

RECEIVED

Clear Form

MAR 23 2026

DTE 1 Rev. 12/22

AUDITOR'S OFFICE  
CARROLL COUNTY OH

Tax year \_\_\_\_\_ BOR no. 26-00087  
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.

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	John and Christina Steffy	203 N Roosevelt Ave, Bexley, OH 43209
2. Complainant if not owner	n/a	
3. Complainant's agent	n/a	
4. Telephone number and email address of contact person	614-570-5020 csteffy@catholic-foundation.org	
5. Complainant's relationship to property, if not owner	n/a	



If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
25-0001349.000	6055 Azalea Rd. SW, Lot 18, Bowerston, OH 43695

7. Principal use of property seasonal cottage for part-time use

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
25-0001349.000	\$80,920	\$161,560	\$80,640 (remove "Land")

9. The requested change in value is justified for the following reasons:  
We lease the land/lot/parcel from Muskingum Watershed Conservancy District & per our signed lease with them, we pay a lot lease fee to them. Per our legal lot lease, "The District pays property tax on the land for each cottage site". Our tax from Carroll County should ONLY be for the Improvement (aka the structure on the lot/parcel). The increase on this latest tax bill shows a Land Market Value of \$80,640. This has been \$0 in all past years & should remain \$0.

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 n/a 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.

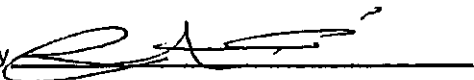
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/23/2026 Complainant or agent (printed) CHRISTINA STEFFY Title (if agent) Self

Complainant or agent (signature) 

Sworn to and signed in my presence, this 23 (Date) day of march (Month) 2026 (Year)

Notary 



REBECCA PRICE  
Notary Public  
State of Ohio  
My Comm. Expires  
August 23, 2027

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
LOC3-LOCATION *	1	80,640.00		80,640					80,640
<b>Total</b>									<b>80,640</b>



Parcel 25-0001349.000  
 Property 6055 AZALEA RD LOT 18  
 Address  
 District 25-ORANGE TWP-CONOTTON VALLEY UNION LSD  
 Map Number 2525B-15.000  
 Routing 25B  
 Land Use 510-SINGLE FAMILY DWELLING  
 Class Residential  
 Neighborhood 00025G-LEESVILLE PINES MWCD-AV  
 Living Area 1,308

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

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
		1,308	First Floor		100.00	100.00		136,490	
Units Designed	1	748	Basement					18,390	
Total Rooms	4								154,880
Bed Rooms	2								6,440
Family Rooms	1								5,650
Dining Rooms									12,850
Plumbing	NORMAL								179,820
Full Baths	1								179,820
Half Baths									-98,901
Extra Fixtures									-98,901
									80,919
									80,920



Valuations			
Assessment		2025	2026
Appraised	Land	80,640	80,640
	Improvement	80,920	80,920
	Total	161,560	161,560
Assessed	Land	28,220	28,220
	Improvement	28,320	28,320
	Total	56,540	56,540
Land	Improvement	Total	

