

Tax year 2025 BOR no. 26-00097  
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

1. Owner of property		Bacon Family Trust		8495 Andora Rd NE E Rochester OH 44625	
2. Complainant if not owner					
3. Complainant's agent		Beth + Gordon Bacon Trustees			
4. Telephone number and email address of contact person 330 277-1257 bethbacon22@gmail.com					
5. Complainant's relationship to property, if not owner Trustee					
If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
01-0000713.001 01-0000713.009			} 8495 Andora Rd NE E Rochester OH 44625		
01-0000277.001 01-0000713.008					
01-0000713.002 01-0000713.007					
7. Principal use of property					
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		
01-0000713.007	\$ 4,285	\$ 7,140			
01-0000277.001	\$ 41,029	\$ 48,270			
01-0000713.001	Correct Dwelling measurements				
9. The requested change in value is justified for the following reasons:					
01-0000713.002 Correct grade + condition of buildings					



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

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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 3-30-26 Complainant or agent (printed) Bacon Family Trust Title (if agent) trustee

Complainant or agent (signature) Bud Jay Bacon

Sworn to and signed in my presence, this 30<sup>th</sup> day of March 2026  
(Date) (Month) (Year)

Notary Amie R. Cline



AMIE R CLINE  
Notary Public  
State of Ohio  
My Comm. Expires  
September 11, 2029

## Parcel



**Parcel Number**  
01-0000713.007 (website)

**Legal**  
5 15 15 PT SW 5.099A

**Owner**  
BACON FAMILY TRUST

**Location** 📍  
AURORA RD

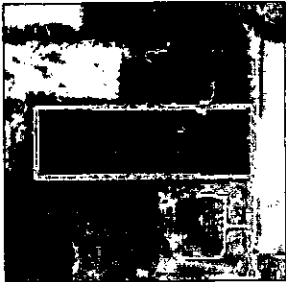
**Acres**  
5.1000

**Programs**  
CAUV




Date ▲	Public	Style	Attached To	Notes
01/12/2026	N	General	Transfer on 01/12/2026	Transfer from BACON GORDON C & BETH JOY to BACON FAMILY TRUST New Ownership: No
01/12/2026	N	General	Conveyance on 01/12/2026	TRUSTEES: GORDON C BACON & BETH J BACON
01/01/2019	N	General	2019 CAUV	APPLICATION #: 226
10/30/2018	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 940 LAND 0 IMP 10/30/18 REAPP 19 DL-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8400 8400 2940 2940 2001 ANN. EQUAL 11730 11730 4110 4110 2004 ANN EQUAL 12670 12670 4430 4430 2007 ANN. EQUAL 15300 15300 5360 5360
06/12/1997	N	General	Parcel	OWNER: BACON GORDON C & BETH JOY J/S, AURORA RD, EAST ROCHESTER

## Parcel



**Parcel Number**  
01-0000713.002 (website)  
**Legal**  
5 15 15 PT SW 5.00A  
**Owner**  
BACON FAMILY TRUST

**Location**   
8495 ANDORA RD  
**Acres**  
5.0000  
**Programs**  
CAUV

Date ▲	Public	Style	Attached To	Notes
01/12/2026	N	General	Transfer on 01/12/2026	Transfer from BACON GORDON C & BETH JOY to BACON FAMILY TRUST New Ownership: No
01/12/2026	N	General	Conveyance on 01/12/2026	TRUSTEES: GORDON C BACON & BETH J BACON
10/07/2025	N	Auditor	Parcel	OWNER CAME TO REVAL MEETING. WANTED TO KNOW ALL INFORMATION ABOUT THE APPRAISAL COMPANY AND THE NAME OF WHO DID THE REVAL. VM
01/01/2019	N	General	2019 CAUV	APPLICATION #: 226

Date ▲	Public	Style	Attached To	Notes
03/22/2006	N	General	Parcel	<p>5% DEP ADDED FOR BOR  EQ04AGRES: 8% LAND 8% IMP 1540 LAND 15750 IMP  3/22/06 MOVED HSE TO #01-00713-001 OWNER WAS IN  SAID IT WAS ON THAT  TRACT &amp; LOOKED IT UP ON GIS -SS &amp; CJH  ALSO CORRECTED POLE BLDG TO BANK BARN &amp; DFP IN  NOW P.BLDG/L.TO  2/17/09 CORRECTED LABELS &amp; SIZE PER OWNER FOR TY09  TK  10/30/18 REAPP 19 DL-VM  **** TRUE CASH VALUE **** **** ASSESSED VALUE ****  YEAR REASON CODE LAND BUILDING TOTAL LAND  BUILDING TOTAL  2000 REAL VAL 14310 197310 211620 5010 69060 74070  2001 ANN. EQUAL 19200 196910 216110 6720 68920 75640  2004 ANN EQUAL 20740 212660 233400 7260 74430 81690  2006 MISCELLANE 10800 166740 177540 3780 58360  62140  2007 ANN. EQUAL 15000 53850 68850 5250 18850 24100</p>
06/12/1997	N	General	Parcel	<p>OWNER: BACON GORDON C &amp; BETH JOY J/S, 8495  ANDORA RD NE, EAST ROCHESTER</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
RD-ROAD	0.0470	0.00		0					0
MARKET - ACRES = '0.0470', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	4.9530	4,100.00		20,307					20,310
AGUSE - ACRES = '4.9530', SYMBOL = 'W', MKT/AC = '2450', MARKET = '12130'.									
<b>Total</b>	<b>5.0000</b>								<b>20,310</b>

