

RECEIVED

MAR 23 2026

Tax year 2025 BOR no. 26-00088
County CARROLL Date received 3/23/2026

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARROLL COUNTY OH

Complaint Against the Valuation of Real Property

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

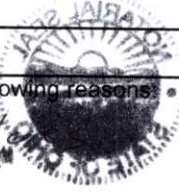
Attach additional pages if necessary.

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	Hickory Grove Allotment LLC	65 Bainssettie Rd Suid, OH 43989	
2. Complainant if not owner			
3. Complainant's agent	John H. Davis, Mgr. Member	65 Bainssettie Rd Suid, OH 43989	
4. Telephone number and email address of contact person 330677-5712 johndavis41@hotmail.com			
5. Complainant's relationship to property, if not owner Managing Member			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
See Attached		Hickory Grove Allotment	
7. Principal use of property Open Space Vacant lots			
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
See Attached			
9. The requested change in value is justified for the following reasons: Unreasonable high value			



- 10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A and sale price \$ N/A ; 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 \$ 0.
- 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 3-23-26 Complainant or agent (printed) John H. Davis Title (if agent) _____

Complainant or agent (signature) John H Davis

Sworn to and signed in my presence, this 23 day of March 2026

Notary Eva N Johnson



Eva N Johnson

Notary Public, State of Ohio

My Commission Expires 10/01/29

Hickory Grove Allotment^{HLC} - Oxiom Tract

Lot #	Value '24	Value '25	Check	Acres	Value/A	Lot #	Parcel #
12	1800	3920	3920	0.196	20000.00	12	33-00-00303.000
13	1690	3670	3670	0.165	22242.42	13	33-00-00304.000
14	1690	3670	3670	0.165	22242.42	14	33-00-00305.000
15	1690	3670	3670	0.165	22242.42	15	33-00-00306.000
67	2680	7790	7790	0.256	30429.69	67	33-00-00331.000
68	1690	3670	3670	0.186	19731.18	68	33-00-00332.000
69	1690	3670	3670	0.165	22242.42	69	33-00-00333.000
70	1690	3670	3670	0.165	22242.42	70	33-00-00334.000
71	1690	3670	3670	0.165	22242.42	71	33-00-00335.000
72	1690	3670	3670	0.165	22242.42	72	33-00-00336.000
73	1690	3670	3670	0.165	22242.42	73	33-00-00337.000
76	1690	3670	3670	0.165	22242.42	76	33-00-00338.000
77	1690	3670	3670	0.165	22242.42	77	33-00-00339.000
78	1690	3670	3670	0.196	18724.49	78	33-00-00340.000
86	1690	3670	3670	0.165	22242.42	86	33-00-00341.000
87	1690	3670	3670	0.165	22242.42	87	33-00-00342.000
88	1690	3670	3670	0.165	22242.42	88	33-00-00343.000
90	3040	3042	3042	0.257	11836.58	90	33-00-00344.000
91	1750	7610	7610	0.154	49415.58	91	33-00-00345.000
92	1750	7610	7610	0.158	48164.56	92	33-00-00346.000
99	2230	9750	9750	0.196	49744.90	99	33-00-00351.000
100	1690	7340	7340	0.196	37448.98	100	33-00-00352.000
101	2470	10760	10760	0.238	45210.08	101	33-00-00353.000
102	2020	8810	8810	0.217	40599.08	102	33-00-00354.000
103	2020	4800	4800	0.185	25945.95	103	33-00-00355.000
104	3240	8310	8310	0.275	30218.18	104	33-00-00808.000
A-10.34	24840	41570	41570	10.340	4020.31	A-10.34	33-00-00301.000
A-5.052	12380	20710	20710	5.052	4099.37	A-5.052	33-00-01353.000
A-5.6 Hill XXX	XXX	XXX	Lot Value		Flood Plain		
	87260	134792	134792				
Totals			\$ 5184	4.855	27562.34		
Print	26 Lots	Ave/Lot	Lot-Acres	Lot-Ave/Acre			

John H Davis Managing Member
330 627-5712





March 16, 2026

Opinion of Value of Real Estate for John H Davis

Subject Property: 26 lots located in Hickory Grove Allotment Section 9 Union Township Carroll County, Ohio. Known as the Hickory Grove Allotment LLC properties located off of Azalia Rd SW Carrollton, Ohio.

