

RECEIVED

MAR 25 2026

AUDITOR
CARROLL COUNTY OH

Tax year 2025 BOR no. 26-00092
 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 Road NE Kensington 44127
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
<u>10-0000816.000</u>	<u>449 Mandy Ave Carrollton 44615</u>
<u>10-0000148.000</u>	<u>726 N. Lisbon St Carrollton 44615</u>

7. Principal use of property Rentals

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
10-0000816.000			
<u>10-0000816.000</u>	<u>60,000.00</u>	<u>92,030.00</u>	<u>32,030.00</u>
<u>10-0000148.000</u>	<u>60,000.00</u>	<u>96,230.00</u>	<u>36,230.00</u>

9. The requested change in value is justified for the following reasons:
See attached sheets

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 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

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



Rental Agreement

726 Lisbon

1. The renter agrees to pay the sum of \$550.00 per month due on the 1st of each month, plus a security deposit of \$550.00. **Checks must be received no later than the 3rd, and a 10% late fee applies if not received by then.** Mail checks to 6247 Apollo Rd. Kensington Ohio 44427.
2. The renter agrees to mow the lawn at least once every week.
3. The renter agrees to pay all utilities.
4. No unlicensed vehicle may be parked on the property.
5. **NO PETS.**
6. **The renter is responsible for keeping heat in the home to prevent frozen pipes.**
7. All repairs must first be discussed with the landlord.
8. The landlord has the right to inspect the property at anytime.
9. **The renter agrees to rent the property as is.**
10. Only one family may live in the home.
12. Thirty days' notice **must be given in writing** prior to moving.
12. The landlord has the right to evict the renter even if any family member is pregnant.
13. The renter is responsible for repair of any damage to the furnace caused by the lack of fuel.
14. The landlord is not responsible for any injuries or accidents on the property.
15. No outdoor burning is permitted at any time, and trash cannot accumulate. Trash service is required.
16. Phone service is required for the security of both the renter and the property.
17. The security deposit will be refunded within thirty days if applicable after the home is vacated. This is so that the landlord can inspect for damage and deduct any repair costs. **If renters move within one year of renting the property, the \$550.00 security deposit will be forfeited for the following: cleaning, re- advertising costs, lock replacement and etc.**




Signature and Social Security Number 733-15-2753

2-5-2011
Date

Please Print Name: Jeremy Byrd

Utilities

AEP	1-800-672-2231
Verizon	1-800-483-4600
Columbia Gas	1-800-344-4077
J&J Refuse	330-627-2424
<i>Time Warner for Phone</i>	<i>1-877-772-2253</i>

For the property at: 726 N. Lisbon Street Carrollton Ohio 44615

Address & Phone Number of the Landlord:

Earl & Tonya Bryan
6247 Apollo Rd.
Kensington, OH 44427
330-738-6921

Rental Agreement

1. The renter agrees to pay the sum of \$660.00 per month due on the 1st of each month, A \$60 credit will be applied if your rent is paid by the 3rd of the month. A security deposit of \$600.00 is due at the time of signing the agreement. Mail checks to 6247 Apollo Rd. Kensington Ohio 44427.
2. The renter agrees to mow the lawn at least once every week.
3. The renter agrees to pay all utilities.
4. No unlicensed vehicle or not drive able vehicles may be parked on the property.
5. **NO PETS.**
6. **The renter is responsible for keeping heat in the home to prevent frozen pipes.**
7. All repairs must first be discussed with the landlord.
8. The landlord has the right to inspect the property at anytime.
9. **The renter agrees to rent the property as is.**
10. Only one family may live in the home.
12. Thirty days' notice **must be given in writing** prior to moving.
12. The landlord has the right to evict the renter even if any family member is pregnant.
13. The renter is responsible for repair of any damage to the furnace caused by the lack of fuel.
14. The landlord is not responsible for any injuries or accidents on the property.
15. No outdoor burning is permitted at any time, and trash cannot accumulate. Trash service is required.
16. Phone service is required for the security of both the renter and the property.
17. **This is a month to month rental agreement.** The security deposit will be refunded within thirty days if applicable after the home is vacated. This is so that the landlord can inspect for damage and deduct any repair costs. **If renters move within one year of renting the property, the \$600.00 security deposit will be forfeited for the following: cleaning, re- advertising costs, lock replacement and etc.**

