

Tax year 2025 BOR no. 26-00079  
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

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	DANIEL MEENAN & TIMOTHY WEEM	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
28-0000745.000	9046 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
28-0000745.000	87000	119910	-32910

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

Complainant or agent (signature) Mona Meenan

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

## Parcel

**Parcel Number**

28-0000745.000 (website)

**Legal**

5 12 34 N PT NW 1/4 2.053A

**Owner**

MEENAN DANIEL H &amp; TIMOTHY J

**Location**

9046 CHALON RD

**Acres**

2.0530



Date ▲	Public	Style	Attached To	Notes
11/05/2025	N	General	Parcel	NO WELL OR SEPTIC, GOING TO SEND EMAIL WITH PICS ONLY HAS A LOFT / 1 BEDROOM UPSTAIRS REST IS OPEN AREA, HUNTING CABIN NO FURNACE, OLD LOGA CABIN WITH SIDING ON IT.-KK WILL NEED TO FIX THIS CABIN WHEN WE ARE ABLE TO RECIEVED EMAIL.-KK
02/03/2021	N	General	Adjustment on 02/03/2021	PER HEALTH DEPARTMENT - THERE IS NO WELL & SEPTIC ON THIS PROPERTY - I REMOVED THE HOMESITE AND THE PLUMBING FROM THE DWLG - SENT VALUE CHANGE LETTER & NEW TAX BILL - VM
01/29/2021	N	General	Adjustment on 01/29/2021	SYSTEM NEVER UPDATED WHEN WE PUT THE EFF YEAR IN IT PUT 0 FOR THE FNC - WILL SEND VALUE CHANGE LETTER & NEW TAX BILL - VM

Date ▲	Public	Style	Attached To	Notes
01/29/2021	N	General	Parcel	<p>DAN MEENHAN CALLED THIS MORNING ASKING WHY HIS PROPERTY TAXES HAVE DOUBLED. I EXPLAINED THAT WE HAVE HIS DWLG 100% COMPLETE FOR TY20. HE EXPRESSED THAT IT ISN'T COMPLETE. THERE IS NO WELL OR SEPTIC (I EMAILED THE HEALTH DEPT TO VERIFY), BASEMENT DIRT FLOOR, HE STILL HAS A COUPLE DOORS TO PUT IN ALONG WITH A WINDOW. THERE IS WOOD HEAT AND ELECTRIC. I EXPLAINED TO HIM THAT I WOULD TAKE A LOOK AT THIS AND GIVE HIM A CALL BACK. - VM AFTER LOOKING AT THIS, I HAVE CORRECTED THE EFFECTIVE YEAR FOR THE DWLG FROM 1900 TO 1971 AND IT CORRECTED THE DPR TO 45%. AS I AM LOOKING AT THIS, THE SYSTEM DID NOT CORRECT THE DWLG WHEN IT WAS UPDATED AND DID NOT CHANGE THE VALUE WHEN WITH THE 65% FNC WHEN THE EFF YEAR WAS 1900. I WILL CORRECT THIS FOR TY20 AND WILL WAIT TO SEE WHAT THE HEALTH DEPT SAYS ABOUT THE WELL &amp; SEPTIC -VM - I SPOKE WITH MR MEENAN AND HE WAS OKAY WITH THE NEW VALUE - I TOLD HIM THAT I WOULD SEND HIM OUR A NEW TAX BILL - VM</p>
06/30/2020	N	General	Parcel	<p>PER FIELD REVIEW 06/30/2020 - HOME LOOKS TO BE COMPLETE ON EXTERIOR. NEW SIDING, ROOF, MAYBE SOME WINDOWS. NO ONE HOME, NOT SURE ABOUT INSIDE. WILL PUT HOME AT 100% COMPLETE - SENT VALUE CHANGE LETTER - VM</p>
01/08/2020	N	General	2020 Owner Occupancy Credit	<p>PER OWNERS THIS IS A SECONDARY HOME FOR BOTH OWNERS - VM</p>
05/28/2010	N	General	Transfer on 05/28/2010	<p>Transfer from LAMB ARLIE DAVID to MEENAN DANIEL H &amp; TIMOTHY J New Ownership: No</p>
05/28/2010	N	General	Parcel	<p>OWNER: MEENAN DANIEL &amp; TIMOTHY J, WEEMAN C/O DANIEL H MEENAN 9046 CHALON RD,</p>