Tax Parcel #'s 330000303000, 304, 305, 306, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 351, 352, 353, 354, 355, 808

These lots are all unimproved and mostly wooded lots. They have poor access by way of private, gravel lanes, and all need major excavation for development. A private bridge must be crossed to access the lots. This structure will not support heavy loads. The only utility available in the area is electric. These lots vary in size from .165-.275 acre.

The status of minerals underlying the property was not investigated nor accounted for in this opinion of value.

**Opinion of Value
\$11,500 per acre**

FOR EXAMPLE: .165 acre @ \$11,500 = \$1897.50

I certify that I personally inspected the above-described property and gathered information from sources believed to be correct. Any additional research or testimony required by the client, or the court will be billed at the current rates.



A handwritten signature in blue ink that reads 'William Newell'.

William Newell
Auctioneer/Realtor/Appraiser
Newell Realty & Auctions LLC



STACI BRADY

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Property Number

[33-0000301.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

AZALEA RD

Land Use

100-AGRICULTURAL VACANT LAND

Acres

~~40.3400~~

Property Number

[33-0000303.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1116 HILLVIEW DR LOT 12

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000304.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1110 HILLVIEW DR LOT 13

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000305.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1108 HILLVIEW DR LOT 14

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000306.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Property Number

[33-0000331.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1104 HILLVIEW DR LOT 15

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Location

1066 E CENTER ST LOT 67

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000332.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1121 CENTER ST LOT 68

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000333.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1125 CENTER ST LOT 69

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000334.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1129 CENTER ST LOT 70

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000335.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1133 CENTER ST LOT 71

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number

[33-0000336.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1137 CENTER ST LOT 72

Property Number

[33-0000337.000](#)

Listed Name

HICKORY GROVE ALLOTMENT LLC

Location

1141 CENTER ST LOT 73

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number[33-0000341.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1132 FRONT ST LOT 86

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number[33-0000342.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1128 FRONT ST LOT 87

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number[33-0000343.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1124 FRONT ST LOT 88

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number[33-0000344.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1127 FRONT ST LOT 90

Land Use

500-RESIDENTIAL VACANT LAND

Acres

0.0000

Property Number[33-0000345.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1133 FRONT ST LOT 91

Land Use

500-RESIDENTIAL VACANT LAND

Property Number[33-0000346.000](#)**Listed Name**

HICKORY GROVE ALLOTMENT LLC

Location

1137 FRONT ST LOT 92

Land Use

500-RESIDENTIAL VACANT LAND

Acres
0.0000

Acres
0.0000

Property Number
[33-0000351.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1166 W FRONT ST LOT 99

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

Property Number
[33-0000352.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1167 CENTER ST O LOT 100

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

1 2 » »»

Page 1 of 2

Address

119 South Lisbon Street, Suite 203
Carrollton, Ohio 44615

Hours

Mon-Fri 8am-4pm
Closed 12pm-1pm

Phone

[330-627-2250](tel:330-627-2250)

Important Links

[County's Website](#)

[Auditor's Website](#)

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Last Updated: 03/11/2026 10:00 PM

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Property Number
[33-0000353.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1171 CENTER ST LOT 101

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

Property Number
[33-0000354.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1166 CENTER ST LOT 102

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

Property Number
[33-0000355.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1170 CENTER ST LOT 103

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

Property Number
[33-0000808.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Location
1176 CENTER ST LOT 104

Land Use
500-RESIDENTIAL VACANT LAND

Acres
0.0000

Property Number
[33-0001353.000](#)

