

RECEIVED

MAR 25 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Tax year 2025 BOR no. 26-00093
County Carroll Date received 3/25/2026

DTE 1M
Rev. 02/19

Complaint Against the Valuation of a Manufactured or Mobile Home Taxed Like Real Property

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

Attach additional pages if necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of home	FRANK SAGAR	96 Amsterdam Rd SE Scioto OH 43988
2. Complainant if not owner		
3. Complainant's agent	Haley Sagar (wife)	"96 Amsterdam Rd SE"
4. Telephone number of contact person	Haley Sagar	740 415 9155
5. Email address of complainant	Haleyjmc90@gmail.com	
6. Complainant's relationship to home, if not owner		
If more than one home is included, see "Multiple Homes" on back.		
7. Registration number from tax bill		Address of home
<u>28-0001310.000</u>		



8. Principal use of home Seasonal/Camping

9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Registration Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>N/A RV</u>	<u>5,000</u>	<u>5,000</u>	<u>0</u>

10. The requested change in value is justified for the following reasons:
This is considered a RV. It has a ANSI unlike manufacturing homes that require HUD codes for permanent year round use.

11. Was home sold within the last three years? Yes No Unknown If yes, show date of sale 7/7/25 and sale price \$ 5000; and attach information explained in "Instructions for Line 11" on back.
12. If home was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. If you have filed a prior complaint on this home 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 home was sold in an arm's length transaction. The home lost value due to a casualty.
- A substantial improvement was added to the home. Occupancy change of at least 15% had a substantial economic impact on my property.

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 3/25/26 Complainant or agent Dave Sagar III Signature Title (if agent) _____

Sworn to and signed in my presence, this 25th day of March year 2025

Notary Bradley Eick Signature



BRADLEY EICK
Notary Public
State of Ohio
My Comm. Expires
November 17, 2026

2026 3/25/26

Instructions for Completing DTE 1M

REVIEW
DTE-1M
Rev. 02/19

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a home files a complaint against the valuation of that home, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such home in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Homes: Only homes that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints must be used. The increase or decrease in valuation must be separately stated for each home. If more than three homes are included in one complaint, use additional sheets of paper.

General Instructions: The Board of Revision may increase or decrease the total value of any home included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will

be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports and cost of improvements added to the home (e.g. skirtings and awnings) for the property.

Ohio Revised Code section 5715.19(G) provides that a "complainant shall provide to the board of revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 11. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Notice: If the county auditor is in possession of an email address for you, the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

Dear Board Members,
3/25/26



I found a RV for my out-of-town family to stay in a couple of days out of the year weather permitting. I attached a screen shot of the only receipt I have. There is no title. It was 5000.00 for the RV and tow. I was informed it was a 1991 Mallard Park Model RV. I could only find a similar model at a RV website.

It was bought furnished. There is a major water damage on right side of RV plus a leak under the kitchen. The bathroom is not functional. The electric is hook up from out house. Mainly use the RV as storage and family to stay a weekend in summer months. I hope this is enough to prove that is a RV and not a Manufacture home.

I included the following:

A picture of the seal ANSI/RIVA

Photos of the Mallard RV at my property and the one similar online.

General information about the RV via google

Thank you for your time in this matter.

Sincerely,

Frank C Sagar III

EXHIBIT
3

855079

NAME FRANK SAGAR	SHIP TO
ADDRESS 96 Amster Dam RD	ADDRESS
CITY, STATE, ZIP SC10. 0410	CITY, STATE, ZIP

ORDER NO.	TERMS	DATE
WHEN SHIP	HOW SHIP	SALESPERSON

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Down Payment	\$2400	
	for the 14x36		
	mobile home,		
	Price includes		
	delivery to lot		
	on 164		
	NO title		
	<u>\$2400 PAID</u>		
	"Bear Schwartz"		

BUYER

A-5803
T-4550040516

KEEP THIS SLIP FOR REFERENCE



1991 mallard park model specs



+4



1991 Mallard park models are non-self-contained, seasonal recreational units, with **lengths typically ranging from 25 to over 36 feet, often with widths around 7'9" to 11'5"**. Common models like the 7235 or Sprinter series (e.g., M-235FRB, M-245FK) feature two axles, weighing roughly 5,200 to 9,999 lbs. JD Power +3

Key 1991 Mallard Park Model Specifications

- **Type:** Park Model RV (seasonal/recreational use, ANSI 119.5 code).
- **Length:** Ranging from 25' up to 36'.
- **Width:** Available in narrow body (approx. 7'9") and wide body (approx. 11'5") configurations.