Date ▲	Public	Style	Attached To	Notes
07/09/2007	N	General	Transfer on 07/09/2007	Transfer from LAMB ARLIE DAVID & HELEN to LAMB ARLIE DAVID New Ownership: No
06/05/2007	N	General	Transfer on 06/05/2007	Transfer from LAMB ARLIE G to LAMB ARLIE DAVID & HELEN New Ownership: No
05/11/2007	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 960 LAND 1680 IMP  5/11/07 DEDUCT#06-107 B.O.R. REDUCED DWLG-PHY DEP FR  65% TO 90% &amp; FUNC  DEP. FR 20% TO 40%-ELV-CJH  7/10/07 ELV ADJ. BLDG VAL. TO REFLECT BOR-CJH  05/28/10 NEW SURVEY FOR 10 TY WAS 1.986A NOW 2.053A DD  2013 REMODEL PART FINISHED - NEW ROOF, PART WINDOWS &amp;  PART SIDING  2/21/14 DO#13-072 ADD 40% FUNC, DWLG ONLY 60% PER  OWNER TY13 TK  RC14 CHECK FOR COMPLETION OF REMODEL ON BACK SIDE &amp;  HEAT  3/5/18 UPDATED DWLG GRADE 90% &amp; DECREASED FUNC DPR  TO 20. EXT REMODEL COMP.  UNABLE TO VERIFY INT. REMOVED MISC BLDG. REAPP 19 JAA-  VM  RC19 COMPLETION OF INTERIOR REMODEL JAC-SF  8/27/19 REMODEL STILL 80% JC-VM  RC20 COMPLETION OF REMODEL  **** TRUE CASH VALUE **** ** ASSESSED VALUE ****  YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING  TOTAL  2000 REAL VAL 11910 20830 32740 4170 7290 11460  2001 ANN. EQUAL 12060 20940 33000 4220 7330 11550  2004 ANN EQUAL 13020 22620 35640 4560 7920 12480  2006 BOARD OF R 13020 4850 17870 4560 1700 6260  2007 ANN. EQUAL 14450 2960 17410 5060 1040 6100</p>

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
RS-RESIDUAL	2.0530	8,800.00		18,066					18,070
<b>Total</b>	<b>2.0530</b>								<b>18,070</b>



Parcel 28-000745.000  
 Property 9046 CHALON RD  
 Address  
 District 28-PERRY TWP-CARROLLTON EVSD  
 Map Number 28034-14.000  
 Routing 34  
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99  
 Class Residential  
 Neighborhood 00028-PERRY CARROLLTON SD-AV  
 Living Area 1,236

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	18,070	18,070
Improvement	101,840	101,840
Total	119,910	119,910
Assessed		
Land	6,320	6,320
Improvement	35,640	35,640
Total	41,960	41,960
Land	Improvement	Total

Owner MEENAN DANIEL H & TIMOTHY J  
 Legal 5 12 34 N PT NW 1/4 2.053A



Permits

Permit	Date	CD	Description	%	Amount

Notes

OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0000000

Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed	1	924	First Floor		100.00			103,750
Units Converted	1	312	Full Upper		100.00			45,150
Total Rooms	6	924	Basement					20,630
Bed Rooms	2							
Family Rooms								
Dining Rooms								
Plumbing	NORMAL							
Full Baths								
Half Baths								
Extra Fixtures								
<b>Total Floor Value</b>								169,530
<b>Living Units Value</b>								
<b>Plumbing</b>								2,990
<b>RecRoom</b>								
<b>Fireplace</b>								
<b>Linear Brick</b>								
<b>Exterior Features</b>								18,090
<b>Garage / Carport</b>								18,690
<b>Base Value</b>								209,300
<b>Grade</b>								-41,860
<b>Well / Septic</b>								
<b>Adjustment</b>								
<b>RCN Value</b>								167,440
<b>Year</b>								
<b>Depreciation %</b>								-66,976
<b>Observed %</b>								
<b>Depreciation Value</b>								-66,976
<b>RCNLD Value</b>								100,464
<b>BOR</b>								
<b>Trend</b>								
<b>Final Value</b>								100,460



