

Clear Form

RECEIVED

MAR 30 2026

Tax year 2025 BOR no. 26-00095  
County Carroll Date received 3/30/2026

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.

AUDITOR'S OFFICE  
CARROLL COUNTY OH

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.

1. Owner of property		Name Amie L. McCrobie		Street address, City, State, ZIP code 4031Thompson St NW, Carrollton 44615	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		330-771-3890 ammm10199@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			
02-0000089.013		Malibu Rd., Minerva OH 44657			
7. Principal use of property		Parcel purchased for frontage and connection to other parcel that I own.			
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		
02-0000089.013	36,200	\$112,570.00	76,370.00		
9. The requested change in value is justified for the following reasons: I bought this because it was connected to my current parcel and we needed the space to add the barn. Our large 10.59 acre parcel is taxed at over \$250,000. I paid \$5000 for this one acre. It does not add over \$75,000 in value as the other parcel is taxed to high if that is the case.					



10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 2009  
and sale price \$ 5000.00 ; 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 None and total cost \$ None

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 3/28/25 Complainant or agent (printed) Annie McCreole Title (if agent) n/a

Complainant or agent (signature) Annie McCreole  
**SIGN IN THE PRESENCE OF A NOTARY**

Sworn to and signed in my presence, this 28th day of March 2026  
(Date) (Month) (Year)

Notary Brandy C. Berry



BRANDY C. BERRY  
Notary Public, State of Ohio  
My Commission Expires  
March 16, 2030



# Comparative Market Analysis



## Researched and prepared by

Brandy C. Smith

## Prepared exclusively for

Amie McCrobie

## Prepared on

March 27, 2026

## Subject Property

Malibu Road

Minerva, Ohio

44657



## Brandy C. Smith

Real Integrity Real Estate Svcs.

7793 Pittsburg Ave NW

North Canton, Ohio 44720

[brandy@homesearchohio.com](mailto:brandy@homesearchohio.com)

<http://https://homesearchohio.com/>

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

Brandy C Smith

brandy@homesearchohio.com

Ph: 330-205-0742



Subject Property: Malibu Road, Minerva

March 27, 2026

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Sold Date
Malibu Road					0		
5188 Bandy Road	\$70,000						12/29/2025
10658 Lawndell Road	\$80,000						08/29/2025
<i>Averages:</i>		<b>\$75,000</b>					

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$70,000	\$75,000	\$75,000	\$80,000	2
<b>Adjusted Comparable Price</b>	\$32,500	\$34,350	\$34,350	\$36,200	2

On Average, the 'Sold' status comparable listings sold in 19 days for \$75,000

Researched and prepared by Brandy Smith  
Real Integrity

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

Information is believed to be correct but is not guaranteed.

Brandy C Smith

brandy@homesearchohio.com

Ph: 330-205-0742



Subject Property: Malibu Road, Minerva

March 27, 2026

### CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Malibu Road



5188 Bandy Road



10658 Lawndell Road

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#		5172082		5138390	
Prop Type		Land and Lots		Land and Lots	
Status		Sold		Sold	
City	Minerva	Homeworth		Navarre	
Subdv/Cmpx					
List Price		\$54,900		\$85,000	
Sold Price		\$70,000		\$80,000	
Sold Date		12/29/2025		08/29/2025	
Style					
SqFt					
\$/SqFt					
Acres	1	2.00	-7,500	2.84	-13,800
Year Built					
Beds					
Full Baths			0		0
Half Baths			0		0
Total Baths		0	0	0	0
Basement			0		0
Stories			0		0
Sch District	Minerva Local SD	West Branch LSD - 5012		Fairless LSD - 7604	
Garage #			0		0
Heating			0		0
Cooling			0		0
Water		Well	-10,000	Well	-10,000
Sewer		Septic	-20,000	Septic	-20,000
Exterior			0		0
Exterior Feat			0		0
View		Rural	0		0
Parking		Driveway	0	Driveway	0
		Price	\$70,000		\$80,000
		Total Adjustments	\$-37,500		\$-43,800
		Adjusted Price	\$32,500		\$36,200

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Ph: 330-205-0742



Subject Property: Malibu Road, Minerva

March 27, 2026

## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

<u>Sell Price Statistics</u>		<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price:	\$34,400	Average Price/Sq Ft:	\$0
High Price:	\$36,200	High Price/Sq Ft:	\$0
Median Price:	\$34,400	Median Price/Sq Ft:	\$0
Low Price:	\$32,500	Low Price/Sq Ft:	\$0

Figures are based on selling price after adjustments, and rounded to the nearest \$100

### Suggested List Price: \$36,200

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell,

### Notes

This was purchased to be part of the farm.

