

RECEIVED

MAR 25 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Tax year 2025 BOR no. 26-00090
County Carroll Date received 3/25/2026

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	Ryan + Breanna Roberts	
2. Complainant if not owner		
3. Complainant's agent		



4. Telephone number and email address of contact person
330-704-2562 blrrdr7@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
<u>12-0000015.000</u>	<u>1041 Oculot Rd, Salenville OH 43945</u>

7. Principal use of 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
<u>12-0000015.000</u>	<u>87,330.00 or less</u>	<u>138,190.00</u>	<u>150,850</u>

9. The requested change in value is justified for the following reasons:
Not currently livable. No furnace or air conditioning. No functioning bathroom. No flooring except for 1 bedroom the rest of the house is particle board. There is water damage in living room where the door leaked, needs flooring replaced

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. 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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Parcel



Parcel Number

12-0000015.000 (website)

Legal

4 13 9 NE 1/4 SW EX COAL 5.874A

Owner

ROBERTS RYAN D & BREANNA L

Location

1041 OCELOT RD

Acres

5.8700



Date ▲	Public	Style	Attached To	Notes
03/25/2026	N	Auditor	Parcel	03/01/26 REC'D EMAIL & PHOTOS REGARDING THE CURRENT CONDITION OF THE DWELLING. REPLIED ASKING FOR A COMPLETED BOR APP. AS OF TODAY, NO RESPONSE. -SB
02/16/2024	N	Auditor	Parcel	MAILED BOR APPLICATION. KY
06/29/2023	N	General	Parcel	PER FIELD REVIEW 6/26/23 - PROPERTY GATED, VIEWED FROM ROAD & PICTO. ESTIMATE DWLG 100% REMODELED. SENT VALUE CHANGE NOTICE TY23 - VM
06/03/2022	N	General	Parcel	SPOKE TO RYAN ROBERTS ABOUT THE DEMOLITION TO THE DWLG - THEY HAVE REMOVED THE PLUMBING & THE HEAT - WE DID SPEAK ABOUT THE 2 MOBILE HOMES THAT ARE ON THIS PARCEL. HE IS GOING TO DEMOLISH THOSE. I TOLD HIM TO LET ME KNOW WHEN THEY ARE GOING TO DO THAT AND WE WOULD TALK TO HIM ABOUT THAT PROCESS. I ALSO EXPLAINED THAT WHEN TC WAS OUT THERE SHE WENT AHEAD AND MEASURED THE OTHER BUILDINGS TO MAKE SURE THAT WE HAVE EVERYTHING CORRECTLY AND THAT THERE WERE A FEW CHANGES - SENT VALUE CHANGE LETTER TY22 - VM

Date ▲	Public	Style	Attached To	Notes
06/02/2022	N	General	Parcel	PER FIELD REVIEW FROM DESTRUCT APPLICATION, UNABLE TO TELL WHAT WAS DEMOLISHED/DAMAGED, APPEARS TO BE INSIDE DWG, VAL TO REVIEW FOR NEW VALUATION; HOWEVER, UPON VISIT, MULTIPLE MEASUREMENTS AND IMPROVEMENTS WERE FOUND TO BE INCORRECT/MISSING - FIXED MEASUREMENTS: DFG, #5 LEAN-TO, MH STORAGE, MH LIKE REAL, #8 CARPORT (120 GRADE DUE TO SCREEN ENCLOSED SIDES) AND WDD ON DWG - ADDED: SHED-PP, SHELTER AND #10 CARPORT (120 GRADE DUE TO METAL ENCLOSED SIDES) - RENAMED #3 TO FLAT BARN INSTEAD OF POLE BUILDING. TC TY22
11/18/2020	N	General	Transfer on 11/18/2020	Transfer from ROBERTS PAUL D & DEBRA R J/S to ROBERTS RYAN D & BREANNA L New Ownership: Yes
08/22/2018	N	General	Parcel	TWO MH'S REMOVED PER OWNER REQUEST 4/30/04 TK EQ04AGRES: 8% LAND 8% IMP 1070 LAND 6520 IMP 8/22/18 REAPP 19 RF-VM 8/22/18 12-0090 77 HORIZON (ROBERT EISH) 2ND MH USED AS STORAGE **** TRUE CASH VALUE **** ***** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 16060 79940 96000 5620 27980 33600 2001 ANN. EQUAL 13390 81560 94950 4690 28550 33240 2004 ANN EQUAL 14460 88080 102540 5060 30830 35890 2007 ANN. EQUAL 15360 91970 107330 5380 32190 37570

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	28,800.00		28,800					28,800
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF-									
RS-RESIDUAL	4.8700	7,200.00		35,064					35,060
SMALL ACR - FRT/ACRES = '4.87', DESCRIPTION = EXT-VALUE =									
Total	5.8700								63,860



Parcel	12-000015.000
Property	1041 OCELOT RD
Address	
District	12-FOX TWP-CARROLLTON EVSD
Map Number	12009-29.000
Routing	9
Land Use	101-CASH-GRAIN OR GENERAL FARM
Class	Agriculture
Neighborhood	00012-FOX CARROLLTON SD-AV
Living Area	1,294