Listed Name
HICKORY GROVE ALLOTMENT LLC

Hickory Grove Allotment

John A Davis

Lot #	Value '24	Value '25	Check	Acres	Value/A	Lot #	Parcel #	Acres
12	1800	3920	3920	0.196	20000.00		12 0-00303.000	0.196
13	1690	3670	3670	0.165	22242.42		13 0-00304.000	0.165
14	1690	3670	3670	0.165	22242.42		14 0-00305.000	0.165
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69	1690	3670	3670	0.165	22242.42		69 0-00333.000	0.165
70	1690	3670	3670	0.165	22242.42		70 0-00334.000	0.165
71	1690	3670	3670	0.165	22242.42		71 0-00335.000	0.165
72	1690	3670	3670	0.165	22242.42		72 0-00336.000	0.165
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76	1690	3670	3670	0.165	22242.42		76 0-00338.000	0.165
77	1690	3670	3670	0.165	22242.42		77 0-00339.000	0.165
78	1690	3670	3670	0.196	18724.49		78 0-00340.000	0.196
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87	1690	3670	3670	0.165	22242.42		87 0-00342.000	0.165
88	1690	3670	3670	0.165	22242.42		88 0-00343.000	0.165
90	3040	3042	3042	0.257	11836.58		90 0-00344.000	0.257
91	1750	7610	7610	0.154	49415.58		91 0-00345.000	0.154
92	1750	7610	7610	0.158	48164.56		92 0-00346.000	0.158
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100	1690	7340	7340	0.196	37448.98		100 0-00352.000	0.196
101	2470	10760	10760	0.238	45210.08		101 0-00353.000	0.238
102	2020	8810	8810	0.217	40599.08		102 0-00354.000	0.217
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A-10.34	24840	41570	41570	10.340	4020.31	A-10.34	0-00301.000	10.340
A-5.052	12380	20710	20710	5.052	4099.37	A-5.052	0-01353.000	5.052
A-5.6 Hill	XXX	XXX	Lot Value			A-5.600	0-00300.000	5.600
Totals	87260	134792	134792					
			5184.30769	4.855	27562.34			25.847
			Ave/Lot	Lot Acres	Lot Ave/Acre			25.847