Arion Zinda 291-72-8360
Signature and Social Security Number

7/31/14
Date

Jodi L. Zinda 278-88-2920
Please Print Name: Arion Zinda

Jodi L. Zinda

Carrollton OH

1

Utilities

AEP	800-672-2231
Carrollton Water Dept.	330-627-2411
Columbia Gas	800-344-4077

For the property at: 449 Moody Avenue Carrollton Ohio 44615

Address & Phone Number of the Landlord:

Earl & Tonya Bryan
6247 Apollo Rd.
Kensington, OH 44427
330-738-6921



726 N. Lisbon St

Wood Siding



Small Kitchen

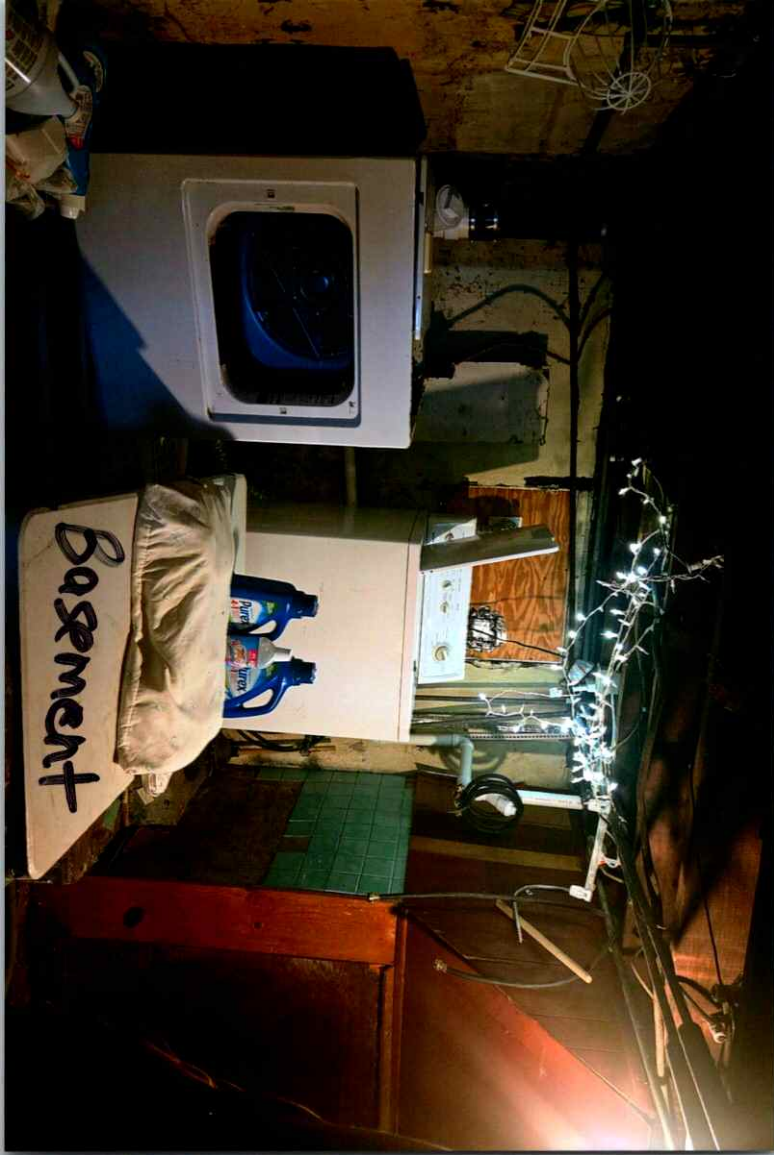


Dining Room



Bathroom





Basement

Basement



Carport



Front Porch

EXHIBIT

4

449

449 Moody Ave



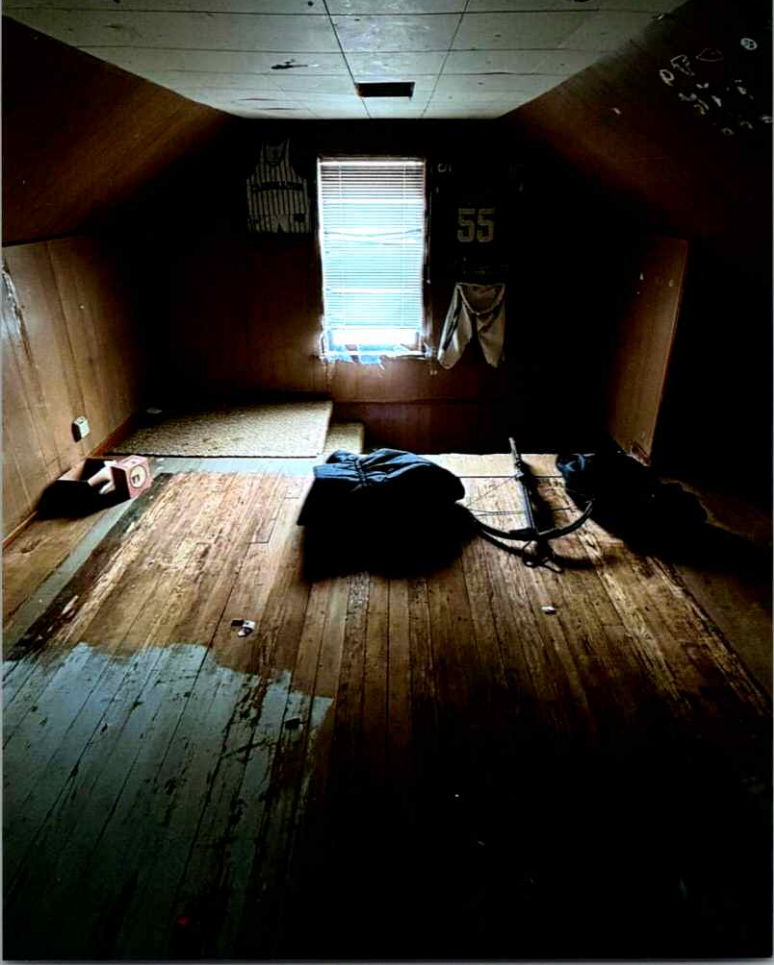
MISSING →
DOORS



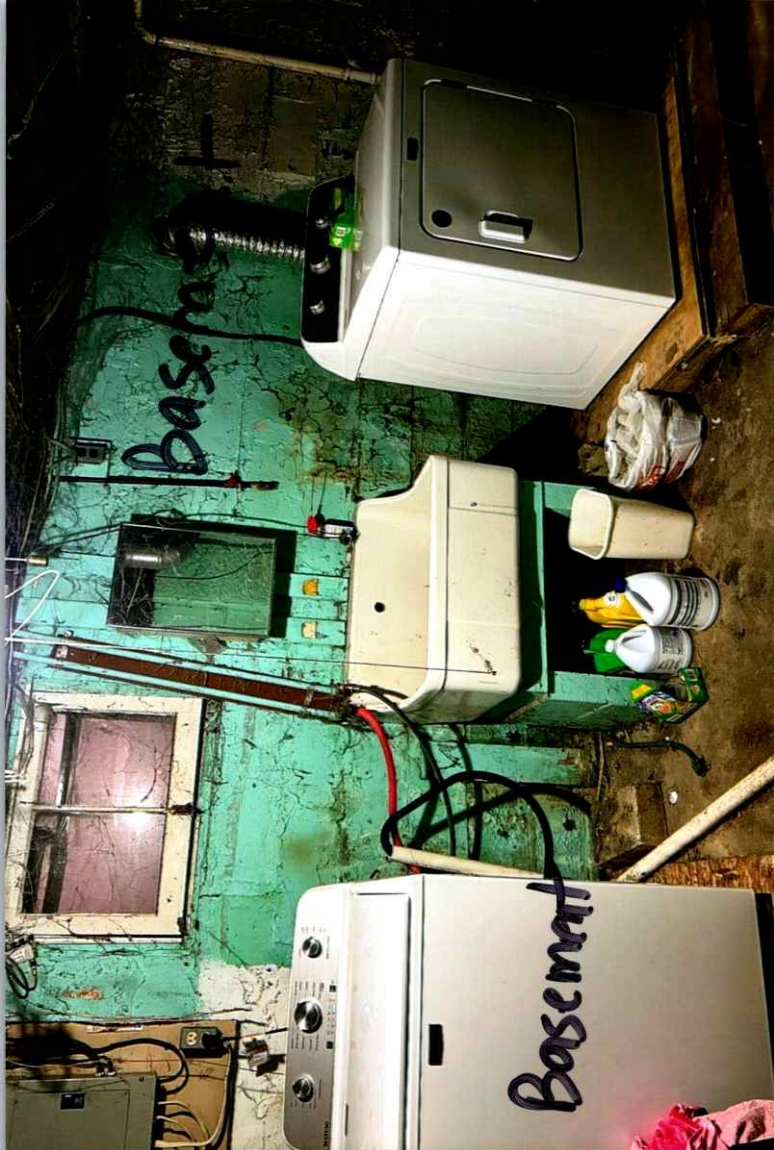
Front
Door



Up stairs
Bedroom



Basement



Damp
Basement



~~Basement~~
Bathroom



Parcel



Parcel Number
10-0000816.000 (website)

Legal
LOT 5 MOODY

Owner
BRYAN EARL L & TONYA M

Location 📍
449 MOODY AVE

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
02/13/2024	N	General	Transfer on 02/13/2024	Transfer from BRYAN EARL L to BRYAN EARL L & TONYA M New Ownership: Yes