Parcel 01-000713.002  
 Property Address 8495 ANDORA RD  
 District 01-AUGUSTA TWP-CARROLLTON EVSD  
 Map Number 01015-21.000  
 Routing 15  
 Land Use 199-OTHER AGRICULTURAL USE "QUALIFIED FOR CURRENT  
 Class Agriculture  
 Neighborhood 00001-AUGUSTA CARROLLTON-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 WELL	UNPAVED	

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							
Linear Brick							
Exterior Features							
Garage / Carport							
Base Value							
Grade							
Well / Septic							
Adjustment							
RCN Value							
Year							
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR							
Trend							0.00
Final Value							



Valuations			
Assessment		2025	2026
Appraised	Land	20,310	20,310
	Improvement	47,940	47,940
	<b>Total</b>	<b>68,250</b>	<b>68,250</b>
Assessed	Land	7,110	7,110
	Improvement	16,780	16,780
	<b>Total</b>	<b>23,890</b>	<b>23,890</b>
Land	Improvement	Total	

Owner BACON FAMILY TRUST  
 Legal 5 15 15 PT SW 5.00A



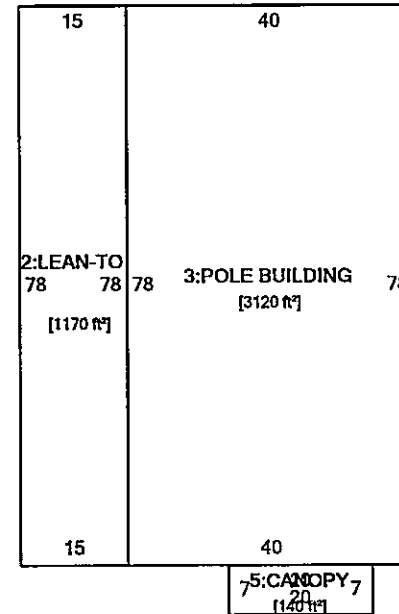
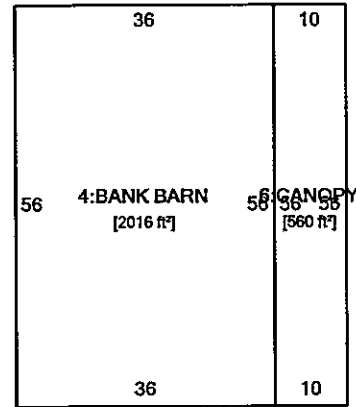
Permits					
Permit	Date	CD	Description	%	Amount

Notes

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR MNL	DEPR OBS	BOR	Trend	Final Value
2	11-LEAN-TO	78 X 15	1,170	43	7.17	8,389	1	100%			1993/ /1993	FR-65.00				2,940
3	33-POLE BUILDING	78 X 40	3,120	05,36	16.01	49,956	1	100%			1994/ /1994	FR-60.00				19,980
4	122-BANK BARN	56 X 36	2,016		24.80	49,997	1	100%			1999/ /1999	FR-55.00				22,500
5	27-CANOPY	20 X 7	140		8.00	1,120	1	100%			1999/ /1999	FR-55.00				500
6	27-CANOPY	56 X 10	560		8.00	4,480	1	100%			1999/ /1999	FR-55.00				2,020
<b>Total</b>																<b>47,940</b>

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
01/12/2026	BACON GORDON C & BETH JOY	0.00	QUIT CLAIM DEED	N	6	N	15
06/12/1997	* NOT ON FILE *	257,000.00	WARRANTY DEED	N	5	N	1
03/23/1990	* NOT ON FILE *	15,000.00	WARRANTY DEED	N	3	N	1