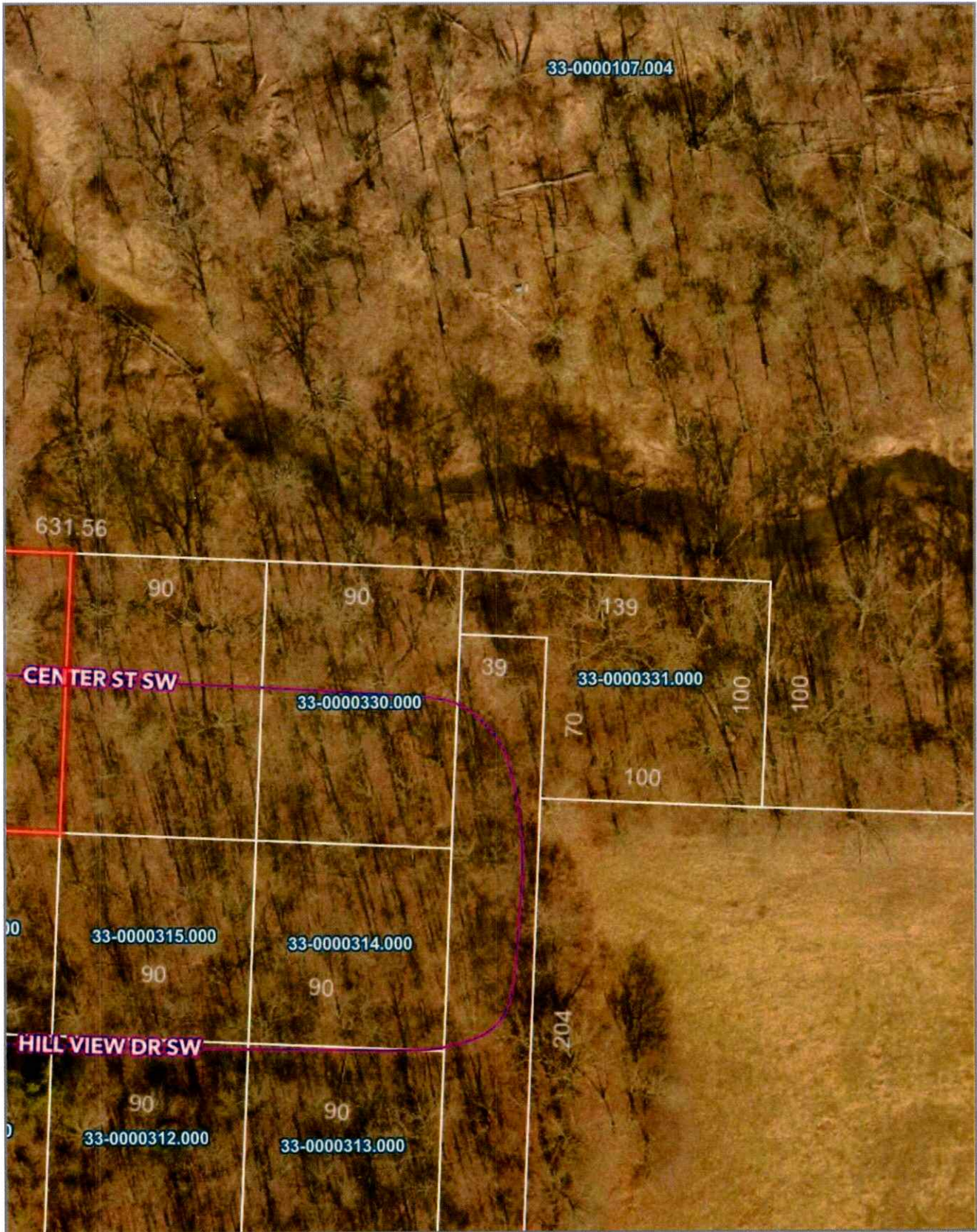
Carroll County, OH



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 94 feet
3/10/2026

Carroll County, OH

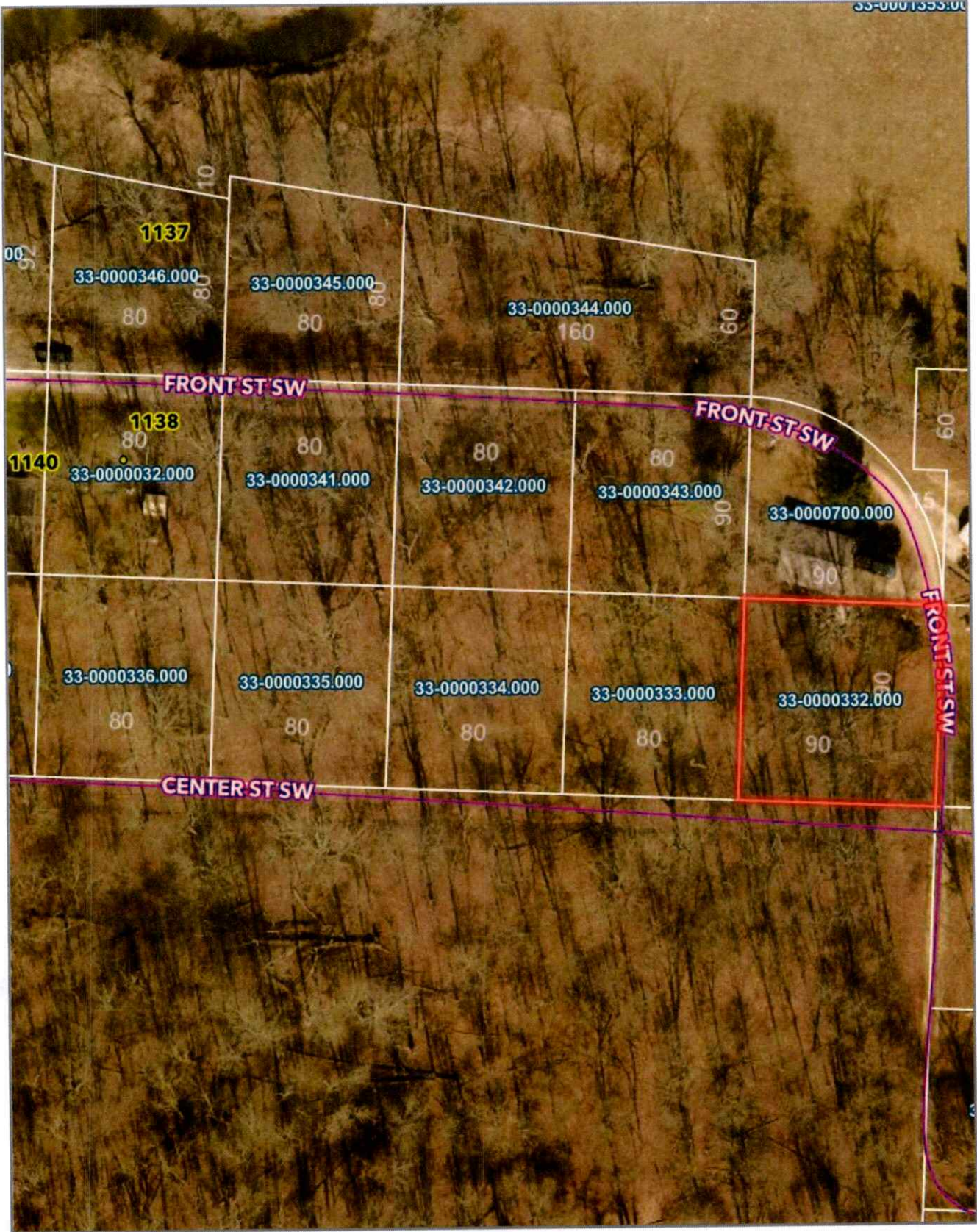


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Carroll County, OH

33-0001353.00



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Carroll County, OH



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Map Scale
1 inch = 275 feet
3/10/2026



1121 Center St SW, Carrollton, OH 44615

Flood Zone Code: **X** Special Flood Hazard Area (SFHA): **Out**
Flood Zone Date: **06/04/2010** Within 250 Feet of Multiple Flood Zone: **Yes (A,X)**
Flood Zone Panel: **39019C0200C** Flood Community Name: **CARROLL COUNTY**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



Google Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO 200 ft [Report a map error](#)

■ Coastal 100-Year Floodway ■ Coastal 100-year Floodplain ■ 100-year Floodway ■ 100-year Floodplain
■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.



Property Type is 'Land and Lots' MLS Status is 'Sold' 03/06/2026 to 10/22/2024 MLS Status is one of 'Active', 'C-Under Contract ALLOW Showings' County is 'Carroll' Lot Size Acres is 1 to 5

