

Tax year 2025 BOR no. 26-00096
 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.
 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.

RECEIVED

MAR 30 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

	Name	Street address, City, State, ZIP code
1. Owner of property	Larry/Christyne Carman	3206 Sorrel Rd. SE Carrollton Oh
2. Complainant if not owner	n/a	44615
3. Complainant's agent	n/a	
4. Telephone number and email address of contact person 330-324-3037 - guardog@rocketmail.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
17-0000537.000	3206 Sorrel Rd. SE. Carrollton, Oh 44615

7. Principal use of property farm use

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
17-0000537.000	\$10,000	\$211,610 - according to 10-17-25 notification	\$201,610.00

9. The requested change in value is justified for the following reasons:
 - my insurance carrier has it valued at \$10,000. - not insulated
 - dirt floor - It's a barn for livestock
 - used lumber to build not metal

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. NO

12. If any improvements were completed in the last three years, show date n/a and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

I can if need be

9/20
3,040

12,140

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. AD

- 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 Mar. 30, 2026 Complainant or agent (printed) Larry Carman Christyne Carman Title (if agent) _____

Complainant or agent (signature) Christyne Carman / Larry Carman

Sworn to and signed in my presence, this 3/30/26 day of March 2026
(Date) (Month) (Year)

Notary Darla Shaw



Darla Shaw
Notary Public, State of Ohio
My Commission Expires January 28, 2031

Parcel

**Parcel Number**

17-0000537.000 (website)

Legal

5 13 16 NE COR NE EXCEPT COAL 30.000A

Owner

CARMAN LARRY E & CHRISTYNE R

Location

3206 SORREL RD

Acres

30.0000

Programs

OOC, CAUV

Date ▲	Public	Style	Attached To	Notes
12/30/2021	N	General	2021 Homestead Exemption	DENY HOMESTEAD TY21. DISABILITY PAPERWORK NOT RETURNED. KY
08/27/2020	N	General	Parcel	PER FIELD REVIEW 8/18/2020 - NO CHANGE JMP/VM
07/02/2020	N	General	Parcel	PER FIELD REVIEW 07/01/20 SAME AS LAST INSPECTION. GAVE UP TRYING TO FINISH BECAUSE NO MONEY PER HOMEOWNERS. - VM



Date ▲	Public	Style	Attached To	Notes
08/06/2002	N	General	Parcel	<p>8/6/02 MRS CARMEN IN-REPORTED SURVEY DONE IN 97-ACREAGE OK NEED TO FILE AFFL. PER SURVEYOR BEFORE ACREAGE CAN BE CHG.-INFO PER RANDY HULL</p> <p>EQ04AGRES: 8% LAND 8% IMP 2770 LAND 0 IMP</p> <p>NOTE: SALVAGE TRAILERS ON PROPERTY FOR JUNK METAL</p> <p>10/10/08 2 REGISTERED MH'S RAZED TY08 TK CABIN LESS 50% 10/7/09</p> <p>6/04/09 HSE POLE/WOOD CONST(60% GRADE)-50% COMP.TY09 -TK-CJH</p> <p>MH REG # 17-2601 MOVED TO 03-0001726.000</p> <p>8/26/10 OWNER RETURNED INSIDE INFO FORM - WOOD/COAL HEAT 1 BATH 75% COMP-CJH</p> <p>NO CHANGE TY12 JG-TK</p> <p>4/22/13 JD/OWN DWLG STILL 75% NO CHANGE TY15 TK</p> <p>6/13/17 ADDED ATTCHED WDDK-DWLG 90% TY17-CLASS CHANGE FR 199 TO 101 EC-SF</p> <p>6/5/18 NO TRESSPASSING. DOGS & FENCED. SENT LETTER</p> <p>6/5/18 REAPP 19 DL-VM</p> <p>RC19 COMPLN-PER OWNER ON 5/19/17 TRIM WORK NEEDS DONE & BATH NEEDS FIN EC-SF</p> <p>6/15/18 PER BOR # 18-028 REDUCE DWLG VALUE FR 43,560 TO 35,000 DO # 17-063</p> <p>TY17 SF (VALUE AS CLOSE AS COULD GET WITHOUT GOING OVER)</p> <p>RC20 COMPLETION OF DWLG BN-VM</p> <p>**** TRUE CASH VALUE **** ** ASSESSED VALUE ****</p> <p>YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL</p> <p>2000 REAL VAL 26860 26860 9400 9400</p> <p>2001 ANN. EQUAL 34650 34650 12130 12130</p> <p>2004 ANN EQUAL 37420 37420 13100 13100</p> <p>2007 ANN. EQUAL 42350 15040 57390 14820 5260 20080</p>

Date ▲	Public	Style	Attached To	Notes
07/14/1997	N	General	Parcel	OWNER: CARMAN LARRY E & CHRISTYNE R, 3206 SORREL RD SE, CARROLLTON