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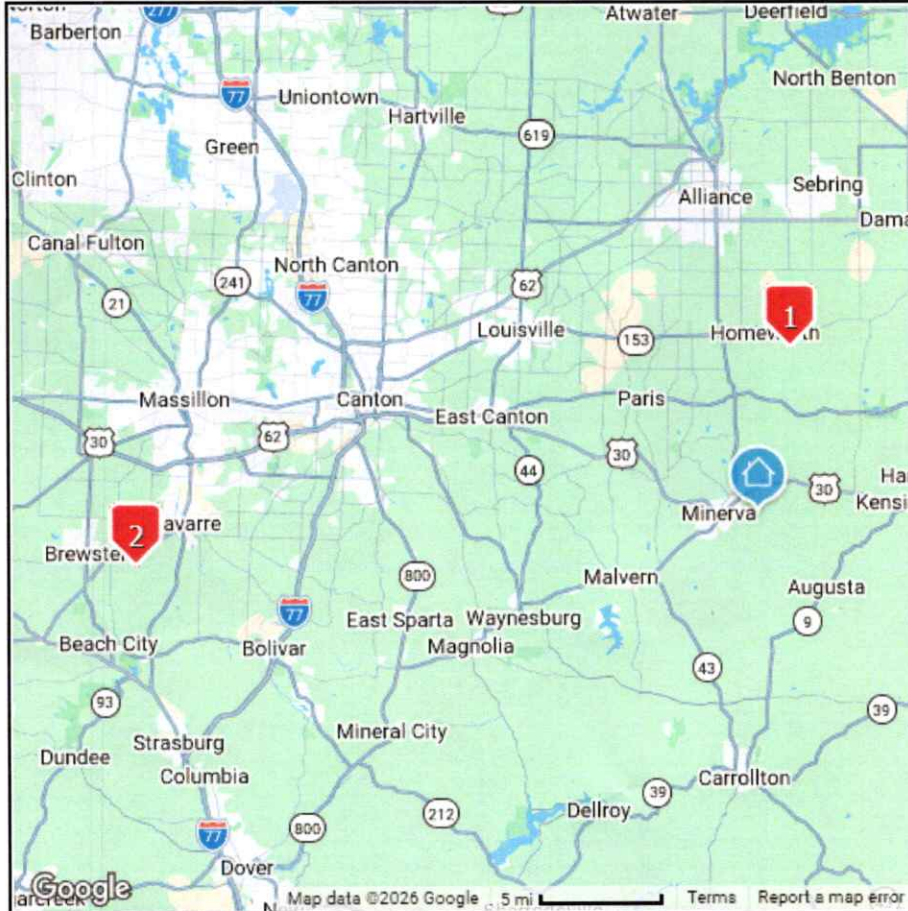


Subject Property: Malibu Road, Minerva

March 27, 2026

## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



Malibu Road

- 1 5188 Bandy RD
- 2 10658 Lawndell RD

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Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	0.9800	4,100.00		4,018					4,020
AGUSE - ACRES = '0.9800', SYMBOL = 'C', MKT/AC = '2450', MARKET = '2400'.									
RD-ROAD	0.0200	0.00		0					0
MARKET - ACRES = '0.0200', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
<b>Total</b>	<b>1.0000</b>								<b>4,020</b>