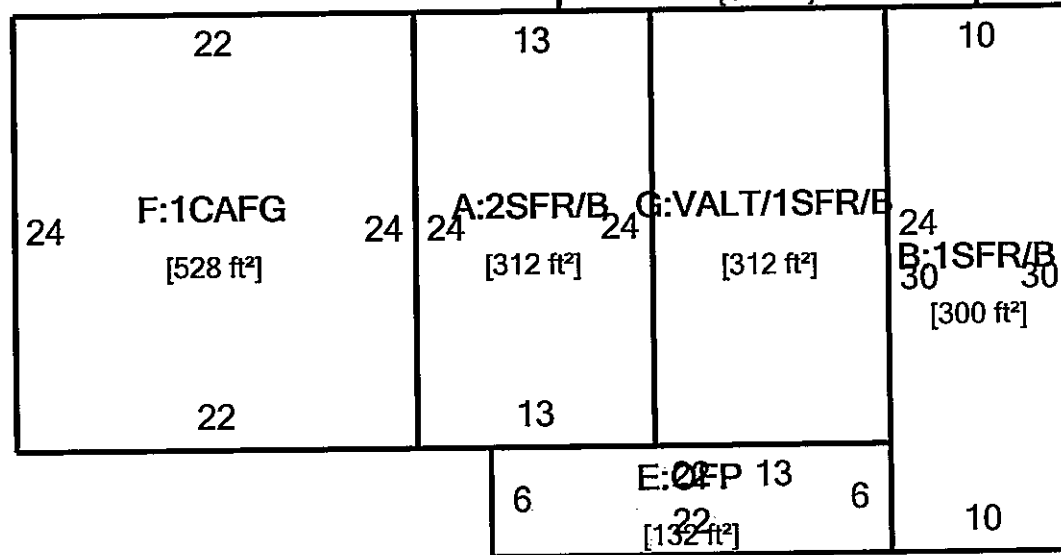
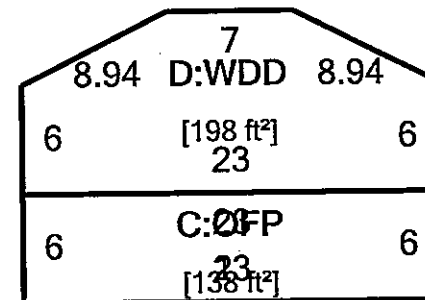
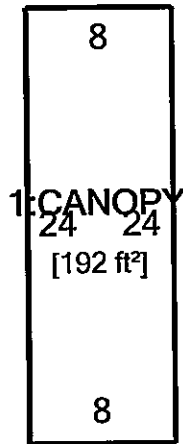
Improvements

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	27-CANOPY	24 X 8	192		8.00	1,536	1	100%			2022/ /2022	AV-10.00				1,380
<b>Total</b>																<b>1,380</b>

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
05/28/2010	LAMB ARLIE DAVID	26,000.00	WARRANTY DEED	Y	1	N	299
07/09/2007	LAMB ARLIE DAVID & HELEN	0.00	QUIT CLAIM DEED	N	1	N	1
06/05/2007	LAMB ARLIE G	0.00	CERTIFICATE OF	N	1	N	1

ID	Description	Size
A	2SFR/B	312
B	1SFR/B	300
C	OFF	138
D	WDD	198
E	OFF	132
F	1CAFG	528
G	VALT/1SFR/B	312
1	27	192



**Notes**

REVAL 2025 FIELD REVIEW BY SBT - VM (PER HEALTH DEPARTMENT - HAVE NO INFORMATION ON THIS PARCEL HAVING A WELL OR SPETIC)  
 REVAL 2025- CORR DIMS OF DWLG- ADDED 8X24 SHED 04-02-24 JMR  
 CALL BACK - R : : E : 040913 : JD  
 RC20 COMPL OF INT REMODEL  
 EQ04AGRES: 8% LAND 8% IMP 960 LAND 1680 IMP  
 5/11/07 DEDUCT#06-107 B.O.R. REDUCED DWLG-PHY DEP FR 65% TO 90% & FUNC DEP. FR 20% TO 40%-ELV-CJH  
 7/10/07 ELV ADJ. BLDG VAL. TO REFLECT BOR-CJH  
 05/28/10 NEW SURVEY FOR 10 TY WAS 1.986A NOW 2.053A DD  
 2013 REMODEL PART FINISHED - NEW ROOF, PART WINDOWS & PART SIDING  
 2/21/14 DO#13-072 ADD 40% FUNC, DWLG ONLY 60% PER OWNER TY13 TK  
 RC14 CHECK FOR COMPLETION OF REMODEL ON BACK SIDE & HEAT  
 3/5/18 UPDATED DWLG GRADE 90% & DECREASED FUNC DPR TO 20. EXT REMODEL COMP.  
 UNABLE TO VERIFY INT. REMOVED MISC BLDG.  
 REAPP 19 JAA-VM  
 RC19 COMPLETION OF INTERIOR REMODEL JAC-SF  
 8/27/19 REMODEL STILL 80% JC-VM  
 RC20 COMPLETION OF REMODEL  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED

