

Tax year 2025 BOR no. 26-00080  
 County CARROLL Date received 3/19/2026

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.

Name		Street address, City, State, ZIP code
1. Owner of property	ROBERT C. BOCH	6276 FULTON DR. N.W.
2. Complainant if not owner		CANTON, OHIO 44718
3. Complainant's agent		
4. Telephone number and email address of contact person		
ROBERT C BOCH 330224 7636 I'M 90+ <sup>YRS</sup> OLD PLEASE NO EMAIL		
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	
37-0000264.000	4235 AVALON ROAD	



7. Principal use of property	RENTAL		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
37-0000264	75,000 <sup>00</sup>	154,500	-79,500

9. The requested change in value is justified for the following reasons:  
 NO CENTRAL HEAT I'M NOT GIVING IT AWAY  
 INSIDE TRASHED NO COMPLAINT ABOUT LAND VALUE  
 IM POSSIBLE TO SELL HOUSE IS THE PROBLEM  
 I WOULD BE SELLING THE LAND AND LOCATION HOUSE WOULD COME DOWN

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 NONE and total cost \$ \_\_\_\_\_

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

RECEIVED  
 MAR 19 2026  
 AUDITOR'S OFFICE  
 CARROLL COUNTY OH

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. **CONDITION OF HOUSE**  
**SEE IF YOU CAN GET IN**  
 Occupancy change of at least 15% had a substantial economic impact on my property. **I HAVE NO KEY**  
**DALE LIVES THERE**

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.

**BARBARA BOCH CAN BE USED AS 773859 3130**  
**A CONTACT SHE'S IN MINERVA 530 BVBOCH@GMAIL.COM**

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 3/18/2026 Complainant or agent (printed) ROBERT C. BOCH Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Robert C Boch

Sworn to and signed in my presence, this 18 day of March 2026

Notary Richard Kobasic



**RICHARD A KOBASIC JR**  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 January 30, 2027

## Parcel



**Parcel Number**

37-0000264.000 (website)

**Legal**

6 15 30 PT NE 2.281A (50% MIN INT)  
(FKA 16-0000264.000)

**Owner**

BOCH ROBERT C ETAL

**Location**

4235 AVALON RD

**Acres**

2.2800



Date ▲	Public	Style	Attached To	Notes
04/22/2024	N	General	Parcel	PER FIELD REVIEW 4-22-24 NO MH ON PARCEL, THERE IS A PLATED CAMPER , NO VALUE CHANGE,-KK
01/22/2024	N	Auditor	Parcel	MAILED BOR FORM DTE 1. KY
01/22/2024	N	Auditor	Parcel	MR BOCH CALLED IN AND REQUESTED A BOR FORM. STATED THAT THE DWLG ON THIS PARCEL IS NOT LIVABLE AND THEY MOVED A MH ON THIS PARCEL. WILL ALSO SEND OUT FOR FIELD REVIEW TO CHECK FOR MH. --MKM
12/06/2021	N	Auditor	Parcel	MR BOCH CALLED WITH A FEW QUESTIONS ABOUT THE B&M AMB REFUND, VERY PLEASED WITH HOW WE HANDLED IT -SB
12/01/2021	N	General	Resurvey on 12/01/2021	ADDED FORMER PARCEL# TO DESCRIPTION ON PARCELS THAT MOVED TO DISTRICT 37 TO CORRECT B&M AMBULANCE TAXING -SB
11/30/2021	N	Auditor	Parcel	MAILED WARRANT NO. 173405 \$99.87 - B&M AMB LEVY REFUND -SB
11/22/2021	N	General	Annex on 11/22/2021	ANNEX HARRISON TWP-BLSD PARCELS TO NEW DISTRICT 37 (STATE #00136) TO CORRECT B&M AMBULANCE CHARGES -SB