Ask anything





- **Weight:** Ranging from 5,290 lbs to 9,999 lbs.
- **Axles:** Typically 2 axles.
- **Self-Contained:** Generally no.
- **Slides:** Some models featured 1 slideout (e.g., Mallard 7235/7335/7038). JD Power +3

Common 1991 Models and Sizes

- **Mallard Sprinter Series M-235FRB:** 36' x 7'9", 5,730 lbs, 2 axles.
- **Mallard Sprinter Series M-245FK:** 36' x 7'9", 5,710 lbs, 2 axles.
- **Mallard 7235/7335:** 30' to 35'+ range, ~9,175 lbs, 2 axles, 1 slide.
- **Mallard M-1228FLR/M-CKJJ/M-F2BK:** 25'-33' lengths, 11'5" width, ~9,999 lbs. JD Power +3

These units were designed for stationary, seasonal, or park use, rather than frequent towing.





Ask anything

inspectors (like [RVIA](#)).

standards, typically verified by third-party

- **Certification:** Manufacturers adhere to these

or temporary living.

manufacturing for units designed for seasonal

- **Purpose:** Ensures safety and consistency in

plumbing, and structural requirements.

- **Scope:** Covers fire safety, fuel systems,

Key Aspects of ANSI A119.5:

parks. [www.gowithedifice... +4](#)

placement in designated

wheels" to ensure safety, quality, and legal

chassis. It is often used for "tiny houses on

quarters (up to 400 sq ft) and are built on a single

are designed as temporary, seasonal living

and electrical safety of these units. These units

[governing the construction, plumbing, HVAC,](#)

[for Park Model Recreational Vehicles \(PM RVs\),](#)

[ANSI A119.5 is the American National Standard](#)





Key Aspects of ANSI A119.5:

- **Scope:** Covers fire safety, fuel systems, plumbing, and structural requirements.
- **Purpose:** Ensures safety and consistency in manufacturing for units designed for seasonal or temporary living.
- **Certification:** Manufacturers adhere to these standards, typically verified by third-party inspectors (like [RVIA](#)).
- **Distinction:** Unlike typical RVs (often [NFPA 1192](#)), PM RVs are intended for longer, semi-permanent, but still temporary, placement.
- **Updates:** The standard is updated every five years, with the 2020/2025 versions covering modern, often residential-style, park models. RV industry +5

Note on ANSI C119.5:

Be aware that **ANSI C119.5** is a different, separate standard concerning electrical insulation-piercing connectors for utilities, not related to housing. The housing standard is **ANSI**

A119.5. ANSI Webstore +2

Ask anything





Park models are small, seasonal RVs limited to 400 sq. ft. designed for vacationing, while mobile homes (manufactured homes) are designed for, and often exceed, 400 sq. ft. for full-time living. Park models are built to ANSI standards and offer better mobility for site-to-site, whereas mobile homes are built to HUD codes for permanent, year-round, stationary residency. [Zook Cabins +3](#)

Key Comparisons:

- **Size:** Park models are limited to 400 sq. ft. (excluding porches/lofts), while mobile homes can be single, double, or triple-wide, offering significantly more space.
- **Usage:** Park models are ideal for vacation/seasonal use, while mobile homes are built for permanent, year-round residence.
- **Mobility:** Park models are designed to be moved relatively easily to campgrounds,

Ask anything



Parcel



Parcel Number

28-0001310.000 (website)

Legal

LOT 7 M STEWART PERRYVILLE EX O/G

Owner

SAGAR FRANK C III & HALEY J

Location

AMSTERDAM RD SW
SCIO OH 43988

Acres

0.0000

Map/Route

2836A-36.000 / 36A

Card	Notes
1	<p>6/12/25 - ADDED MH UNREG - ST REVAL 2025 FIELD REVIEW BY SBT - VM CALL BACK - R : : E : 053111 : JD INFL:PROP DESIR EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP 3/12/18 NO CHANGES REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1290 1290 450 450 2001 ANN. EQUAL 1270 1270 440 440 2004 ANN EQUAL 1370 1370 480 480 2007 ANN. EQUAL 1470 1470 510 510</p>



Valuation

Tax Year	Improvement Value	Dwelling Value	Building Value	Land Value	Total Improvement Value	Total Value
2026	34,970	0	0	11,340	34,970	46,310

Tax Year	Improvement Value	Dwelling Value	Building Value	Land Value	Total Improvement Value	Total Value
2025	34,970	0	0	11,340	34,970	46,310

