

RECEIVED

MAR 23 2026

Tax year 2025 BOR no. 26-00086

DTE 1
Rev. 12/22

County Carroll Date received 3/23/2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
CARROLL COUNTY OH 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

1. Owner of property		Name <u>Dale & Paula Deremer</u>		Street address, City, State, ZIP code <u>Chalon Rd, Sain, Oh 43988</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>937-232-5866</u>		<u>paderemer@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>28-0001519.000</u>			<u>Chalon Rd</u>		
<u>28-0001520.000</u>			<u>Chalon Rd</u>		
7. Principal use of property <u>-recreational use</u>					
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>28-0001520.000</u>	<u>\$ 83,850</u>	<u>\$ 110,700</u>	<u>(\$ 26,850)</u>		
<u>28-0001519.000</u>	<u>\$ 9,810</u>	<u>11,730</u>	<u>(\$ 1,920)</u>		
9. The requested change in value is justified for the following reasons: <u>Major elevation, topographical changes from top to bottom. Approximately 90% is unusable, people are dumping trash over the hill due to the elevation + too steep to walk.</u>					



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.

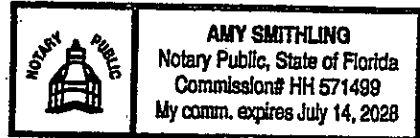
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/17/26 Complainant or agent (printed) Paula Derome Title (if agent) _____

Complainant or agent (signature) Paula Derome

Sworn to and signed in my presence, this 17 day of MARCH 2026

Notary Amy Smithling



Land Data

Card 1

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	2.8600	4,100.00		11,726					11,730
RD-ROAD	0.4100	0.00		0					0
SMALL ACR - FRT/ACRES = '2.86', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE =									
ROAD - FRT/ACRES = '0.41', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000',									
Total	3.2700								11,730

Parcel 28-0001519.000
 Property CHALON RD
 Address
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 28034-08.000
 Routing 34
 Land Use 100-AGRICULTURAL VACANT LAND
 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	UNPAVED	
	WELL		

Valuations

Assessment		2025	2026
Appraised	Land	11,730	11,730
	Improvement	0	0
	Total	11,730	11,730
Assessed	Land	4,110	4,110
	Improvement	0	0
	Total	4,110	4,110
Land	Improvement	Total	

Owner DEREMER TRUST
 Legal 5 12 34 PT E1/2 SW 3.2773A N/S



Permits

Permit	Date	CD	Description	%	Amount

Notes

Notes section with empty rows for recording information.

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							

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
Total																

Sales

Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
09/16/2020	DEREMER DALE W & PAULA	0.00	WARRANTY DEED	N	2	N	633

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	27.0000	4,100.00		110,700					110,700
RD-ROAD	0.6600	0.00		0					0
SA-SMALL ACREA*	0.2900	0.00		0					0
Total	27.9500								110,700

Parcel 28-0001520.000
 Property CHALON RD
 Address
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 28034-07.000
 Routing 34
 Land Use 100-AGRICULTURAL VACANT LAND
 Class Agriculture
 Neighborhood 00028-PERRY CARROLLTON SD-AV
 Living Area 0

Site Characteristics

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

Valuations

Assessment		2025	2026
Appraised	Land	110,700	110,700
	Improvement	0	0
	Total	110,700	110,700
Assessed	Land	38,750	38,750
	Improvement	0	0
	Total	38,750	38,750
Land	Improvement	Total	

Owner DEREMER TRUST
 Legal 5 12 34 PT SE 27.9545A



Permits

Permit	Date	CD	Description	%	Amount

Notes

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					
Linear Brick		Height					
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code					
Well / Septic							
Adjustment		Code					
RCN Value							
Year		Built					
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	ADJST 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
09/16/2020	DEREMER DALE W & PAULA	0.00	WARRANTY DEED	N	2	N	633

Parcel



Parcel Number
28-0001519.000 (website)

Legal
5 12 34 PT E1/2 SW 3.2773A N/S

Owner
DEREMER TRUST

Location 📖
CHALON RD

Acres
3.2700



Date ▲	Public	Style	Attached To	Notes
09/16/2020	N	General	Transfer on 09/16/2020	Transfer from DEREMER DALE W & PAULA to DEREMER TRUST New Ownership: Yes
09/16/2020	N	General	Conveyance on 09/16/2020	TRUSTEES: DALE OR PAULA DEREMER - LD
10/11/2005	N	General	Parcel	EQ04 LAND 108% IMP 108% 10/11/05 BD. EDUC. MOVED SCHOOL DIST. FR HARR.HILLS TO CARR. EXEMPT-CH WAS PARCEL #29-00006.000 09/03/13 RECOUP - DOES NOT QUALIFY PER TK TY13 SB 12/02/13 RECOUP LTR MAILED TY13 SB 3/5/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2001 ANN. EQUAL 3280 3280 1150 1150 2004 ANN. EQUAL 3540 3540 1240 1240 2005 MISCELLANE 3540 3540 1240 1240 2007 ANN. EQUAL 3930 3930 1380 1380

Date ▲

Public

Style

Attached To

Notes

01/01/2005

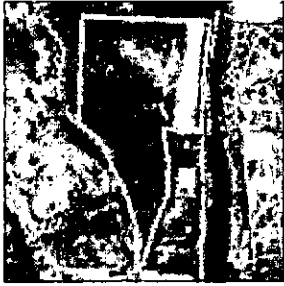
N

General

Parcel

OWNER: DEREMER DALE W & PAULA J/S, CHALON RD,


Parcel



Parcel Number
28-0001520.000 (website)

Legal
5 12 34 PT SE 27.9545A

Owner
DEREMER TRUST

Location 
CHALON RD
Acres
27.9500

Date ▲	Public	Style	Attached To	Notes
09/16/2020	N	General	Transfer on 09/16/2020	Transfer from DEREMER DALE W & PAULA to DEREMER TRUST New Ownership: Yes
09/16/2020	N	General	Conveyance on 09/16/2020	TRUSTEES: DALE OR PAULA DEREMER - LD

Date ^	Public	Style	Attached To	Notes
10/11/2005	N	General	Parcel	<p>EQ04 LAND 108% IMP 108% 10/11/05 BD. EDUC. MOVED SCHOOL DIST. FR HARR.HILLS TO CARR. EXEMPT-CH WAS PARCEL #29- 00007-001 09/03/13 RECOUP - DOES NOT QUALIFY PER TK TY13 SB 12/02/13 RECOUP LTR MAILED TY13 SB 3/5/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2004 ANN. EQUAL 24090 24090 8430 8430 2001 ANN. EQUAL 27960 27960 9790 9790 2004 ANN. EQUAL 30200 30200 10570 10570 2005 MISCELLANE 30200 30200 10570 10570 2007 ANN. EQUAL 33550 33550 11740 11740</p>

01/01/2003	N	General	Parcel	<p>OWNER: DEREMER DALE W & PAULA J/S, CHALON RD,</p>
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