000.00	WARRANTY DEED	N	7	N	694
10/20/2004	MARTINEZ DEBORAH J	31,000.00	QUIT CLAIM DEED	N	7	N	1

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM  
 CALL BACK - R : : E : 060811 : CB  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP  
 1/12/18 NO CHANGE REAPP 19 JAA-SF  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 370 370 130 130  
 2001 ANN. EQUAL 730 730 260 260  
 2004 ANN EQUAL 790 790 280 280  
 2007 ANN. EQUAL 810 810 280 280

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	50X50	240.00	57.00	6,840	4,5,7		42.19		2,890
FRONT LOT - FRT/ACRES = '0', EF-FRT = '50.00', DPTH = '50', FCTR = '57', RATE = '200', EF									
<b>Total</b>									<b>2,890</b>

Parcel 28-0001329.000  
 Property 6553 WELL ST LOT 203  
 Address  
 District 28-PERRY TWP-CARROLLTON EVSD  
 Map Number 2801B-175.00  
 Routing 1B  
 Land Use 500-RESIDENTIAL VACANT LAND  
 Class Residential  
 Neighborhood 00028A-VO ASH-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 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							
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	total value ×	multiplier			
Depreciation %			0 Rem	Eff			
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							

Valuations			
Assessment		2025	2025
Appraised	Land	2,890	2,890
	Improvement	0	0
	<b>Total</b>	<b>2,890</b>	<b>2,890</b>
Assessed	Land	1,010	1,010
	Improvement	0	0
	<b>Total</b>	<b>1,010</b>	<b>1,010</b>
Land	Improvement	Total	

Owner CROUSER KELLY L  
 Legal LOT 203 VO ASH 2



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
11/30/2018	MARTINEZ DEBORAH J			65,000.00	WARRANTY DEED	Y	5	N	775
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10/20/2004	MARTINEZ DEBORAH J			31,000.00	QUIT CLAIM DEED	N	7	N	1

ID	Description	Size

Notes

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 BUILDING TOTAL  
 2000 REAL VAL 370 370 130 130  
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 2004 ANN EQUAL 790 790 280 280  
 2007 ANN. EQUAL 810 810 280 280



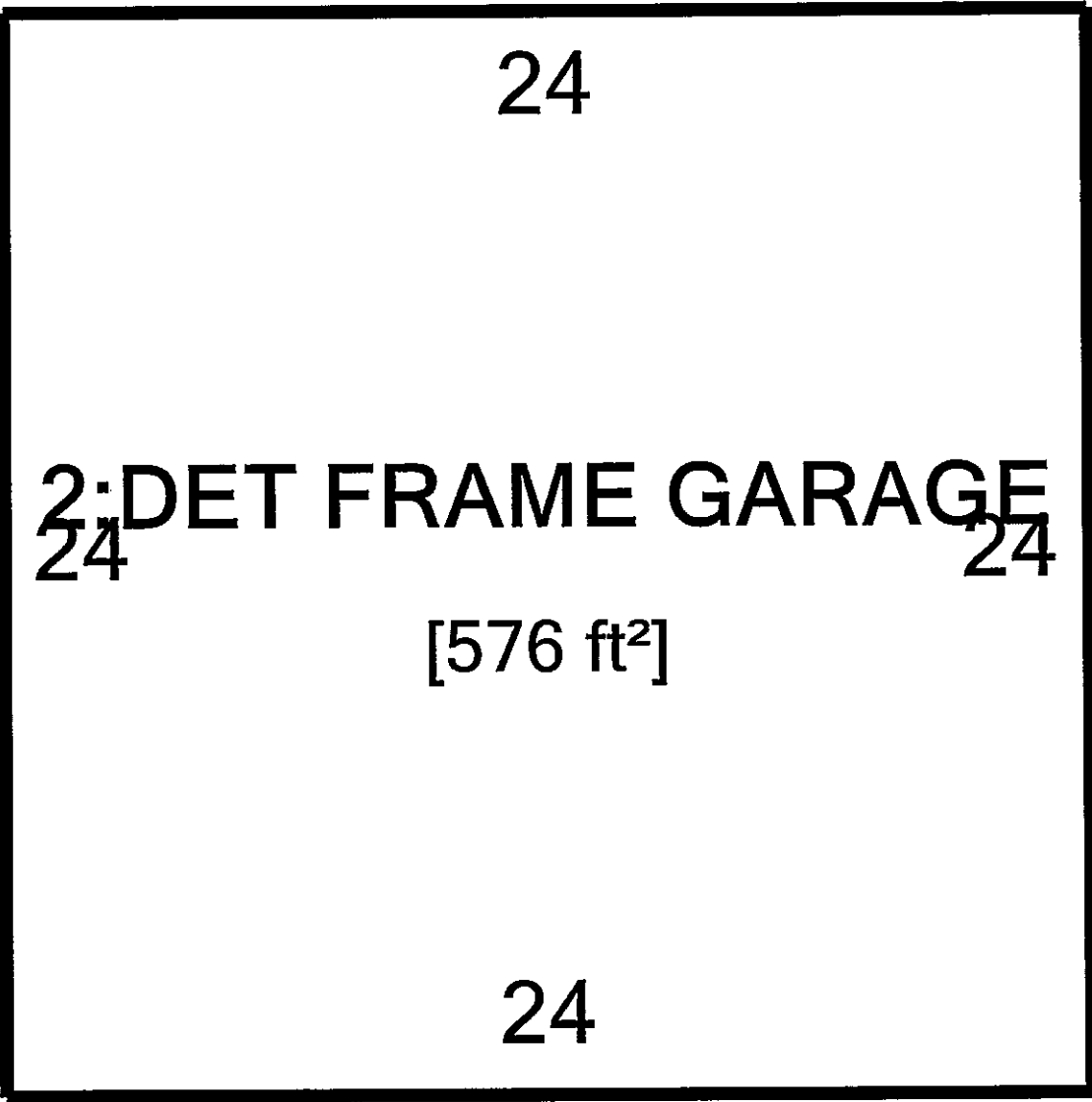
ID	Description	Size

Notes

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 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 370 370 130 130  
 2001 ANN. EQUAL 730 730 260 260  
 2004 ANN EQUAL 790 790 280 280  
 2007 ANN. EQUAL 810 810 280 280



ID	Description	Size
2	02F	576



Notes

REVAL 2025 FIELD REVIEW BY SBT - VM  
 CALL BACK - R : : E : 060811 : CB  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 520 IMP  
 6/22/11 CHNG ADDRESS # FROM 6459 TO 6463  
 JD-LF  
 1/11/18 CHNG'D DFG TO DPG W/ 100% GRADE &  
 AV CONDTN REAPP 19 JAA-SF  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 370 6290 6660 130 2200 2330  
 2001 ANN. EQUAL 730 6560 7290 260 2300  
 2560  
 2004 ANN EQUAL 790 7080 7870 280 2480  
 2760  
 2007 ANN. EQUAL 810 8400 9210 280 2940  
 3220