Parcel 02-000089.013  
 Property MALIBU RD  
 Address  
 District 02-AUGUSTA TWP-MINERVA LSD  
 Map Number 01006-29.000  
 Routing 6  
 Land Use 199-OTHER AGRICULTURAL USE "QUALIFIED FOR CURRENT  
 Class Agriculture  
 Neighborhood 00002-AUGUSTA MINERVA SD-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		Openings		Stacks			
Linear Brick		Height		Length			
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	4,020	4,020
	Improvement	108,550	108,550
	<b>Total</b>	<b>112,570</b>	<b>112,570</b>
Assessed	Land	1,410	1,410
	Improvement	37,990	37,990
	<b>Total</b>	<b>39,400</b>	<b>39,400</b>
Land	Improvement	Total	

Owner MCCROBIE AMIE L  
 Legal 5 15 6 N PT 1.00A



Permits					
Permit	Date	CD	Description	%	Amount

Notes



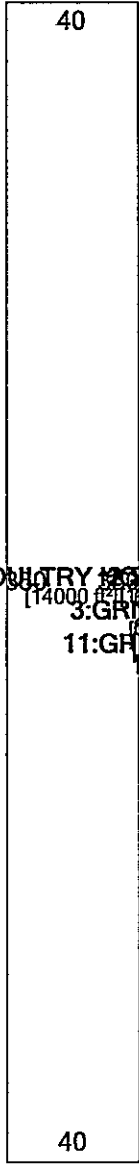
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
1	24-POULTRY HOUSE	40 X 350	14,000	05	12.13	169,820	1	90%			2010/ /2010	AV-30.00				106,990
2	04-SHED	10 X 12	120	05	18.52	2,222	1	100%			2010/ /2010	AV-30.00				1,560
3	15PP-GRNBIN=PP		13		0.00	0	1	100%			2010/ /2010	AV-0.00				0
11	15PP-GRNBIN=PP		50		0.00	0	1	100%			2011/ /2011	AV-0.00				0
<b>Total</b>															<b>108,550</b>	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
01/13/2025	MCCROBIE MICHAEL A & AMIE L J/S	0.00	AFFIDAVIT	N	2	N	21
06/25/2009	MCCROBIE MICHAEL A & AMIE L J/S	4,500.00	WARRANTY DEED	N	1	N	228

ID	Description	Size
1	24	14,000
2	04	120
3	15PP	13
11	15PP	50

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 REVAL 2025- POULTRY HOUSE, ATT ASHED, 2X  
 PP GRNBIN MOIVED HERE FROM 089.008 9-29-23  
 TJB  
 CALL BACK - R : : E : 081011 : RB  
 06/25/09 SP 1.00A VACANT FR 02-000089.001  
 FOR 09  
 TY D.D.  
 9/20/10 PUT ON CAUV PER TK FOR TY10 LB  
 12/30/14 AG RENEWAL MAILED TY14 SB  
 02/26/15 AG RENEWAL REC'D TY15 SB  
 10/29/18 REVAL19 DL-TK



# Parcel



**Parcel Number**  
02-0000089.013 (website)

**Legal**  
5 15 6 N PT 1.00A

**Owner**  
MCCROBIE AMIE L



**Location** 📍  
MALIBU RD

**Acres**  
1.0000

**Programs**  
CAUV, AgDistrict

Date ▲	Public	Style	Attached To	Notes
12/30/2025	Y	General	2026 Agricultural District	NEW OWNERSHIP CONTINUING THROUGH END OF TERM.
06/17/2025	N	General	Account	6-17-25 A/C PER P/O AAS
01/13/2025	N	General	Transfer on 01/13/2025	Transfer from MCCROBIE MICHAEL A & AMIE L J/S to MCCROBIE AMIE L New Ownership: Yes
01/01/2019	N	General	2019 CAUV	APPLICATION #: 252
09/20/2010	N	General	Parcel	9/20/10 PUT ON CAUV PER TK FOR TY10 LB 12/30/14 AG RENEWAL MAILED TY14 SB 02/26/15 AG RENEWAL REC'D TY15 SB 10/29/18 REVAL19 DL-TK
06/25/2009	N	General	Parcel	06/25/09 SP 1.00A VACANT FR 02-0000089.001 FOR 09 TY D.D.