

Tax year 2025 BOR no. 26-00077
 County CARROLL Date received 3/17/2026

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.

RECEIVED
 MAR 17 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH

| | | | |
|--|---|--|-----------------------------|
| | Name | Street address, City, State, ZIP code | |
| 1. Owner of property | DENTAL REALTY & ACCENT POINT | 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 330-413-6899 email: mona106mee@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 | |
| 28-0000988.000 | | 8201 CHALON RD | |
| 7. Principal use of property CABIN, SECONDARY PROPERTY | | | |
| 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 |
| 28-0000988.000 | 86000 | 138820 | -52820 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: COL. A = A REASONABLE, INFLATIONARY INCREASE WITHOUT A PROPERTY SALE. THE EXTRAORDINARY TAX INCREASE CREATES A SIGNIFICANT ECONOMIC HARDSHIP WITH NO FUNDS TO COVER THE UNREALIZED GAIN. FLUCTUATING MARKET CONDITIONS DO NOT GUARANTEE FUTURE SALES VALUES. | | | |

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 17th 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

| Land Data | | | | | | | | | |
|--|----------------|-----------|------|------------|--------|-----|----------|-------|---------------|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
| AU-T/P/W | 9.5000 | 4,100.00 | | 38,950 | | | | | 38,950 |
| SMALL ACR - FRT/ACRES = '9.50', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE = | | | | | | | | | |
| HS-HOME SITE | 1.5000 | 35,200.00 | | 52,800 | | | | | 52,800 |
| HOMESITE - FRT/ACRES = '1.50', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF- | | | | | | | | | |
| RD-ROAD | 0.5600 | 0.00 | | 0 | | | | | 0 |
| ROAD - FRT/ACRES = '0.56', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000', | | | | | | | | | |
| Total | 11.5600 | | | | | | | | 91,750 |

| | |
|-----------------|------------------------------|
| Parcel Property | 28-000988.000 |
| Address | 8201 CHALON RD |
| District | 28-PERRY TWP-CARROLLTON EVSD |
| Map Number | 28005-34.000 |
| Routing | 5 |
| Land Use | 190-OTHER AGRICULTURAL USE |
| Class | Agriculture |
| Neighborhood | 00028-PERRY CARROLLTON SD-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 | |

| 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 | | Code | | Factor | | | | |
| Adjustment | | | | | | | | |
| 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 | 91,750 | 91,750 |
| | Improvement | 47,070 | 47,070 |
| | Total | 138,820 | 138,820 |
| Assessed | Land | 32,110 | 32,110 |
| | Improvement | 16,470 | 16,470 |
| | Total | 48,580 | 48,580 |
| Land | Improvement | Total | |

| | |
|-------|------------------------------------|
| Owner | DENTAL REALTY ENTERPRISES LLC ETAL |
| Legal | 6 13 5 N PT SE 11.560A |



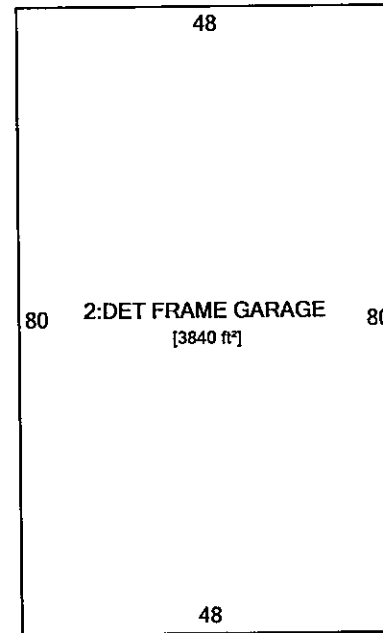
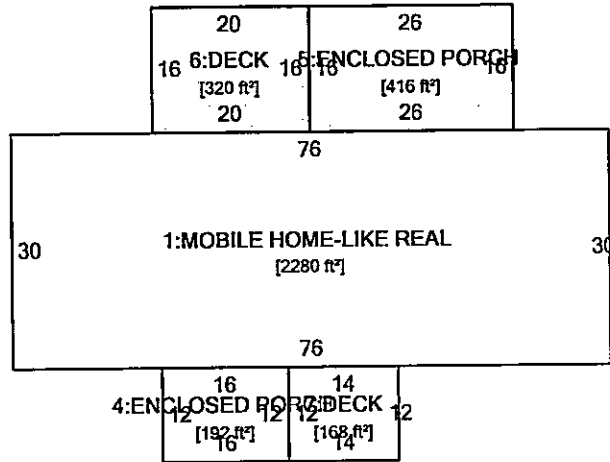
| Permits | | | | | |
|---------|------|----|-------------|---|--------|
| Permit | Date | CD | Description | % | Amount |
| | | | | | |



