

RECEIVED

MAR 25 2026

AUDITOR'S OFFICE
CARROLL COUNTY, OH

Clear Form

Tax year 2025 BOR no. 26-000 91
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	Earl L & Tonya M Bryan	6247 Apollo Rd NE Kensington 44427	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-738-6921 tbryan.808@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	
11-0000119.000		6247 Apollo Rd NE Kensington 44427	
7. Principal use of property <u>Our residence</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
11-0000119.000	183,790.00	265,830.00	82,042.00
9. The requested change in value is justified for the following reasons: <u>See attached sheet</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 3-24-26 Complainant or agent (printed) Earl + Tonya Bryan Title (if agent) _____

Complainant or agent (signature) Earl Bryan Tonya Bryan

Sworn to and signed in my presence, this 24th day of March 2026
(Date) (Month) (Year)

Notary Kelley Broadwater

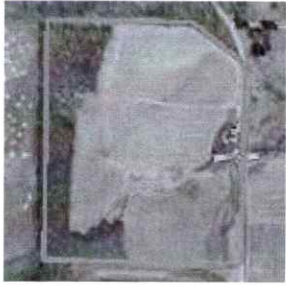


Broadwater
Kelley Bryan, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
O.R.C. 147.03

3 years ago they built a commercial chicken operation 100 ft from our property line. At that time we contacted a judge who told us that we should sue them for loss of property value. We were then told that it was too late it had been approved by the state. For the last 3 years we have been subject to the worse smell you can imagine. Depending on which way the wind blows we can't even be outside or have any windows or doors open for fear the smell will be in our house. Everyday there are semi trucks delivering feed, propane etc. and on the days that the chickens are taken to Case Farms I have lost track of the Semi's that drive past our house ALL NIGHT long. For this reason we feel that we should not have received an increase in our property taxes at all. The Chicken Operation should not qualify for CAUV because it is ALL buildings, so the increase on that property should offset the increase in ours.



Parcel



Parcel Number
11-0000119.000 (website)
Legal
4 14 29 PT NE 1/4 48.1406A
Owner
BRYAN EARL L & TONYA M



Location 📍
6247 APOLLO RD
Acres
48.1400
Programs
OOC, CAUV, AgDistrict

Date ▲	Public	Style	Attached To	Notes
01/06/2025	Y	General	2025 Agricultural District	NEW OWNERSHIP CONTINUING THROUGH END OF TERM.
02/13/2024	N	General	Transfer on 02/13/2024	Transfer from BRYAN EARL L to BRYAN EARL L & TONYA M New Ownership: Yes
01/01/2019	N	General	2019 CAUV	APPLICATION #: 1107

Date ^	Public	Style	Attached To	Notes
04/23/2015	N	General	Parcel	ADDED 2ND HS FOR MH TY03 12/09/02 TK EQ04AGRES: 8% LAND 8% IMP 5240 LAND 5460 IMP 4/23/15 SHED REMOVED,DFG & GAZEBO 100% TY15 TK 10/23/18 REAPP 19 RF-VM IH19 - ADD 720 SQFT BASEMENT. BM 10/7/19 MH MOVED TO 11-0000471.000VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 47660 60230 107890 16680 21080 37760 2001 ANN. EQUAL 56500 68210 124710 19780 23870 43650 2003 ANN. EQUAL 65500 68210 133710 22930 23870 46800 2004 ANN EQUAL 70740 73670 144410 24760 25780 50540 2007 ANN. EQUAL 67800 79340 147140 23730 27770 51500
10/25/2002	N	General	Parcel	OWNER: BRYAN EARL L, 6247 APOLLO RD, KENSINGTON

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	33.8220	4,100.00		138,670					138,670
AGUSE - ACRES = '33.8220', SYMBOL = 'C', MKT/AC = '2450', MARKET = '82860'.									
HS-HOME SITE	1.0000	28,800.00		28,800					28,800
MARKET - ACRES = '1.0000', SYMBOL = 'HS-HOMESITE', MKT/AC = '14000', MARKET = '14000'.									
RD-ROAD	0.6510	0.00		0					0
MARKET - ACRES = '0.6510', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	12.6670	4,100.00		51,935					51,940
AGUSE - ACRES = '12.6670', SYMBOL = 'W', MKT/AC = '2450', MARKET = '31040'.									
Total	48.1400								219,410