02/21/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 720 LAND 3140 IMP 2/21/19 REAPP 19 KS-VM IH19 - UPDATE CNDTN & DEPT ON DWLG & CORRECT EFP/B TO EFP (CRAWL SPACE ONLY) VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8540 28460 37000 2990 9960 12950 2001 ANN. EQUAL 8970 39190 48160 3140 13720 16860 2004 ANN EQUAL 9690 42330 52020 3390 14820 18210 2007 ANN. EQUAL 10840 44960 55800 3790 15740 19530
10/25/2002	N	General	Parcel	OWNER: BRYAN EARL L, 449 MOODY AVE, CARROLLTON OHIO



Parcel



Parcel Number
10-0000816.000 (website)

Legal
LOT 5 MOODY

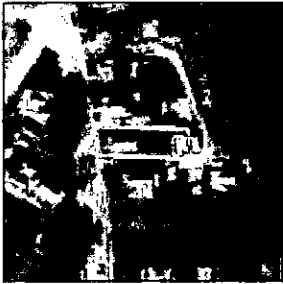
Owner
BRYAN EARL L & TONYA M

Location 📍
449 MOODY AVE

Acres
0.0000

Date ▲	Public	Style	Attached To	Notes
02/13/2024	N	General	Transfer on 02/13/2024	Transfer from BRYAN EARL L to BRYAN EARL L & TONYA M New Ownership: Yes
02/21/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 720 LAND 3140 IMP 2/21/19 REAPP 19 KS-VM IH19 - UPDATE CNDTN & DEPT ON DWLG & CORRECT EFP/B TO EFP (CRAWL SPACE ONLY) VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8540 28460 37000 2990 9960 12950 2001 ANN. EQUAL 8970 39190 48160 3140 13720 16860 2004 ANN EQUAL 9690 42330 52020 3390 14820 18210 2007 ANN. EQUAL 10840 44960 55800 3790 15740 19530
