

Clear Form

Tax year 2025 BOR no. 26-00078
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	DANIEL & MONA MEENAN	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
03-0002703.000	UTE TRAIL LOT 647



7. Principal use of property VACANT LOT

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
03-0002703.000	12850	26850	-14000

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) _____

Complainant or agent (signature) Mona Meenan _____

Sworn to and signed in my presence, this 17 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
FL-FRONT LOT	72X200	440.00	113.0	35,798	4		75.00		26,850
FRONT LOT - FRT/ACRES = '0', EF-FRT = '72.00', DPTH = '200', FCTR = '113', RATE = '250',									
Total	0.3306								26,850

Parcel 03-0002703.000
 Property UTE TRAIL LOT 647
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 03M06-71.000
 Routing M06
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 03-LM1-LAKE MOHAWK OFF THE LAKE-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	26,850	26,850
	Improvement	0	0
	Total	26,850	26,850
Assessed	Land	9,400	9,400
	Improvement	0	0
	Total	9,400	9,400
Land	Improvement	Total	

Owner MEENAN DANIEL H & MONA J
 Legal LOT 647 MOHAWK 3



Permits

Permit	Date	CD	Description	%	Amount


Notes

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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	0 Rem	Eff			
Depreciation %							
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	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
																
																Total

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
03/05/2019	MEENAN DANIEL H & MONA J	4,400.00	WARRANTY DEED	N	1	N	100
08/16/2004	MEENAN DANIEL H & MONA J	4,346.00	WARRANTY DEED	N	1	N	1
10/30/2003	UNKEFER SHAUN M	8,500.00	WARRANTY DEED	Y	1	N	1

ID	Description	Size

Notes

03/29/25 REVAL 2025 FIELD REVIEW DONE BY
ST -SB
CALL BACK - R : : E : 062211 : DLG
6/11/04 REPRICED PER SALE LAND INFLU FCTR
REMOVED ELV-CJH
EQ04AGRES: 8% LAND 8% IMP 670 LAND 0 IMP
12/21/18 REAPP 19 CW-VM
**** TRUE CASH VALUE **** **** ASSESSED
VALUE ****
YEAR REASON CODE LAND BUILDING TOTAL LAND
BUILDING TOTAL
2000 REAL VAL 2970 2970 1040 1040
2001 ANN. EQUAL 3360 3360 1180 1180
2004 ANN. EQUAL 8390 8390 2940 2940
2004 ANN EQUAL 9060 9060 3170 3170
2007 ANN. EQUAL 11990 11990 4200 4200

Parcel



Parcel Number
03-0002703.000 (website)

Legal
LOT 647 MOHAWK 3

Owner
MEENAN DANIEL H & MONA J

Location 📍
UTE TRAIL LOT 647

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
03/05/2019	N	General	Transfer on 03/05/2019	Transfer from MEENAN DANIEL H & MONA J to MEENAN DANIEL H & MONA J New Ownership: No
08/16/2004	N	General	Transfer on 08/16/2004	Transfer from MEENAN DANIEL H & MONA J to MEENAN DANIEL H & MONA J New Ownership: No
06/11/2004	N	General	Parcel	6/11/04 REPRICED PER SALE LAND INFLU FCTR REMOVED ELV-CJH EQ04AGRES: 8% LAND 8% IMP 670 LAND 0 IMP 12/21/18 REAPP 19 CW-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 2970 2970 1040 1040 2001 ANN. EQUAL 3360 3360 1180 1180 2004 ANN. EQUAL 8390 8390 2940 2940 2004 ANN EQUAL 9060 9060 3170 3170 2007 ANN. EQUAL 11990 11990 4200 4200