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Plumbing	NORMAL								
Full Baths									
Half Baths									
Extra Fixtures									
		Total Floor Value						169,530	
		Living Units Value						2,990	
		Plumbing							
		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		OFP=138,OFP=132,VALT=312,WDD=198				18,090	
		Garage / Carport		1.00AFG				18,690	
		Base Value						209,300	
		Grade		Code		80% Factor		80.00	-41,860
		Well / Septic		Code		Factor			
		Adjustment		167,440 total value × 1.0 multiplier				167,440	
		RCN Value		Built 1900 Rem 1980 Eff 1980					
		Year		AV-40.00					-66,976
		Depreciation %							
		Observed %							
		Depreciation Value							-66,976
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		BOR							
		Trend							
		Final Value							100,460

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	Improvement	101,840	101,840
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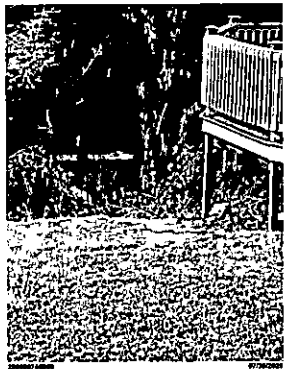
Land Improvement Total  
 Owner MEENAN DANIEL H & TIMOTHY J  
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Permits					
Permit	Date	CD	Description	%	Amount

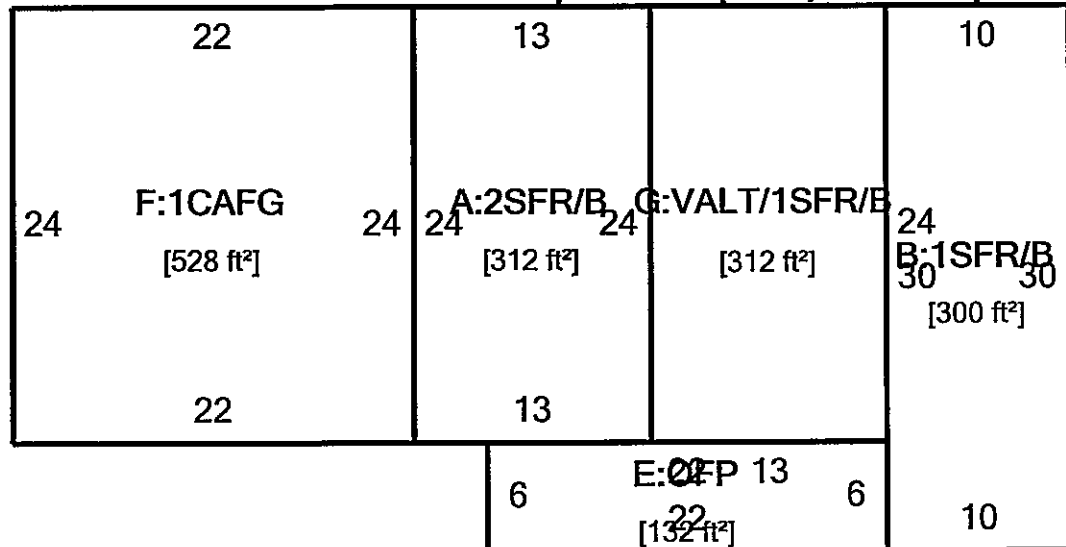
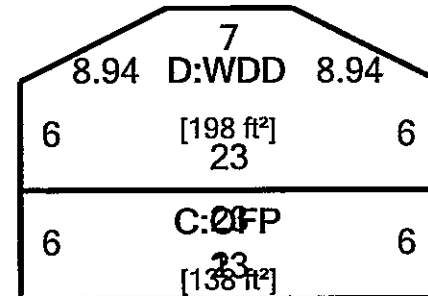
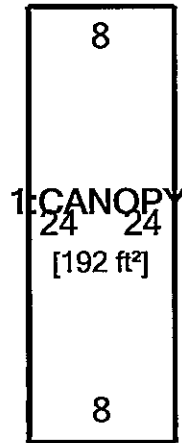
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