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	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	FAMILY	1,294	First Floor		100.00	100.00		136,490	
Units Converted		1,294	Basement					25,710	
Total Rooms	4								
Bed Rooms	1								
Family Rooms									
Dining Rooms									
Plumbing	NO PLUMBING								
Full Baths	1								
Half Baths									
Extra Fixtures									
Total Floor Value								162,200	
Living Units Value									
Plumbing								3,450	
RecRoom									
Fireplace									
Linear Brick									
Exterior Features								20,930	
Garage / Carport									
Base Value								186,580	
Grade								-18,658	
Well / Septic									
Adjustment									
RCN Value								167,922	
Year									
Depreciation %								-58,773	
Observed %									
Depreciation Value								-58,773	
RCNLD Value								109,149	
BOR									
Trend									
Final Value								109,150	



Valuations			
Assessment		2025	2026
Appraised	Land	63,860	63,860
	Improvement	138,180	138,180
	Total	202,040	202,040
Assessed	Land	22,350	22,350
	Improvement	48,360	48,360
	Total	70,710	70,710
Land	Improvement		Total

Owner	ROBERTS RYAN D & BREANNA L
Legal	4 13 9 NE 1/4 SW EX COAL 5.874A



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	Grade	Adjst Reason	ADJST FACTR	Year	DEPR MML	DEPR OBS	BOR	Trend	Final Value
2	02F-DET FRAME GA*	40 X 30	1,200	05,36	24.91	29,888	1	80%			1987/ /1987	AV-70.00				7,170
2 BUILDING TYPE = '02.0536', SHB+CONSFTXFT = '024X36', SIZE = '864', UNIT RATE = '', GRADE = '80%', YRYY OR YEARCOND = '1987AV', REPLA VALUE = '14680', PHY DPR = '60', FNC DPR = '', VALUE =																
3	121-FLAT BARN	40 X 32	1,280		18.60	23,808	1	85%			1998/ /1998	AV-50.00				10,120
3 BUILDING TYPE = '33', SHB+CONSFTXFT = '032X40', SIZE = '1280', UNIT RATE = '', GRADE = '85%', YRYY OR YEARCOND = '1998AV', REPLA VALUE = '12570', PHY DPR = '45', FNC DPR = '', VALUE =																
4	11-LEAN-TO	40 X 15	600		10.01	6,006	1	70%			1998/ /1998	AV-50.00				2,100
4 BUILDING TYPE = '11', SHB+CONSFTXFT = '015X40', SIZE = '600', UNIT RATE = '', GRADE = '70%', YRYY OR YEARCOND = '1998AV', REPLA VALUE = '3230', PHY DPR = '45', FNC DPR = '', VALUE =																
5	11-LEAN-TO	40 X 15	600		10.01	6,006	1	70%			1998/ /1998	FR-55.00				1,890
5 BUILDING TYPE = '11', SHB+CONSFTXFT = '010X40', SIZE = '400', UNIT RATE = '', GRADE = '70%', YRYY OR YEARCOND = 'FR', REPLA VALUE = '2160', PHY DPR = '80', FNC DPR = '', VALUE = '430'																
6	35-MOBILE HOME S*	58 X 12	696		3,000.00	3,000	1	60%			1970/ /1970	AV-0.00				3,000
6 BUILDING TYPE = '35', SHB+CONSFTXFT = '12X40', SIZE = '480', UNIT RATE = '', GRADE = '75%', YRYY OR YEARCOND = 'AV', REPLA VALUE = '3820', PHY DPR = '75', FNC DPR = '', VALUE = '960'																
															Total	24,280

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/18/2020	ROBERTS PAUL D & DEBRA R J/S	200,000.00	JOINT	N	3	N	828
03/26/2015	* NOT ON FILE *	0.00	QUIT CLAIM DEED	N	1	N	
02/11/1987	* NOT ON FILE *	0.00	???	N	1	N	1

ID	Description	Size
A	1SFR/B	1,294
B	0FP	60
C	0FP	420
D	WDD	340
2	02F	1,200
3	121	1,280
4	11	600
5	11	600
6	35	696
7	35	924
9	32	640
10	04PP	48
11	01M	360

Notes

REVAL 2025 PER FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- COEE EFF YEAR FOR DWLG, CORR
 SKETCH OF DWLG, CORR MSMTS OF
 OUTBUILDINGS, CORR LIKE REAL MH TO MOBILE
 HOME STORAGE 11/6/23 SBT
 CALL BACK - R : : E : 081611 : CB
 MH'S NOT HOOKED UP
 TWO MH'S REMOVED PER OWNER REQUEST 4/30/04
 TK
 EQ04AGRES: 8% LAND 8% IMP 1070 LAND 6520
 IMP
 8/22/18 REAPP 19 RF-VM
 8/22/18 12-0090 77 HORIZON (ROBERT EISH)
 2ND MH USED AS STORAGE
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 16060 79940 96000 5620
 27980 33600
 2001 ANN. EQUAL 13390 81560 94950 4690
 28550 33240
 2004 ANN EQUAL 14460 88080 102540 5060
 30830 35890
 2007 ANN. EQUAL 15360 91970 107330 5380
 32190 37570

6/2/22 - PER FIELD REVIEW FROM DESTRUCT
 APPLICATION, UNABLE TO TELL WHAT WAS
 DEMOLISHED/DAMAGED, APPEARS TO BE INSIDE