Parcel	11-000119.000
Property	6247 APOLLO RD
Address	
District	11-EAST TWP-CARROLLTON EVSD
Map Number	11029-18.000
Routing	29
Land Use	111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
Class	Agriculture
Neighborhood	00011-EAST CARROLLTON SD-AV
Living Area	2,384

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	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed	FAMILY	1,612	First Floor		100.00	100.00	100.00	164,450
Units Converted	1	772	Full Upper		100.00	100.00	100.00	65,490
Total Rooms	7	1,492	Basement					27,810
Bed Rooms	5							
Family Rooms								
Dining Rooms								
Plumbing	NORMAL							257,750
Full Baths	2							
Half Baths	1							12,190
Extra Fixtures								
								24,820
								25,270
								320,030
								-16,001
								95.00
								304,029
								-152,014
								-152,014
								152,015
								152,020

Valuations			
Assessment		2025	2026
Appraised	Land	219,410	219,410
	Improvement	200,530	200,530
	Total	419,940	419,940
Assessed	Land	76,790	76,790
	Improvement	70,190	70,190
	Total	146,980	146,980
Land	Improvement	Total	

Owner	BRYAN EARL L & TONYA M
Legal	4 14 29 PT NE 1/4 48.1406A



Permits					
Permit	Date	CD	Description	%	Amount

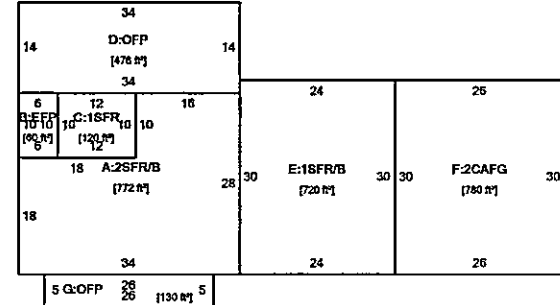
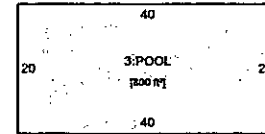
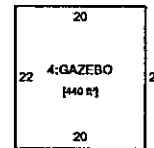
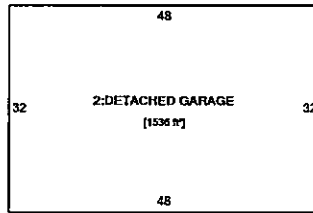
Notes
OC=1, EXLVUN=000000, PLUMB= 1, PLUMBI=0005000



Improvements													
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	Final Value
2	02-DETACHED GARA*	32 X 48	1,536	05,36	24.56	37,722	1	100%			2014/ /2014	GD-20.00	30,180
3	17-POOL	40 X 20	800		33.07	26,456	1	100%			1999/ /1999	AV-50.00 30.00	9,260
4	06-GAZEBO	20 X 22	440		24.26	10,674	1	100%			2015/ /2015	GD-15.00	9,070
2 BUILDING TYPE = '02.0536', SHB+CONSFTXFT = ' 48X32', SIZE = '1536', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2014GD', REPLA VALUE = '28770', PHY DPR = '10', FNC DPR = '', VALUE 3 BUILDING TYPE = '17', SHB+CONSFTXFT = ' 020X40', SIZE = '800', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '1999AV', REPLA VALUE = '20350', PHY DPR = '45', FNC DPR = '30', VALUE = 4 BUILDING TYPE = '06', SHB+CONSFTXFT = ' 24X20', SIZE = '480', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2015GD', REPLA VALUE = '8960', PHY DPR = '5', FNC DPR = '', VALUE =													
Total													48,510

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
02/13/2024	BRYAN EARL L	0.00	QUIT CLAIM DEED	N	23	N	125
10/25/2002	* NOT ON FILE *	0.00	QUIT CLAIM DEED	N	1	N	1
11/21/1990	* NOT ON FILE *	48,000.00	WARRANTY DEED	N	1	N	1

