

Clear Form

Tax year 2025 BOR no. 26-00076  
County CARROLL Date received 3/17/2026

DTE 1  
Rev. 12/22

RECEIVED

### Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form. **MAR 17 2026**

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

AUDITOR'S OFFICE  
CARROLL COUNTY OH

Notices will be sent only to those named below.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	ACCENT POINT PROPERTIES LLC &	3266 BRONZE RD NW
2. Complainant if not owner		CARROLLTON, OH 44615
3. Complainant's agent		
4. Telephone number and email address of contact person <u>330-413-6899</u> email: <u>mona106mee@gmail.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>28-0000302.000</u>	<u>1227 TONAWANDA ST LOT 18</u>
<u>28-0000303.000</u>	<u>1223 TONAWANDA ST LOT 19</u>

7. Principal use of property VACANT 1.1.2025; 2025 EXCAVATION STARTED FOR COTTAGE CONSTRUCTION

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>28-0000302.000</u>	<u>3000</u>	<u>10200</u>	<u>-7200</u>
<u>28-0000303.000</u>	<u>3000</u>	<u>6860</u>	<u>-3860</u>

9. The requested change in value is justified for the following reasons:  
**THE ATTACHED DEED RECORDED 9-9-25 SHOWS THE 2 LOTS MUST BE SOLD AS ONE DUE TO SEPTIC PLACEMENT. THE TOTAL VALUE IN COLUMN A OF \$6000 IS CONSIDERED THE COMBINED VALUE PRIOR TO COMPLETED CONSTRUCTION AS THE LOTS ARE NOW ESSENTIALLY 1 PROPERTY.**

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 3-17-26 Complainant or agent (printed) Mona Meenan Title (if agent) member

Complainant or agent (signature) Accent Point LLC by  
Mona Meenan, member

Sworn to and signed in my presence, this 17<sup>th</sup> day of March 2026  
(Date) (Month) (Year)

Notary Jennifer L. Thomas



Jennifer L. Thomas, Notary Public  
State of Ohio - No Expiration Date  
Attorney At Law - Carrollton, OH

THOMAS LAW FIRM INC



202500004676 Pages: 2 BC  
Filed for Record in CARROLL County, Ohio  
PATRICIA J. OYER, Recorder  
09/09/2025 10:10 AM Recording Fees: \$39.00  
DEED OR Book: 175 Pages: 4404 - 4405

CONVEYANCE EXAMINED  
COMPLIES WITH B.C. SEC. 319.202  
ENTERED FOR TRANSFER

SEP 09 2025

ey  
MM

STACI BRADY  
AUDITOR  
"LOT APPROVED FOR TRANSFER"  
BRIAN J. WISE, CO. ENGINEER P.E.S.E.  
D. Wickner by J. Hudson DEPUTY  
09.09.2025



# Quit-Claim Deed

Ohio Revised Code §5302.11

**KNOW ALL MEN BY THESE PRESENTS THAT DAN MEENAN AND MONA MEENAN, husband and wife,** the Grantors, claiming title by or through instrument recorded in OR Book 65, Page 1249, Carroll County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to their full satisfaction of **ACCENT POINT PROPERTIES LLC, an Ohio limited liability company (50%) and 2TEN VENTURES, LTD, an Ohio limited liability company (50%),** the Grantees, whose tax mailing address will be c/o Accent Point Properties LLC, 3266 Bronze Road NW, Carrollton, OH 44615 do:

**GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM** unto the said Grantees, all right, title and interest as said Grantors have in and to the following described premises:

Situated in the Township of Perry, County of Carroll and State of Ohio:  
Known as and being **Lots 18 and 19 in Lake Villa Allotment aka Lidderdale's Lake Villa Allotment** as shown on the plat filed in Carroll County Plat Book 3, Pages 106 & 107.