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	0.0001	4,100.00		0					0
SMALL ACR - FRT/ACRES = '28.50', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE =									
HS-HOME SITE	1.0000	18,000.00		18,000					18,000
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF-									
RD-ROAD	0.3252	0.00		0					0
ROAD - FRT/ACRES = '0.50', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000',									
SA-SMALL ACREA*	0.5115	0.00		0					0
POND									
W-WOODLAND	28.1632	4,100.00		115,469					115,470
Total	30.0000								133,470

Parcel 17-000537.000
 Property Address 3206 SORREL RD
 District 17-LEE TWP-CARROLLTON EVSD
 Map Number 17016-27.000
 Routing 16
 Land Use 111-CASH-GRAIN OR GENERAL FARM "QUALIFIED FOR
 Class Agriculture
 Neighborhood 00017-LEE CARROLLTON SD-AV
 Living Area 1,728

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	864	First Floor		100.00	100.00		104,350
Units Converted		864	1/2 Upper F		100.00	100.00		33,640
Total Rooms	3							
Bed Rooms	1							
Family Rooms								
Dining Rooms								
Plumbing	NORMAL	Total Floor Value						137,990
Full Baths	1	Living Units Value						
Half Baths		Plumbing						6,440
Extra Fixtures		RecRoom						
		Fireplace			Openings		Stacks	
		Linear Brick			Height		Length	
		Exterior Features			WDD=216			5,530
		Garage / Carport						
		Base Value						149,960
		Grade			Code	60% Factor	60.00	-59,984
		Well / Septic						
		Adjustment			Code	Factor		
		RCN Value			89,976 total value x 1.0 multiplier			89,976
		Year			Built	2008 Rem	Eff	2007
		Depreciation %			FR-25.00			-22,494
		Observed %						-6,748
		Depreciation Value						-29,242
		RCNLD Value						60,734
		BOR						
		Trend						
		Final Value						60,730

Valuations			
Assessment		2025	2026
Appraised	Land	134,850	133,470
	Improvement	76,760	76,760
	Total	211,610	210,230
Assessed	Land	47,200	46,710
	Improvement	26,870	26,870
	Total	74,070	73,580
Land	Improvement	Total	

Owner CARMAN LARRY E & CHRISTYNE R
 Legal 5 13 16 NE COR NE EXCEPT COAL 30.0000A



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 Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
3	04PP-SHED=PP	10 X 8	80		0.00	0	1	100%			1990/ /1990	AV-0.00				0
5	126-POLE BARN	64 X 32	2,048		6.96	14,254	1	80%			2008/ /2016	AV-20.00				9,120
6	01-CARPORT	24 X 18	432		14.00	6,048	1	80%			2008/ /2016	AV-20.00				3,870
7	11-LEAN-TO	20 X 16	320		10.01	3,203	1	100%			2023/ /2023	AV-5.00				3,040
Total															16,030	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
07/14/1997	* NOT ON FILE *	26,000.00	WARRANTY DEED	N	1	N	1
05/09/1994	* NOT ON FILE *	19,500.00	WARRANTY DEED	N	1	N	1

ID	Description	Size
A	1.5SFR	864
B	WDD	216
3	04PP	80
5	126	2,048
6	01	432
7	11	320

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- REMOVED 16X24 SHED 11-30-23
 JMR
 CALL BACK - R : : 0 : 062811 : CB
 RC20 DWLG COMPLETION
 8/6/02 MRS CARMEN IN-REPORTED SURVEY DONE
 IN 97-ACREAGE OK NEED TO
 FILE AFFI. PER SURVEYOR BEFORE ACREAGE CAN
 BE CHG.-INFO PER RANDY HULL
 EQ04AGRES: 8% LAND 8% IMP 2770 LAND 0 IMP
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 JUNK METAL
 10/10/08 2 REGISTERED MH'S RAZED TY08 TK
 CABIN LESS 50% 10/7/09
 6/04/09 HSE POLE/WOOD CONST(60% GRADE)-50%
 COMP.TY09 -TK-CJH
 MH REG # 17-2601 MOVED TO 03-0001726.000
 8/26/10 OWNER RETURNED INSIDE INFO FORM -
 WOOD/COAL HEAT 1 BATH 75% COMP-CJH
 NO CHANGE TY12 JG-TK
 4/22/13 JD/OWN DWLG STILL 75% NO CHANGE
 TY15 TK
 6/13/17 ADDED ATTCHED WDDK-DWLG 90% TY17-
 CLASS CHANGE FR 199 TO 101 EC-SF
 6/5/18 NO TRESPASSING. DOGS & FENCED.
 SENT LETTER 6/5/18 REAPP 19 DL-VM
 RC19 COMPLN-PER OWNER ON 5/19/17 TRIM WORK
 NEEDS DONE & BATH NEEDS FIN EC-SF
 6/15/18 PER BOR # 18-028 REDUCE DWLG VALUE
 FR 43,560 TO 35,000 DO # 17-063