Market Analysis Summary | Land and Lots

Listings as of 3/6/2026 at 2:18 pm, Page 1 of 1

#	MLS#	Address	City	Lot Dimensions	Acres	Date	\$/Acres	DOM	CDOM	Orig Price	List Price	Close Price	CP/LP
1	5135335	Norse Rd NE	Salineville		1.74	01/23/26	\$12,068.97	198	198	\$29,900	\$21,900	\$21,000	96%
2	5083352	Lakewood Rd SW	Sherrodsville	226 X 316	2.17	12/09/24	\$13,824.88	8	8	\$34,900	\$34,900	\$30,000	86%
3	5154152	Poker Rd SE	Scio		5.00	10/20/25	\$8,600.00	25	25	\$52,000	\$52,000	\$43,000	83%
4	5136996	1183 Waynesburg Rd NW	Carrollton		4.80	10/28/25	\$11,921.88	28	28	\$0	\$0	\$57,225	

Listings: Sold

Sold Total: 4				Min	1.74	8,600.00	8	8	\$0	\$0	\$21,000	83%
				Max	5.00	13,824.88	198	198	\$52,000	\$52,000	\$57,225	96%
				Avg	3.43	11,603.93	65	65	\$29,200	\$27,200	\$37,806	88%
				Med	3.49	11,995.42	27	27	\$32,400	\$28,400	\$36,500	86%
4	Total Listings	Average for all:		3.43	11,603.93	65	65	\$29,200	\$27,200	\$37,806	88%	
				Median for all:	3.49	11,995.42	27	27	\$32,400	\$28,400	\$36,500	86%

Quick Statistics	Min	Max	Avg	Med
	List Price	\$0	\$52,000	\$27,200
	Sale Price	\$21,000	\$57,225	\$37,806
	Sale / List	0%	96%	66%