| 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 |
| 1 | 82-MOBILE HOME-L* | 30 X 76 | 2,280 | | 0.00 | 0 | 1 | 100% | | | 2004/ /2004 | AV-0.00 | | | | 0 |
| 2 | 02F-DET FRAME GA* | 80 X 48 | 3,840 | | 18.86 | 72,410 | 1 | 100% | | | 2003/ /2008 | AV-35.00 | | | | 47,070 |
| 4 | 10-ENCLOSED PORC* | 16 X 12 | 192 | | 0.00 | 0 | 1 | 100% | | | 2004/ /2004 | AV-0.00 | | | | 0 |
| 5 | 10-ENCLOSED PORC* | 26 X 16 | 416 | | 0.00 | 0 | 1 | 100% | | | 2004/ /2004 | AV-0.00 | | | | 0 |
| 6 | 21-DECK | 20 X 16 | 320 | | 0.00 | 0 | 1 | 50% | | | 2004/ /2004 | AV-0.00 | | | | 0 |
| | | | | | | | | | | | | | | | Total | 47,070 |

| Sales | | | | | | | |
|------------|---------------------------------|--------------|-----------------|-------|---------|----|------------|
| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
| 07/23/2024 | DENTAL REALTY ENTERPRISES LLC & | 0.00 | QUIT CLAIM DEED | N | 1 | N | 625 |
| 05/29/2019 | BOWYER DUANE P | 78,000.00 | SF | N | 1 | N | 279 |
| 07/29/2013 | BOWYER DUANE P | 0.00 | TRUSTEE DEED | N | 1 | N | 383 |

| ID | Description | Size |
|----|-------------|-------|
| 1 | 82 | 2,280 |
| 2 | 02F | 3,840 |
| 4 | 10 | 192 |
| 5 | 10 | 416 |
| 6 | 21 | 320 |
| 7 | 21 | 168 |



Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 052011 : JD
 MH=LIKERE REG NO 28-1909 '80 FAIRTHORPE
 DFG 70% 2004
 EQ04AGRES: 8% LAND 8% IMP 1760 LAND 3470
 IMP
 6/23/05 DFG 100% FOR 2005 J.MYERS-CJH
 ADDED .50 HOMESITE FOR 07 REVAL
 30X76 DW HERE SINCE JAN. '05
 4/15/08 ADDED 2 ENCLOSE FRAME PORCHES TO
 DW PER JD-CJH
 6/30/09 ADD OR#08-49 LAND VAL DROPPED IN
 ERROR ADD BACK 2ND HALF TY08 BILL
 6/23/11 ADD 2 WDDK'S TY11 JD-LF
 12/14/17 CHNG DW=PP TO MH-DEP, GARAGE TO
 DFG, P TO WDD, P TO WDD, COND TO AV
 & RMV MH=PP REAPP 19 JAA-SB
 5/29/19 CORRECT OWNERSHIP TO DUANE P
 BOWYER PER 302/806-NAME CHANGED IN ERROR
 SF **** TRUE CASH VALUE ****
 ASSESSED VALUE ****

| YEAR | REASON | CODE | LAND | BUILDING | TOTAL | LAND |
|-------|------------|-------|-------|----------|-------|------|
| 2000 | REAL VAL | 22400 | 260 | 22660 | 7840 | 90 |
| 7930 | | | | | | |
| 2001 | ANN. EQUAL | 22000 | 200 | 22200 | 7700 | 70 |
| 7770 | | | | | | |
| 2004 | NEW BUILD. | 22000 | 31920 | 53920 | 7700 | |
| 11170 | 18870 | | | | | |
| 2004 | NEW BUILD. | 22000 | 43360 | 65360 | 7700 | |

| | | | |
|------|----|-------------|-------|
| 2026 | ID | Description | Size |
| | 1 | LRE | 2,280 |