10/25/2002	N	General	Parcel	OWNER: BRYAN EARL L, 449 MOODY AVE, CARROLLTON OHIO

Parcel



Parcel Number

10-0000148.000 (website)

Legal

LOT 1 ROUD & JOHNSTON 2

Owner

BRYAN EARL L & TONYA M

Location

726 N LISBON ST
CARROLLTON OH 44615

Acres

0.0000

Date ▲	Public	Style	Attached To	Notes
02/13/2024	N	General	Transfer on 02/13/2024	Transfer from BRYAN EARL L to BRYAN EARL L & TONYA M New Ownership: Yes
02/22/2019	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 440 LAND 3490 IMP 2/22/19 REAPP 19 CW-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 5290 34000 39290 1850 11900 13750 2001 ANN. EQUAL 5520 43630 49150 1930 15270 17200 2004 ANN EQUAL 5960 47120 53080 2090 16490 18580 2007 ANN. EQUAL 6440 44570 51010 2250 15600 17850
10/25/2002	N	General	Parcel	OWNER: BRYAN EARL L, 726 NORTH LISBON ST, CARROLLTON OHIO

Land Data

Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	62X123	260.00	90.00	14,508					14,510
FRONT LOT - FRT/ACRES = '0', EF-FRT = '62.00', DPTH = '123', FCTR = '90', RATE = '200',									
FL-FRONT LOT	6X123	260.00	90.00	1,404					1,400
HOMESITE - FRT/ACRES = '0', EF-FRT = '6.00', DPTH = '123', FCTR = '90', RATE = '200', EF-									
Total	0.1920								15,910