ID	Description	Size
A	2SFR/B	772
B	EFP	60
C	1SFR	120
D	0FP	476
E	1SFR/B	720
F	2CAFG	780
G	0FP	130
2	02	1,536
3	17	800
4	06	440

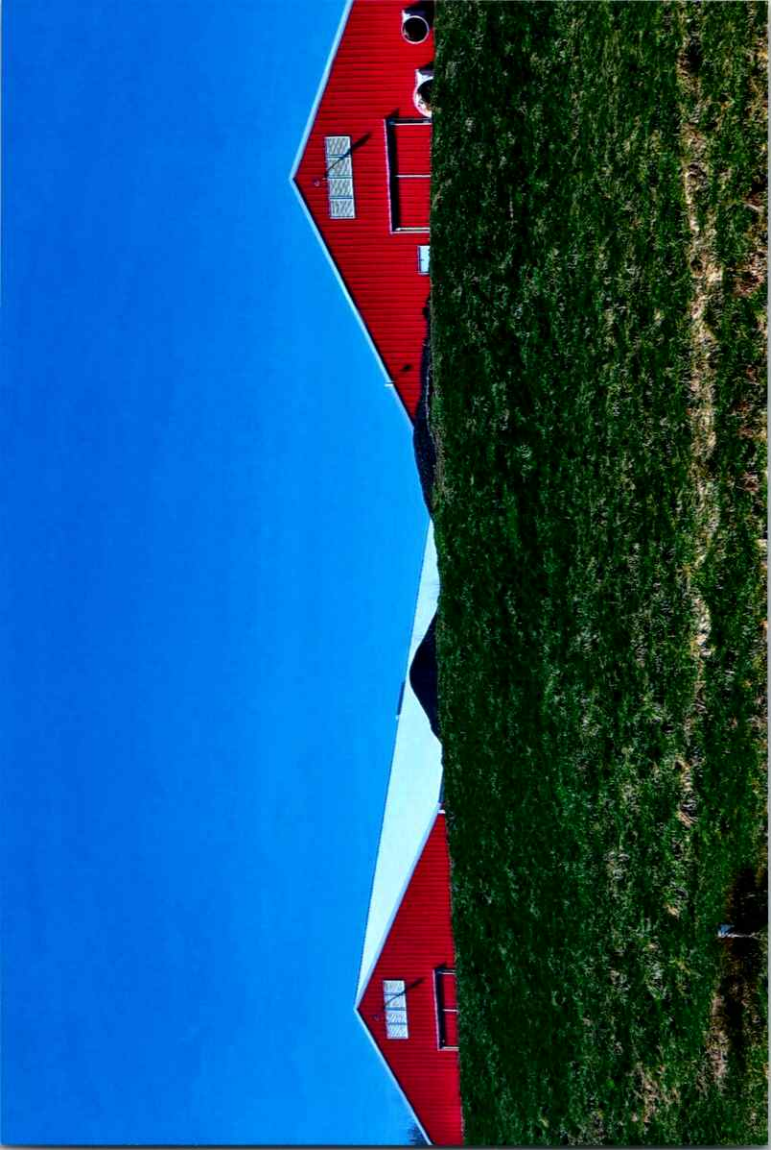


Notes

REVAL 2025- TURNED SKETCH ON FOR DWLG
 10/24/23 SBT
 CALL BACK - R : : E : 083011 : CB
 ADDED 2ND HS FOR MH TY03 12/09/02 TK
 EQ04AGRES: 8% LAND 8% IMP 5240 LAND 5460
 IMP
 4/23/15 SHED REMOVED,DFG & GAZEBO 100%
 TY15 TK
 10/23/18 REAPP 19 RF-VM
 IH19 - ADD 720 SQFT BASEMENT. BM
 10/7/19 MH MOVED TO 11-0000471.000VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 47660 60230 107890 16680
 21080 37760
 2001 ANN. EQUAL 56500 68210 124710 19780
 23870 43650
 2003 ANN. EQUAL 65500 68210 133710 22930
 23870 46800
 2004 ANN EQUAL 70740 73670 144410 24760
 25780 50540
 2007 ANN. EQUAL 67800 79340 147140 23730
 27770 51500

100 ft from our Property line







100 ft from our property line