Date ^	Public	Style	Attached To	Notes
06/09/2014	N	General	Transfer on 06/09/2014	Transfer from BOCH ROBERT C to BOCH ROBERT C ETAL New Ownership: No
05/18/2004	N	General	Parcel	LOOSE DOG 5/18/04 REPRICE PER SALE, LAND VAL FROM 2500 TO 4000, HOME DEP FROM 15 TO 10, GRADE FTR FROM 90 TO 95 PER ELV - TK EQ04AGRES: 8% LAND 8% IMP 1200 LAND 5270 IMP 06/09/14 50% MIN INT ORV103 P600 TY14 SB 10/10/18 REAPP 19 CW-SF **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 12540 46460 59000 4390 16260 20650 2001 ANN. EQUAL 13500 58960 72460 4730 20640 25370 2004 ANN. EQUAL 15000 65900 80900 5250 23070 28320 2004 ANN EQUAL 16200 71170 87370 5670 24910 30580 2007 ANN. EQUAL 17000 73890 90890 5950 25860 31810

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	27,500.00		27,500					27,500
RD-ROAD	0.2800	0.00		0					0
RS-RESIDUAL	1.0000	6,875.00		6,875					6,880
<b>Total</b>	<b>2.2800</b>								<b>34,380</b>

<b>Parcel</b>	37-000264.000
<b>Property</b>	4235 AVALON RD
<b>Address</b>	37-HARRISON TWP-BROWN LSD EX B&M AMB
<b>District</b>	15030-21.000
<b>Map Number</b>	30
<b>Routing</b>	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
<b>Land Use</b>	Residential
<b>Class</b>	00016-HARRISON BROWN LOCAL SD-AV
<b>Neighborhood</b>	1,152
<b>Living Area</b>	

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW &	SEWER	SIDEWALK	STATIC
ROLLING	WATER	UNPAVED	
STEEP	WELL		

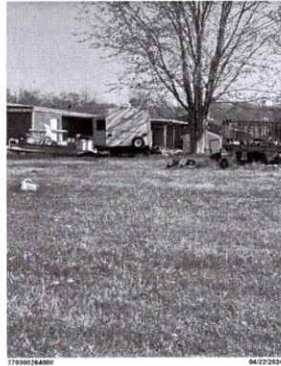
Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,152	First Floor		100.00	100.00		125,140	
Units Converted	1	1,152	Basement					23,920	
Total Rooms	5								
Bed Rooms	3								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						149,060	
Full Baths	1	Living Units Value							
Half Baths		Plumbing						6,440	
Extra Fixtures		RecRoom							
		Fireplace			Openings	Stacks			
		Linear Brick			Height	Length		8,820	
		Exterior Features			STP=32,WDD=554			4,340	
		Garage / Carport			2.00BASG			168,660	
		Base Value						-8,433	
		Grade			Code	95% Factor	95.00		
		Well / Septic							
		Adjustment			Code	Factor			
		RCN Value			160,227 total value x 1.0 multiplier			160,227	
		Year			Built	1979 Rem	Eff	2000	
		Depreciation %			AV-25.00			-40,057	
		Observed %							
		Depreciation Value						-40,057	
		RCNLD Value						120,170	
		BOR							
		Trend							
		Final Value						120,170	

Valuations			
Assessment		2025	2026
Appraised	Land	34,380	34,380
	Improvement	120,170	120,170
	<b>Total</b>	<b>154,550</b>	<b>154,550</b>
Assessed	Land	12,030	12,030
	Improvement	42,060	42,060
	<b>Total</b>	<b>54,090</b>	<b>54,090</b>
Land	Improvement	Total	

<b>Owner</b>	BOCH ROBERT C ETAL
<b>Legal</b>	6 15 30 PT NE 2.281A (50% MIN INT) (FKA 16-000264.000)