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	60X122	280.00	90.00	15,120	5		75.00		11,340
Total		0.1680							11,340

Parcel 28-0001310.000
 Property AMSTERDAM SW RD
 Address SCIO OH 43988
 District 28-PERRY TWP-CARROLLTON EVSD
 Map Number 2836A-36.000
 Routing 36A
 Land Use 560-HOUSE TRAILERS OR MOBILE HOMES AFFIXED TO
 Class Residential
 Neighborhood 00028H-PERRYSVILLE-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	11,340	11,340
	Improvement	34,970	34,970
	Total	46,310	46,310
Assessed	Land	3,970	3,970
	Improvement	12,240	12,240
	Total	16,210	16,210
Land	Improvement	Total	

Owner SAGAR FRANK C III & HALEY J
 Legal LOT 7 M STEWART PERRYSVILLE EX 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		Stacks				
	Linear Brick		Height		Length				
	Exterior Features								
	Garage / Carport								
	Base Value								
	Grade		Code		Factor				
	Well / Septic								
	Adjustment		Code		Factor				
	RCN Value		total value x		multipler				
	Year		Built	0 Rem	Eff				
	Depreciation %								
	Observed %								
	Depreciation Value								
	RCNLD Value								
	BOR		0						
	Trend					0.00			
	Final Value								



Improvements

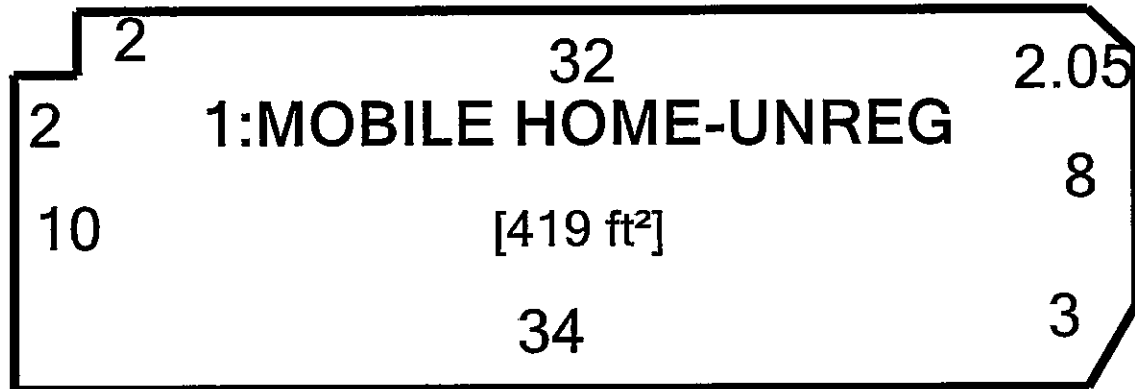
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	83-MOBILE HOME-U*		419		43,306.00	43,306	1	100%	1		2024/ /2024	AV-15.00*	5.00			34,970
Total															34,970	



Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
06/15/2021	LOGAN PAUL D	65,000.00	JOINT	Y	3	N	478
09/30/2013	PIETRO STEPHEN	49,800.00	WARRANTY DEED	Y	3	N	677
08/15/2013	BANK OF NEW YORK MELON	20,300.00	WARRANTY DEED	Y	3	N	533

ID	Description	Size
1	83	419

Notes
6/12/25 - ADDED MH UNREG - ST
REVAL 2025 FIELD REVIEW BY SBT - VM
CALL BACK - R : : E : 053111 : JD
INFL:PROP DESIR
EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP
3/12/18 NO CHANGES REAPP 19 JAA-VM
**** TRUE CASH VALUE **** ** ASSESSED
VALUE ****
YEAR REASON CODE LAND BUILDING TOTAL LAND
BUILDING TOTAL
2000 REAL VAL 1290 1290 450 450
2001 ANN. EQUAL 1270 1270 440 440
2004 ANN EQUAL 1370 1370 480 480
2007 ANN. EQUAL 1470 1470 510 510