Parcel 10-000816.000
 Card 1
 Property Address 449 MOODY AVE
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 10044-03.000
 Routing 44
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 00010EE-WESTWOOD MANOR-AV
 Living Area 1,680


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	15,910	15,910
Improvement	76,120	76,120
Total	92,030	92,030
Assessed		
Land	5,570	5,570
Improvement	26,640	26,640
Total	32,210	32,210
Land	Improvement	Total

Owner BRYAN EARL L & TONYA M
 Legal LOT 5 MOODY



Permits

Permit	Date	CD	Description	%	Amount

Notes

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



Dwelling

Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed	1	960	First Floor		100.00	100.00	100.00	114,820
Units Converted		720	Attic		100.00	100.00	100.00	28,270
Total Rooms	5	720	Basement					17,640
Bed Rooms	3							
Family Rooms								
Dining Rooms								
Plumbing	NORMAL							
Full Baths	1							
Half Baths								
Extra Fixtures								
Total Floor Value								160,730
Living Units Value								
Plumbing								6,440
RecRoom								
Fireplace								
Linear Brick								
Exterior Features								
Garage / Carport								17,640
Base Value								3,140
Grade								187,950
Well / Septic								-18,795
Adjustment								
RCN Value								169,155
Year								
Depreciation %								-93,035
Observed %								
Depreciation Value								-93,035
RCNLD Value								76,120
BOR								
Trend								
Final Value								76,120

Improvements

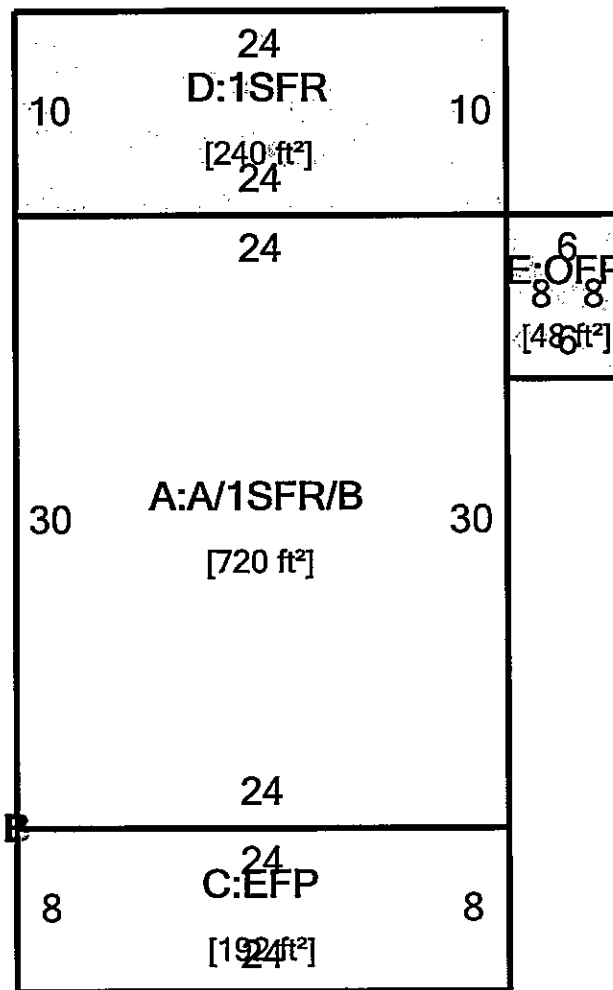
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
2	04PP-SHED=PP	8 X 10	80		0.00	0	1	100%			1999/ /1999	AV-0.00				0
2 BUILDING TYPE = 'SHED=PP', SHB+CONSFXTXFT = '* 08X10', SIZE = '80', UNIT RATE = '', GRADE = '', YRYY OR YEARCOND = '', REPLA VALUE = '', PHY DPR = '', FNC DPR = '', VALUE = ''																
Total																0

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	BRYAN EARL L & MARGIE	0.00	QUIT CLAIM DEED	N	1	N	1
04/30/1998	* NOT ON FILE *	0.00	WARRANTY DEED	N	1	N	1