Permits					
Permit	Date	CD	Description	%	Amount

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



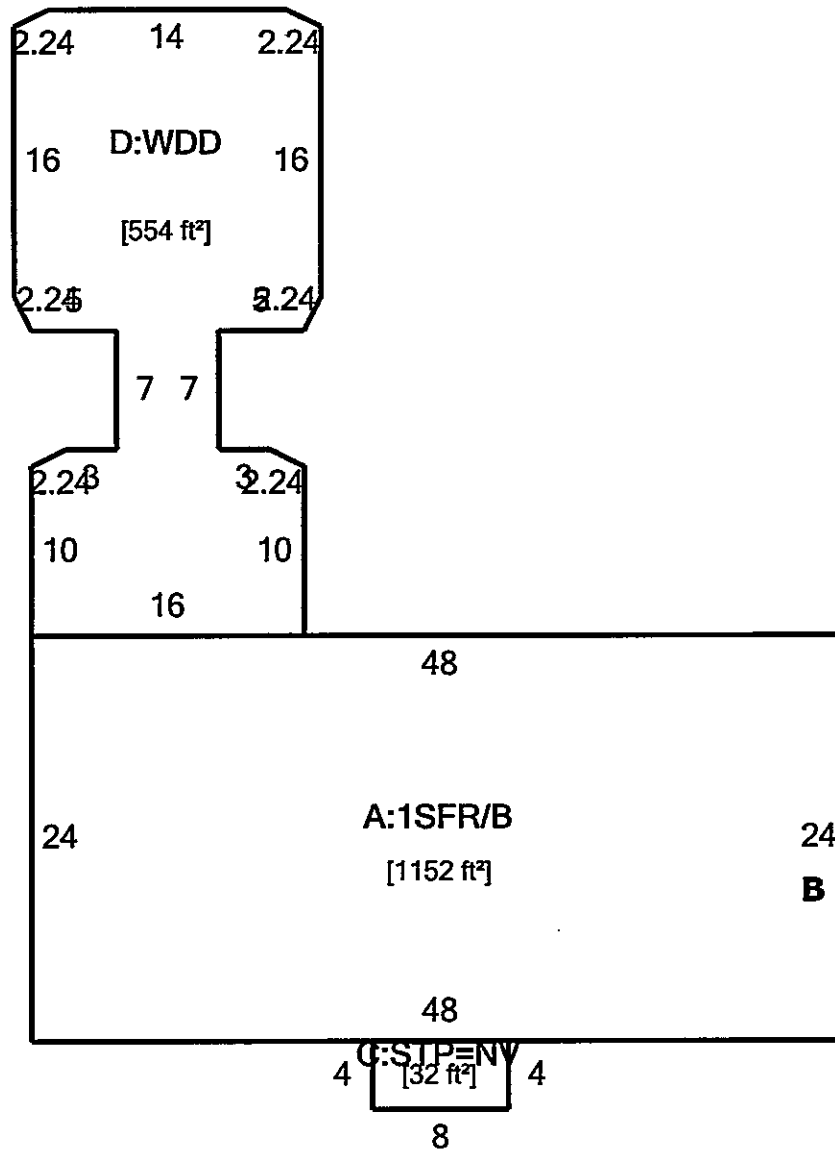
37000264000 04/27/2024

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
<b>Total</b>																



Sales								
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance	
06/09/2014	BOCH ROBERT C	170,400.00	OIL AND GAS DEED	Y	8	N	282	
11/18/2003	* NOT ON FILE *	110,000.00	WARRANTY DEED	N	1	N	1	
09/02/1993	* NOT ON FILE *	56,000.00	WARRANTY DEED	N	1	N	1	

ID	Description	Size
A	1SFR/B	1,152
B	2CBASG	0
C	STP=NV	32
D	WDD	554



Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 4-22-24 PER FIELD REVIEW 4-22-24 NO MH ON  
 PARCEL, THERE IS A PLATED CAMPER , NO  
 VALUE CHANGE,-KK  
 REVAL 2025- CORR EFF YEAR FOR DWLG, CORR  
 MSMTS FOR WDD ON BACK OF DWLG 3/9/24 SBT  
 CALL BACK - R : : M : 082211 : GR  
 LOOSE DOG  
 5/18/04 REPRICE PER SALE, LAND VAL FROM  
 2500 TO 4000, HOME DEP FROM 15  
 TO 10, GRADE FTR FROM 90 TO 95 PER ELV -  
 TK  
 EQ04AGRES: 8% LAND 8% IMP 1200 LAND 5270  
 IMP  
 06/09/14 50% MIN INT ORV103 P600 TY14 SB  
 10/10/18 REAPP 19 CW-SF  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 12540 46460 59000 4390  
 16260 20650  
 2001 ANN. EQUAL 13500 58960 72460 4730  
 20640 25370  
 2004 ANN. EQUAL 15000 65900 80900 5250  
 23070 28320  
 2004 ANN EQUAL 16200 71170 87370 5670  
 24910 30580  
 2007 ANN. EQUAL 17000 73890 90890 5950  
 25860 31810