William F Newell
Newell Realty & Auctions, LLC
bill@newellrealtyandauction.com
Ph: 330-323-4832



1121 Center St SW, Carrollton, OH 44615

MLS#: **5171249**
Status: **Active**

Prop Type: **Land and Lots**
Sub Type: **Residential**

List Price: **\$24,900**
DOM/CDOM: **112/112**



List Dt Rec: **11/14/2025**
Lot #:
Unit:
County: **Carroll**

List Date: **11/14/2025**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:
Exp Dt: **03/14/2026**

Supplements (1)

Parcel ID: **TX 33-0000332.000 330000333000 330000334000 330000335000 330000341000**

Twp: **Union Twp**
Subdiv: **Hickory Grove Allotment**
School Dist: **Carrollton EVSD - 1002**
\$/Acre: **\$15,961.54**

Directions: **From Carrollton go south on St Rt 332 approx. 4 miles to right on Canyon Rd (at Algonquin Mill) to straight onto Azalea Rd towards the marina. Turn left at first gravel lane on the left. After crossing the bridge, turn left to property.**

Land Lease: **No Monthly Lot Rent**

Legal/Taxes

Taxes: **\$837** Tax Year: **2025** Assessment: **Yes** Homestead: **No**
CAUV: **No**
Legal: **LOT 68,69,70,71,86,87,88,90,91 HICKORY GR EX COAL/O/G**

Features

Waterfront:
Lots: **9** Lot Dim:
Association: **No** Front Feet:
Water: **None** Lot Sz Src: **Owner** Divisible:
Parking: **None** Lot Sz Acre: **1.56** Sewer: **None**
Topography: **Level, Sloping , Wooded**
Natural Rsrc: **None**
Utilities Avail: **Electricity Available**

Remarks: **Wooded Tracts Totaling Approx. 1.5 Acres near Leesville Lake. 9 wooded lots in Hickory Grove Allotment with good access, are gently sloping and could provide a nice building site. Electric is available and there are some really good trees on the property. This could be a great weekend location with Leesville Lake North Fork Marina just down the road. No zoning or associations but deed restrictions do apply. There are no minerals to transfer. Call with questions or to view.**

Agent/Broker Info

List Agent: **William F Newell (C368382)** List Office: **Newell Realty & Auctions, LLC (C85850)**
Contact #: **330-323-4832** Office Phone: **330-627-2350**
LA Email: **bill@newellrealtyandauction.com** Office Fax: **330-627-7073**
LA License #: **OH SALM.0000368382** Brokerage Lic: **443433**
Attrib Cnt: **330-627-2350, bill@newellrealtyandauction.com**
Waived Agt: **No**

Showing

Showing Rqmts: **Use Showing Time Link**
Showing Remarks: **Use Showing Time Link**
Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name: **Hickory Grove Allotment LLC** Owner Phone:
Listing Agreement: **Exclusive Right To Sell** Owner Agent: **No** Warranty:
Listing Contract Date: **11/14/2025** Expiration Date: **03/14/2026** Listing Service: **Full Service**
Possession: **Time of Transfer** Purchase Contract Date:
Occupant: **Vacant** Orig List Price: **\$24,900**
Special Listing Conditions: **Standard**
Online Bidding: **No**

Court Ordered: **No**

List Terms: **Cash, Conventional**

Broker Remarks: **Additional parcels are 330000342000, 330000343000, 330000344000, 330000345000. Deed restrictions attached to listing in supplements.**

Prepared By: William F. Newell

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 03/06/2026 01:51 PM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5171249

[1121 Center St SW, Carrollton, OH 44615](#)


Land Data										
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value	
FL-FRONT LOT	80X75	245.00	71.00	13,916	4,5,7		28.13		3,920	
FRONT LOT - FRT/ACRES = '0', EF-FRT = '80.00', DPTH = '75', FCTR = '71', RATE = '175', EF										
Total										3,920

Parcel 33-000303.000
 Property 1116 HILLVIEW DR LOT 12
 Address
 District 33-UNION TWP-CARROLLTON EVSD
 Map Number 3309A-13.000
 Routing 9A
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00033D-HICKORY GROVE-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 WATER	SIDEWALK	STATIC
STEEP	WELL	UNPAVED	