**PPNS: 28-0000302.000 (Lot 18) & 28-0000303.000 (Lot 19)**

**EXCEPTING AND RESERVING UNTO THE GRANTORS, DAN MEENAN AND MONA MEENAN, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR, ALL OIL, GAS, AND THEIR CONSTITUENTS, UNDERLYING LOTS 18 AND 19 DESCRIBED HEREIN.**

**Due to portions of the septic system being on both parcels, the transfer of parcels is upon the condition that both parcels are transferred together.**

**TO HAVE AND TO HOLD** the above premises, with the appurtenances thereunto belonging, unto the said Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the 8<sup>th</sup>  
day of September, 2025.

**GRANTORS:**

Dan Meenan  
DAN MEENAN

Mona Meenan  
MONA MEENAN

STATE OF OHIO            )  
                                  ) **SS:**  
CARROLL COUNTY        )

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named Grantors, Dan Meenan and Mona Meenan, husband and wife, and acknowledged that they did sign this instrument and the same is their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this 8<sup>th</sup> day of September, 2025.

Jennifer L. Thomas  
NOTARY PUBLIC



Jennifer L. Thomas, Notary Public  
State of Ohio - No Expiration Date  
Attorney At Law - Carrollton, OH

**This Instrument Prepared By:**  
Thomas Law Firm, Inc.  
Attorney Jennifer L. Thomas  
26 Second St. SE, P.O. Box 235  
Carrollton, Ohio 44615  
330-627-6642

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	109X114	255.00	87.00	24,182	4,5,7		42.19		10,200
FRONT LOT - FRT/ACRES = '0', EF-FRT = '109.00', DPTH = '114', FCTR = '87', RATE = '200',									
<b>Total</b>	<b>0.2853</b>								<b>10,200</b>


Parcel 28-000302.000  
 Property 1227 TONAWANDA ST LOT 18  
 Address  
 District 28-PERRY TWP-CARROLLTON EVSD  
 Map Number 2811A-21.000  
 Routing 11A  
 Land Use 500-RESIDENTIAL VACANT LAND  
 Class Residential  
 Neighborhood 00028C-LAKE VILLA-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		

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								

Valuations			
Assessment		2025	2026
Appraised	Land	10,200	10,200
	Improvement	0	0
	Total	10,200	10,200
Assessed	Land	3,570	3,570
	Improvement	0	0
	Total	3,570	3,570
Land	Improvement	Total	

Owner ACCENT POINT PROPERTIES LLC & 2TEN VENTURES  
 Legal LOT 18 LAKE VILLA ALLOT EX O/G ONLY



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



Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/09/2025	MEENAN DAN & MONA	0.00	QUIT CLAIM DEED	N	2	N	854
12/16/2010	SHAW SUSAN ETAL	42,900.00	QUIT CLAIM DEED	Y	2	N	765
06/28/2010	* NOT ON FILE *	0.00	CERTIFICATE OF	N	2	N	238

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM  
 CALL BACK - R : : E : 052511 : CB  
 INFL:PROP DESIR  
 EQ04AGRES: 8% LAND 8% IMP 180 LAND 0 IMP  
 1/26/18 NO CHANGES REAPP 19 JAA-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 2310 2310 810 810  
 2001 ANN. EQUAL 2300 2300 810 810  
 2004 ANN EQUAL 2480 2480 870 870  
 2007 ANN. EQUAL 2590 2590 910 910

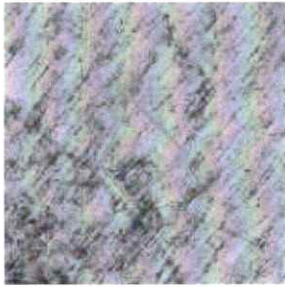


ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM  
CALL BACK - R : : E : 052511 : CB  
INFL:PROP DESIR  
EQ04AGRES: 8% LAND 8% IMP 120 LAND 0 IMP  
1/26/18 NO CHANGES REAPP 19 JAA-VM  
\*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
VALUE \*\*\*\*  
YEAR REASON CODE LAND BUILDING TOTAL LAND  
BUILDING TOTAL  
2000 REAL VAL 1540 1540 540 540  
2001 ANN. EQUAL 1550 1550 540 540  
2004 ANN EQUAL 1670 1670 580 580  
2007 ANN. EQUAL 1740 1740 610 610