NOT FOR SALE

EXHIBIT
7







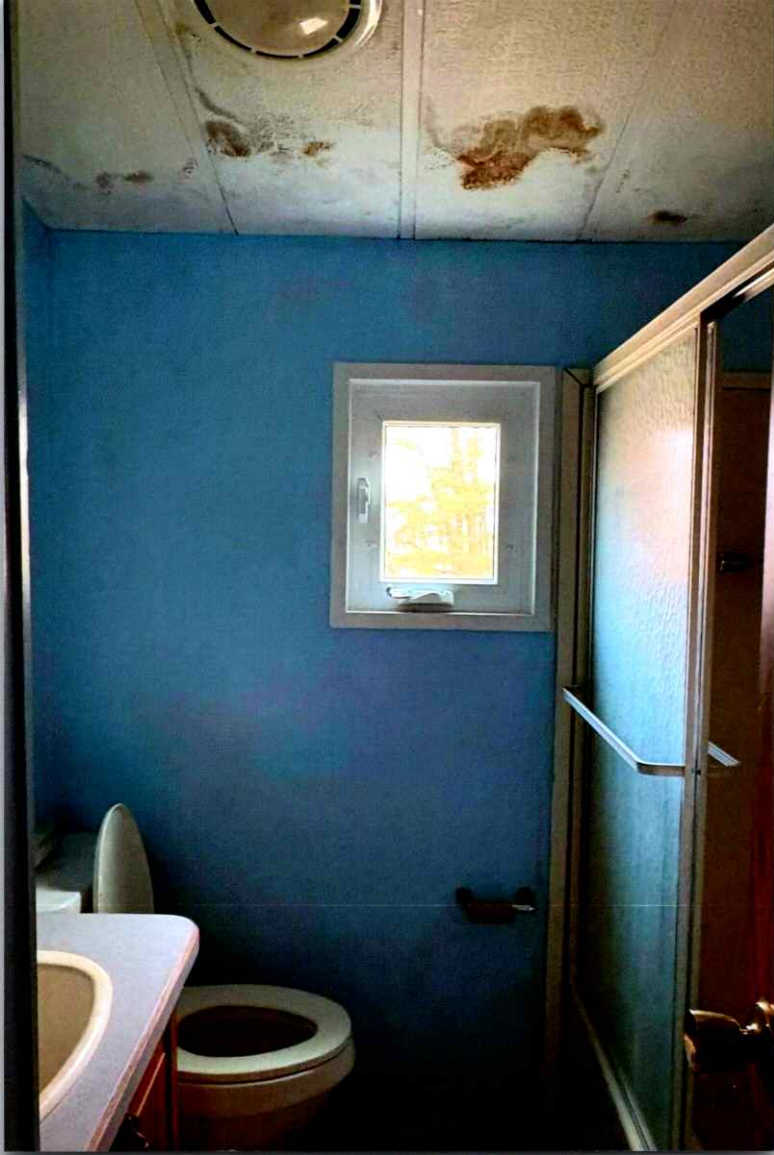
WARNING

Security Cameras In Use

RENTAL PROPERTY

NOT FOR SALE

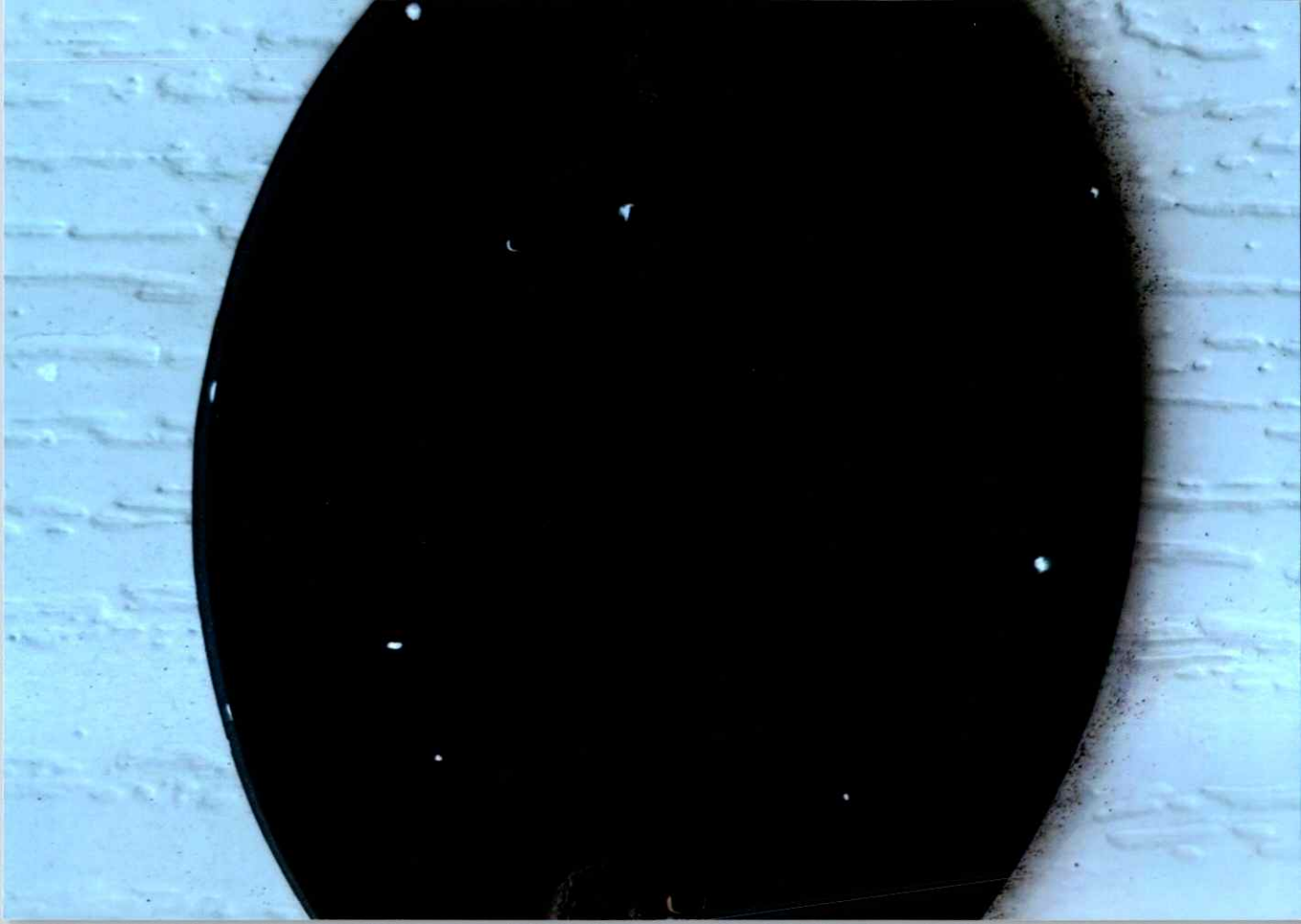