Photos

Land Data

Card 1

| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
|--|----------------|-----------|------|------------|--------|-----|----------|-------|---------------|
| AU-T/P/W | 9.5000 | 4,100.00 | | 38,950 | | | | | 38,950 |
| SMALL ACR - FRT/ACRES = '9.50', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE = | | | | | | | | | |
| HS-HOME SITE | 1.5000 | 35,200.00 | | 52,800 | | | | | 52,800 |
| HOMESITE - FRT/ACRES = '1.50', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF- | | | | | | | | | |
| RD-ROAD | 0.5600 | 0.00 | | 0 | | | | | 0 |
| ROAD - FRT/ACRES = '0.56', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000', | | | | | | | | | |
| Total | 11.5600 | | | | | | | | 91,750 |

Parcel 28-000988.000
 Property 8201 CHALON RD
 Address
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 28005-34.000
 Routing 5
 Land Use 190-OTHER AGRICULTURAL USE
 Class Agriculture
 Neighborhood 00028-PERRY CARROLLTON SD-AV
 Living Area 0

Site Characteristics

| Topography | Public Utilities | Street / Road | Neighborhood |
|---------------|------------------|---------------|--------------|
| ABOVE | ELECTRIC | ALLEY | BLIGHTED |
| BELOW | GAS | PAVED | DECLINING |
| FLAT | SEPTIC | PROPOSED | IMPROVING |
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Valuations

| Assessment | 2025 | 2026 |
|--------------|----------------|----------------|
| Appraised | | |
| Land | 91,750 | 91,750 |
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| Land | 32,110 | 32,110 |
| Improvement | 16,470 | 16,470 |
| Total | 48,580 | 48,580 |
| Land | Improvement | Total |

Owner DENTAL REALTY ENTERPRISES LLC ETAL
 Legal 6 13 5 N PT SE 11.560A



Permits

| Permit | Date | CD | Description | % | Amount |
|--------|------|----|-------------|---|--------|
| | | | | | |

Notes

Notes

| Type | Area | Height | Brick | Finish | Heat | Cool | Value |
|--------------------|------|----------|-------|--------------------------|------|------|-------|
| Units Designed | | | | | | | |
| Units Converted | | | | | | | |
| Total Rooms | | | | | | | |
| Bed Rooms | | | | | | | |
| Family Rooms | | | | | | | |
| Dining Rooms | | | | | | | |
| Plumbing | | | | | | | |
| Full Baths | | | | | | | |
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| RecRoom | | | | | | | |
| Fireplace | | Openings | | Stacks | | | |
| Linear Brick | | Height | | Length | | | |
| Exterior Features | | | | | | | |
| Garage / Carport | | | | | | | |
| Base Value | | | | | | | |
| Grade | | Code | | Factor | | | |
| Well / Septic | | Code | | Factor | | | |
| Adjustment | | | | | | | |
| RCN Value | | | | | | | |
| Year | | Built | | total value x multiplier | | | |
| Depreciation % | | | | 0 Rem Eff | | | |
| Observed % | | | | | | | |
| Depreciation Value | | | | | | | |
| RCNLD Value | | | | | | | |
| BOR | | 0 | | | | | |
| Trend | | | | | | 0.00 | |
| Final Value | | | | | | | |

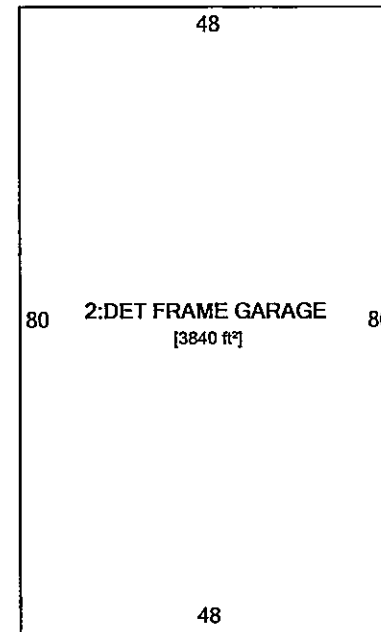
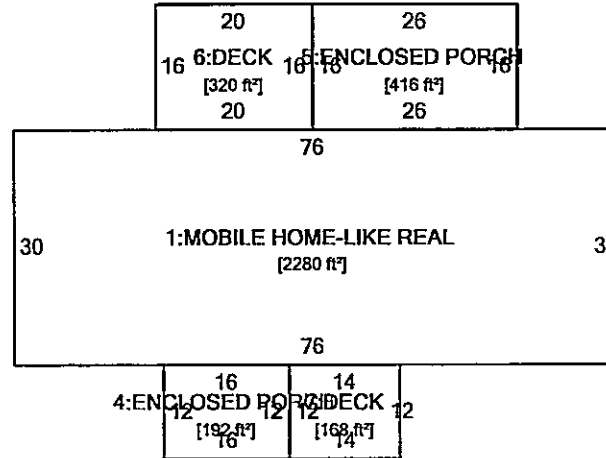
Improvements