Owner STEFFY CHRISTINA LYNNE & JOHN E  
 Legal LOT 18 LEESVILLE PINES L18 AREA 1 MWCD



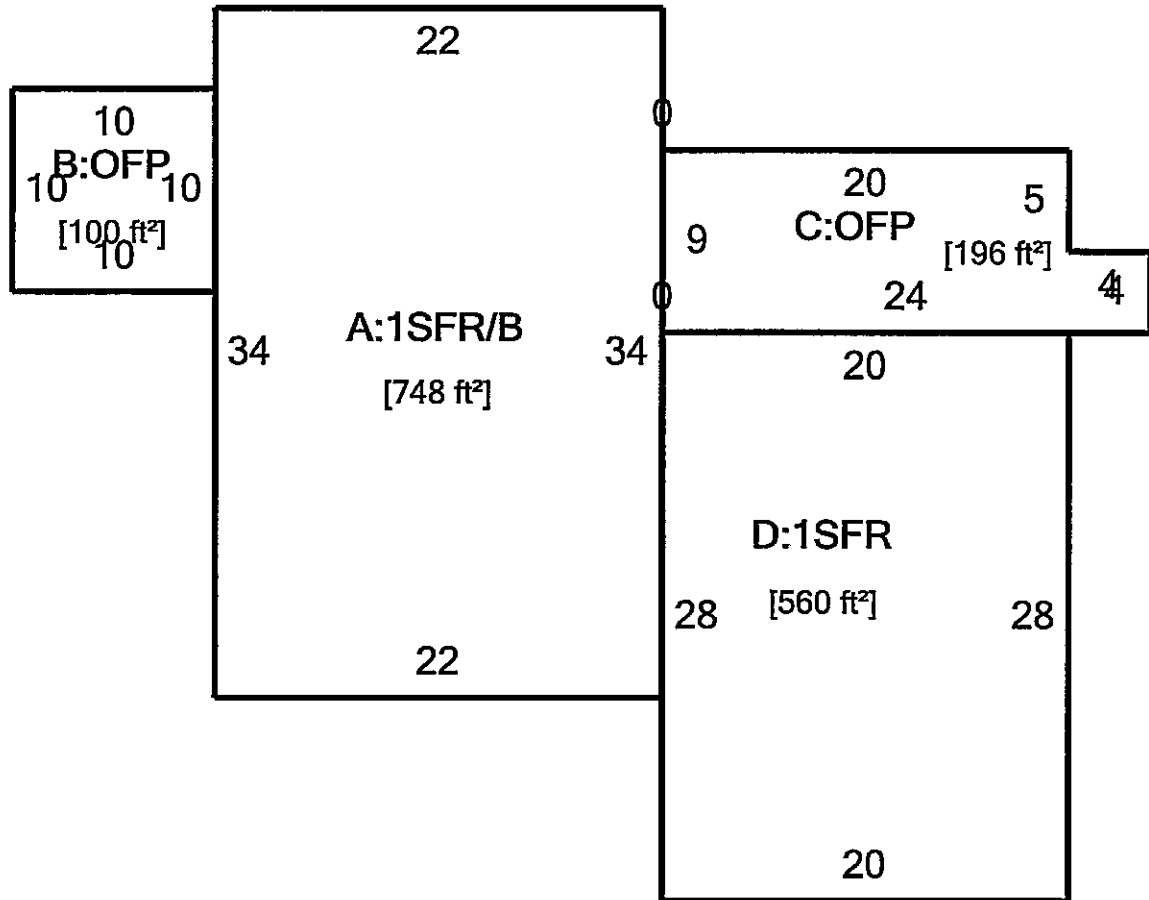
Permits					
Permit	Date	CD	Description	%	Amount

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

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
<b>Total</b>																

Sales									
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance		
09/02/2011	WORKINGER LARRY G	32,000.00	SF	N	1	N	508		
03/30/1999	* NOT ON FILE *	0.00	UN	N	1	N	1		
03/30/1999	* NOT ON FILE *	0.00	UN	N	1	N	1		

ID	Description	Size
A	1SFR/B	748
B	0FP	100
C	0FP	196
D	1SFR	560



Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 CALL BACK - R : : E : 051311 : CB  
 EQ04AGRES: 8% LAND 8% IMP 0 LAND 5150 IMP  
 2/2/18 UPDATED ST TO WDD, UPDATED DWLG  
 GRADE TO 100%, UPDATED WDD TO 6 X8.  
 UPDATED LOCATION VALUE TO 42000. REAPP 19  
 JAA-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 47660 47660 16680 16680  
 2001 ANN. EQUAL 64420 64420 22550 22550  
 2004 ANN EQUAL 69570 69570 24350 24350  
 2007 ANN. EQUAL 69580 69580 24350 24350

# Parcel



**Parcel Number**

25-0001349.000 (website)

**Legal**

LOT 18 LEESVILLE PINES L18 AREA 1 MWCD

**Owner**

STEFFY CHRISTINA LYNNE & JOHN E

**Location** 

6055 AZALEA RD LOT 18

**Acres**

0.0000



Date ▲	Public	Style	Attached To	Notes
02/02/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 0 LAND 5150 IMP 2/2/18 UPDATED ST TO WDD, UPDATED DWLG GRADE TO 100%, UPDATED WDD TO 6 X8. UPDATED LOCATION VALUE TO 42000. REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 47660 47660 16680 16680 2001 ANN. EQUAL 64420 64420 22550 22550 2004 ANN EQUAL 69570 69570 24350 24350 2007 ANN. EQUAL 69580 69580 24350 24350
09/02/2011	N	General	Parcel	OWNER: STEFFY CHRISTINA LYNNE & JOHN E, 203 N ROOSEVELT AVE, BEXLEY OHIO 43209