MALLARD



www.lakelandrv.com 608-868-4701

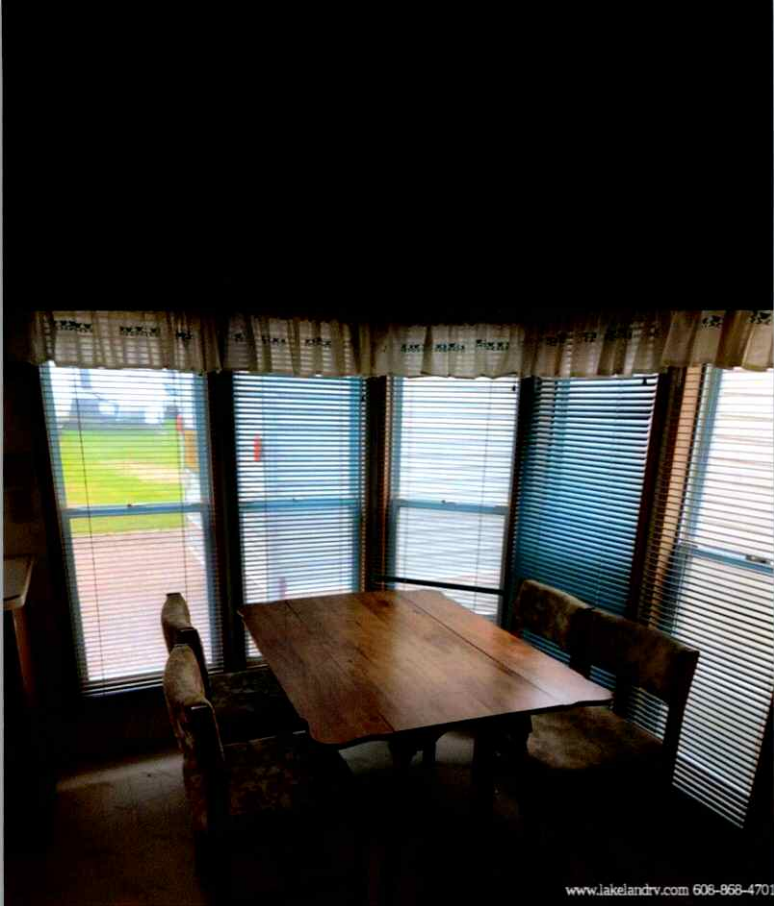


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