# Parcel

**Parcel Number**

28-0000302.000 (website)

**Legal**

LOT 18 LAKE VILLA ALLOT EX O/G ONLY

**Owner**

ACCENT POINT PROPERTIES LLC &amp; 2TEN VENTURES LTD

**Location**

1227 TONAWANDA ST LOT 18

**Acres**

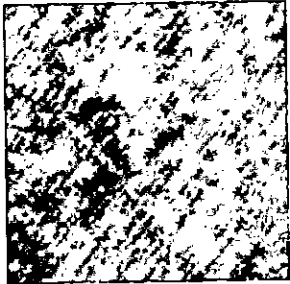
0.0000

Date ▲	Public	Style	Attached To	Notes
09/09/2025	N	General	Transfer on 09/09/2025	Transfer from MEENAN DAN & MONA to ACCENT POINT PROPERTIES LLC & 2TEN VENTURES LTD New Ownership: Yes
09/09/2025	N	General	Resurvey on 09/09/2025	SP ALL O/G FR 28-0000302.000 (LOT 19) & 28-0000303.000 (LOT 19) TO 28-0000303.001 - VM
09/09/2025	N	General	Conveyance on 09/09/2025	ACCENT POINT PROPERTIES LLC 50% INTEREST 2TEN VENTURES LTD 50% INTEREST



Date ▲	Public	Style	Attached To	Notes
01/26/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 180 LAND 0 IMP 1/26/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 2310 2310 810 810 2001 ANN. EQUAL 2300 2300 810 810 2004 ANN EQUAL 2480 2480 870 870 2007 ANN. EQUAL 2590 2590 910 910
12/16/2010	N	General	Transfer on 12/16/2010	Transfer from SHAW SUSAN ETAL to MEENAN DAN & MONA New Ownership: No
12/16/2010	N	General	Parcel	OWNER: MEENAN DAN & MONA, 3266 BRONZE RD NW, CARROLLTON OHIO 44615
06/28/2010	N	General	Transfer on 06/28/2010	Transfer from * NOT ON FILE * to SHAW SUSAN ETAL New Ownership: No

# Parcel



**Parcel Number**

28-0000303.000 (website)

**Legal**

LOT 19 LAKE VILLA LIDDERDALES EX O/G ONLY

**Owner**

ACCENT POINT PROPERTIES LLC & 2TEN VENTURES LTD

**Location**

1223 TONAWANDA ST LOT 19

**Acres**

0.0000

Date ▲	Public	Style	Attached To	Notes
09/09/2025	N	General	Transfer on 09/09/2025	Transfer from MEENAN DAN & MONA to ACCENT POINT PROPERTIES LLC & 2TEN VENTURES LTD New Ownership: Yes
09/09/2025	N	General	Resurvey on 09/09/2025	SP ALL O/G FR 28-0000302.000 (LOT 19) & 28-0000303.000 (LOT 19) TO 28-0000303.001 - VM
09/09/2025	N	General	Conveyance on 09/09/2025	ACCENT POINT PROPERTIES LLC 50% INTEREST 2TEN VENTURES LTD 50% INTEREST
01/26/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 120 LAND 0 IMP 1/26/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1540 1540 540 540 2001 ANN. EQUAL 1550 1550 540 540 2004 ANN EQUAL 1670 1670 580 580 2007 ANN. EQUAL 1740 1740 610 610
12/16/2010	N	General	Transfer on 12/16/2010	Transfer from SHAW SUSAN ETAL to MEENAN DAN & MONA New Ownership: No

Date ▲	Public	Style	Attached To	Notes
12/16/2010	N	General	Parcel	OWNER: MEENAN DAN & MONA, 3266 BRONZE RD NW, CARROLLTON OHIO 44615
06/28/2010	N	General	Transfer on 06/28/2010	Transfer from * NOT ON FILE * to SHAW SUSAN ETAL New Ownership: No