ID	Description	Size
A	A/1SFR/B	720
B	1CBASG	0
C	EFP	192
D	1SFR	240
E	0FP	48
2	04PP	80

2



Notes

REVAL 2025 FIELD REVIEW DONE BY SBT-KK
 REVAL 2025- CORR EFF YEAR FOR DWLG
 10/12/23 SBT
 CALL BACK - R : : E : 110211 : CB
 EQ04AGRES: 8% LAND 8% IMP 720 LAND 3140
 IMP
 2/21/19 REAPP 19 KS-VM
 IH19 - UPDATE CNDTN & DEPT ON DWLG &
 CORRECT EFP/B TO EFP (CRAWL SPACE ONLY)
 VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 8540 28460 37000 2990 9960
 12950
 2001 ANN. EQUAL 8970 39190 48160 3140
 13720 16860
 2004 ANN EQUAL 9690 42330 52020 3390
 14820 18210
 2007 ANN. EQUAL 10840 44960 55800 3790
 15740 19530

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	40X125	350.00	91.00	12,740					12,740
FRONT LOT - FRT/ACRES = '0', EF-FRT = '40.00', DPTH = '125', FCTR = '91', RATE = '250',									
Total		0.1148							12,740

Parcel 10-000148.000
 Property 726 N LISBON ST
 Address CARROLLTON OH 44615
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 10066-11.000
 Routing 66
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 00010T-ROAD & JOHNSTON 2-AV
 Living Area 1,268

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 FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	1	644	First Floor		100.00	100.00		90,000		
Units Converted	1	624	Full Upper		100.00	100.00		58,310		
Total Rooms	6	624	Basement					15,700		
Bed Rooms	3									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL	Total Floor Value							164,010	
Full Baths	1	Living Units Value							7,590	
Half Baths		Plumbing								
Extra Fixtures	1	RecRoom								
		Fireplace								
		Linear Brick								
		Exterior Features							11,060	
		Garage / Carport								
		Base Value							182,660	
		Grade								
		Well / Septic								
		Adjustment								
		RCN Value							182,660	
		Year								
		Depreciation %							-100,463	
		Observed %								
		Depreciation Value							-100,463	
		RCNLD Value							82,197	
		BOR								
		Trend								
		Final Value							82,200	

Valuations			
Assessment		2025	2026
Appraised	Land	12,740	12,740
	Improvement	83,490	83,490
	Total	96,230	96,230
Assessed	Land	4,460	4,460
	Improvement	29,220	29,220
	Total	33,680	33,680
Land	Improvement	Total	

Owner BRYAN EARL L & TONYA M
 Legal LOT 1 ROUD & JOHNSTON 2

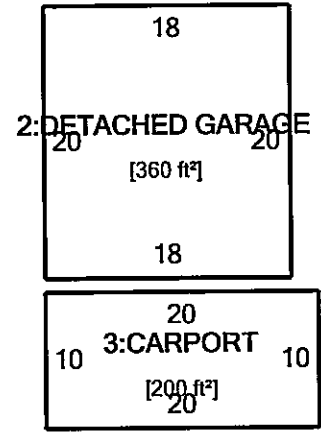
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=000000, PLUMB= 1, PLUMBI=0001000

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
2	02-DETACHED GARA*	20 X 18	360		28.17	10,140	1	100%			1950/ /1950	PR-90.00				1,010
3	01-CARPORT	20 X 10	200		14.00	2,800	1	100%			1974/ /1974	PR-90.00				280
															Total	1,290

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
09/15/1994	* NOT ON FILE *	33,000.00	JOINT	N	1	N	1

ID	Description	Size
A	2SFR/B	624
B	0FP	160
C	0FP	15
D	1SFR	20
E	0FP	35
2	02	360
3	01	200



Notes

04/06/25 REVAL 2025 FIELD REVIEW DONE BY ST -SB
 CALL BACK - R : : E : 110311 : CB
 EQ04AGRES: 8% LAND 8% IMP 440 LAND 3490 IMP
 2/22/19 REAPP 19 CW-VM
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 5290 34000 39290 1850 11900 13750
 2001 ANN. EQUAL 5520 43630 49150 1930 15270 17200
 2004 ANN EQUAL 5960 47120 53080 2090 16490 18580
 2007 ANN. EQUAL 6440 44570 51010 2250 15600 17850