| ID | Type | Dims | Size | Features | Rate | Base Value | Unit Count | Grade | Adjust Reason | ADJST FACTR | Year BLT/REM/EFF | DEPR MML | DEPR OBS | BOR | Trend | Final Value |
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| 6 | 21-DECK | 20 X 16 | 320 | | 0.00 | 0 | 1 | 50% | | | 2004/ /2004 | AV-0.00 | | | | 0 |
| Total | | | | | | | | | | | | | | | | 47,070 |

Sales

| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
|------------|---------------------------------|--------------|-----------------|-------|---------|----|------------|
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Notes

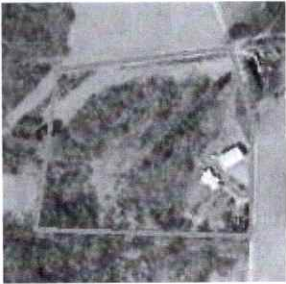
REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 052011 : JD
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 YEAR REASON CODE LAND BUILDING TOTAL LAND
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 7770
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 11170 18870
 2004 NEW BUILD. 22000 43360 65360 7700

| ID | Description | Size |
|----|-------------|-------|
| 1 | LRE | 2,280 |

Photos



Parcel

**Parcel Number**

28-0000988.000 (website)

Legal

6 13 5 N PT SE 11.560A

Owner

DENTAL REALTY ENTERPRISES LLC ETAL

Location 

8201 CHALON RD

Acres

11.5600

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|------------------------|--|
| 07/23/2024 | N | General | Transfer on 07/23/2024 | Transfer from DENTAL REALTY ENTERPRISES LLC & to DENTAL REALTY ENTERPRISES LLC ETAL New Ownership: Yes |
| 05/29/2019 | N | General | Transfer on 05/29/2019 | Transfer from BOWYER DUANE P to DENTAL REALTY ENTERPRISES LLC & New Ownership: No |
| 07/29/2013 | N | General | Transfer on 07/29/2013 | Transfer from BOWYER DUANE P to BOWYER DUANE P New Ownership: No |



| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|-------------|---|
| 06/23/2005 | N | General | Parcel | <p>MH=LIKERE REG NO 28-1909 '80 FAIRTHORPE DFG 70% 2004 EQ04AGRES: 8% LAND 8% IMP 1760 LAND 3470 IMP 6/23/05 DFG 100% FOR 2005 J.MYERS-CJH ADDED .50 HOMESITE FOR 07 REVAL 30X76 DW HERE SINCE JAN. '05 4/15/08 ADDED 2 ENCLOSE FRAME PORCHES TO DW PER JD-CJH 6/30/09 ADD OR#08-49 LAND VAL DROPPED IN ERROR ADD BACK 2ND HALF TY08 BILL 6/23/11 ADD 2 WDDK'S TY11 JD-LF 12/14/17 CHNG DW=PP TO MH-DEP, GARAGE TO DFG, P TO WDD, P TO WDD, COND TO AV & RMV MH=PP REAPP 19 JAA-SB 5/29/19 CORRECT OWNERSHIP TO DUANE P BOWYER PER 302/806-NAME CHANGED IN ERROR SF **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 22400 260 22660 7840 90 7930 2001 ANN. EQUAL 22000 200 22200 7700 70 7770 2004 NEW BUILD. 22000 31920 53920 7700 11170 18870 2004 NEW BUILD. 22000 43360 65360 7700 15180 22880 2004 ANN EQUAL 23760 46830 70590 8320 16390 24710 2005 NEW BUILD. 23760 66900 90660 8320 23420 31740 2007 ANN. EQUAL 40250 43700 83950 14090 15300</p> |