Valuations			
Assessment		2025	2026
Appraised	Land	3,920	3,920
	Improvement	0	0
	Total	3,920	3,920
Assessed	Land	1,370	1,370
	Improvement	0	0
	Total	1,370	1,370
Land	Improvement	Total	

Owner HICKORY GROVE ALLOTMENT LLC
 Legal LOT 12 HICKORY GR EX COAL/O/G



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								
Linear Brick								
Exterior Features								
Garage / Carport								
Base Value								
Grade								
Well / Septic								
Adjustment								
RCN Value								
Year								
Depreciation %								
Observed %								
Depreciation Value								
RCNLD Value								
BOR								
Trend								
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
02/11/2014	P & A FARMS LLC	0.00	Q	N	28	N	67
01/20/2012	DAVIS JOHN H & RUTH E J/S	0.00	QUIT CLAIM DEED	N	28	N	36
04/14/2011	DAVIS JOHN H	0.00	CERTIFICATE OF	N	28	N	

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
CALL BACK - R : : E : 071511 : JD
INFL:PROP DESIR
EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP
02/11/14 SP COAL/O/G/MIN ONLY TO 33-
0000303.001 TY14 SB
02/10/17 MIN ONLY BACK TO SURFACE PER
ORV115 P3994 TY16 SB
7/26/18 REAPP 19 RF-VM
**** TRUE CASH VALUE **** ** ASSESSED
VALUE ****
YEAR REASON CODE LAND BUILDING TOTAL LAND
BUILDING TOTAL
2000 REAL VAL 1140 1140 400 400
2001 ANN. EQUAL 780 780 270 270
2004 ANN EQUAL 840 840 290 290
2007 ANN. EQUAL 1340 1340 470 470

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 071511 : JD
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 60 LAND 0 IMP
 02/11/14 SP COAL/O/G/MIN ONLY TO 33-
 0000303.001 TY14 SB
 02/10/17 MIN ONLY BACK TO SURFACE PER
 ORV115 P3994 TY16 SB
 7/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 660 660 230 230
 2001 ANN. EQUAL 740 740 260 260
 2004 ANN EQUAL 800 800 280 280
 2007 ANN. EQUAL 1260 1260 440 440

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	75X75	245.00	71.00	13,046	4,5,7		28.13		3,670
FRONT LOT - FRT/ACRES = '0', EF-FRT = '75.00', DPTH = '75', FCTR = '71', RATE = '175', EF									
Total									3,670

Parcel 33-000306.000
 Property 1104 HILLVIEW DR LOT 15
 Address
 District 33-UNION TWP-CARROLLTON EVSD
 Map Number 3309A-22.000
 Routing 9A
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00033D-HICKORY GROVE-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	3,670	3,670
Improvement	0	0
Total	3,670	3,670
Assessed		
Land	1,280	1,280
Improvement	0	0
Total	1,280	1,280
Land	Improvement	Total

Owner HICKORY GROVE ALLOTMENT LLC
 Legal LOT 15 HICKORY GR EX COAL/O/G



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				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	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
02/11/2014	P & A FARMS LLC	0.00	QUIT CLAIM DEED	N	28	N	67
01/20/2012	DAVIS JOHN H & RUTH E J/S	0.00	QUIT CLAIM DEED	N	28	N	36
04/14/2011	DAVIS JOHN H	0.00	QUIT CLAIM DEED	N	28	N	

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 071511 : JD
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP
 02/11/14 SP COAL/O/G/MIN ONLY TO 33-
 0000303.001 TY14 SB
 02/10/17 MIN ONLY BACK TO SURFACE PER
 ORV115 P3994 TY16 SB
 7/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1090 1090 380 380
 2001 ANN. EQUAL 1210 1210 420 420
 2004 ANN EQUAL 1310 1310 460 460
 2007 ANN. EQUAL 2060 2060 720 720

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	75X75 FRONT LOT - FRT/ACRES = '0',	245.00	71.00	13,046	4,5		56.25		7,340
EF-FRT = '75.00', DPTH = '75', FCTR = '71', RATE = '175', EF									
Total									7,340

Parcel 33-000332.000
 Property 1121 CENTER ST LOT 68
 Address
 District 33-UNION TWP-CARROLLTON EVSD
 Map Number 3309A-47.000
 Routing 9A
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00033D-HICKORY GROVE-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	7,340	7,340
Improvement	0	0
Total	7,340	7,340
Assessed		
Land	2,570	2,570
Improvement	0	0
Total	2,570	2,570
Land	Improvement	Total

Owner HICKORY GROVE ALLOTMENT LLC
 Legal LOT 68 HICKORY GR EX COAL/O/G



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							
Linear Brick		Openings Height			Stacks Length		
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code			Factor		
Well / Septic							
Adjustment		Code			Factor		
RCN Value							
Year		Built			0 Rem	multiplier	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	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
02/11/2014	P & A FARMS LLC	0.00	Q	N	28	N	67
01/20/2012	DAVIS JOHN H & RUTH E J/S	0.00	QUIT CLAIM DEED	N	28	N	36
04/14/2011	DAVIS JOHN H	0.00	QUIT CLAIM DEED	N	28	N	

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 071511 : JD
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 90 LAND 0 IMP
 02/11/14 SP COAL/O/G/MIN ONLY TO 33-
 0000303.001 TY14 SB
 02/10/17 MIN ONLY BACK TO SURFACE PER
 ORV115 P3994 TY16 SB
 7/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1090 1090 380 380
 2001 ANN. EQUAL 1100 1100 390 390
 2004 ANN EQUAL 1190 1190 420 420
 2007 ANN. EQUAL 1260 1260 440 440

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 CALL BACK - R : : E : 071511 : JD
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 90 LAND 0 IMP
 02/11/14 SP COAL/O/G/MIN ONLY TO 33-
 0000303.001 TY14 SB
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 ORV115 P3994 TY16 SB
 7/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1090 1090 380 380
 2001 ANN. EQUAL 1100 1100 390 390
 2004 ANN EQUAL 1190 1190 420 420
 2007 ANN. EQUAL 1260 1260 440 440

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	75X75	245.00	71.00	13,046	4,5		56.25		7,340
FRONT LOT - FRT/ACRES = '0', EF-FRT = '75.00', DPTH = '75', FCTR = '71', RATE = '175', EF									
Total									7,340


Parcel 33-0000335.000
 Property 1133 CENTER ST LOT 71
 Address
 District 33-UNION TWP-CARROLLTON EVSD
 Map Number 3309A-52.000
 Routing 9A
 Land Use 500-RESIDENTIAL VACANT LAND
 Class Residential
 Neighborhood 00033D-HICKORY GROVE-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		

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							
Linear Brick		Openings Height					
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							

Valuations			
Assessment		2025	2026
Appraised	Land	7,340	7,340
	Improvement	0	0
	Total	7,340	7,340
Assessed	Land	2,570	2,570
	Improvement	0	0
	Total	2,570	2,570
Land	Improvement	Total	

Owner HICKORY GROVE ALLOTMENT LLC
 Legal LOT 71 HICKORY GR EX COAL/O/G



Permits					
Permit	Date	CD	Description	%	Amount

Notes

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
02/11/2014	P & A FARMS LLC	0.00	Q	N	28	N	67
01/20/2012	DAVIS JOHN H. & RUTH E J/S	0.00	QUIT CLAIM DEED	N	28	N	36
04/14/2011	DAVIS JOHN H	0.00	QUIT CLAIM DEED	N	28	N	

ID	Description	Size

Notes

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 INFL:PROP DESIR
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 0000303.001 TY14 SB
 02/10/17 MIN ONLY BACK TO SURFACE PER
 ORV115 P3994 TY16 SB
 7/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1090 1090 380 380
 2001 ANN. EQUAL 1100 1100 390 390
 2004 ANN EQUAL 1190 1190 420 420
 2007 ANN. EQUAL 1260 1260 440 440

ID	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
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 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1090 1090 380 380
 2001 ANN. EQUAL 1100 1100 390 390
 2004 ANN EQUAL 1190 1190 420 420
 2007 ANN. EQUAL 1260 1260 440 440