ID	Description	Size
2	11	1,170
3	33	3,120
4	122	2,016
5	27	140
6	27	560



**Notes**

MTG256- PER OWNER HE BELIEVES ALL IMPROVEMENTS SHOULD BE IN FAIR CONDITION. PER APPRAISER HE IS OK WITH PUTTING THEM AT FAIR CONDITION SINCE THEY ARE 30 YEARS OLD - SENT UPDATED VALUE CHANGE TY25 - VM REVAL 2025 FIELD REVIEW DONE BY JMR-KK REVAL 2025- CORR BANK BARN/CANOPY MSMTS. 9-22-23 TJB  
 CALL BACK - R : : E : 071811 : RB  
 5% DEP ADDED FOR BOR  
 EQ04AGRES: 8% LAND 8% IMP 1540 LAND 15750 IMP  
 3/22/06 MOVED HSE TO #01-00713-001 OWNER WAS IN SAID IT WAS ON THAT TRACT & LOOKED IT UP ON GIS -SS & CJH ALSO CORRECTED POLE BLDG TO BANK BARN & DFP IN NOW P.BLDG/L.TO  
 2/17/09 CORRECTED LABELS & SIZE PER OWNER FOR TY09 TK  
 10/30/18 REAPP 19 DL-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* ASSESSED VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL  
 2000 REAL VAL 14310 197310 211620 5010  
 69060 74070  
 2001 ANN. EQUAL 19200 196910 216110 6720  
 68920 75640  
 2004 ANN EQUAL 20740 212660 233400 7260  
 74430 81690

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
C-CROPLAND	4.6930	4,100.00		19,241					19,240
AGUSE - ACRES = '4.6930', SYMBOL = 'C', MKT/AC = '2450', MARKET = '11500'.									
RD-ROAD	0.1240	0.00		0					0
MARKET - ACRES = '0.1240', SYMBOL = 'ZR-ROAD', MKT/AC = '0', MARKET = '0'.									
W-WOODLAND	0.2830	4,100.00		1,160					1,160
AGUSE - ACRES = '0.2830', SYMBOL = 'W', MKT/AC = '2450', MARKET = '700'.									
<b>Total</b>	<b>5.1000</b>								<b>20,400</b>


Parcel 01-000713.007  
 Property AURORA RD  
 Address  
 District 01-AUGUSTA TWP-CARROLLTON EVSD  
 Map Number 01015-08.000  
 Routing 15  
 Land Use 110-AGRICULTURAL VACANT LAND "QUALIFIED FOR  
 Class Agriculture  
 Neighborhood 00001-AUGUSTA CARROLLTON-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 &	SEWER	SIDEWALK	STATIC
ROLLING	WATER	UNPAVED	
STEEP	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	0 Rem	Eff			
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							

Valuations			
Assessment		2025	2026
Appraised	Land	20,400	20,400
	Improvement	0	0
	Total	20,400	20,400
Assessed	Land	7,140	7,140
	Improvement	0	0
	Total	7,140	7,140
Land	Improvement	Total	

Owner BACON FAMILY TRUST  
 Legal 5 15 15 PT SW 5.099A



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	
																<b>Total</b>	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
01/12/2026	BACON GORDON C & BETH JOY	0.00	QUIT CLAIM DEED	N	6	N	15
06/12/1997	* NOT ON FILE *	257,000.00	WARRANTY DEED	N	5	N	1
07/05/1995	* NOT ON FILE *	10,000.00	JOINT	N	1	N	1

ID:	Description	Size

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 CALL BACK - R : : E : 071811 : RB  
 EQ04AGRES: 8% LAND 8% IMP 940 LAND 0 IMP  
 10/30/18 REAPP 19 DL-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 8400 8400 2940 2940  
 2001 ANN. EQUAL 11730 11730 4110 4110  
 2004 ANN EQUAL 12670 12670 4430 4430  
 2007 ANN. EQUAL 15300 15300 5360 5360



ID	Description	Size
A	1SBR/B	2,154
B	2CABG	594
C	WDD	256
D	OFP	234

Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK  
 REVAL 2025- MINOR SKETCH CORR TO FIX FRONT PORCH/BUMPOUT 9-22-23 TJB  
 CALL BACK - R : : E : 071811 : RB  
 EQ04AGRES: 8% LAND 8% IMP 920 LAND 0 IMP  
 2/33/06 MOVED HSE & HSE LOT FR #01-00713-002 PER OWNER & GIS-OWNER WAS IN -SS & CJH  
 10/30/18 REAPP 19 DL-VM  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL  
 2000 REAL VAL 8260 8260 2890 2890  
 2001 ANN. EQUAL 11500 11500 4030 4030  
 2004 ANN EQUAL 12420 12420 4350 4350  
 2006 MISCELLANE 20740 166740 187480 7260  
 58360 65620  
 2007 ANN. EQUAL 24000 174950 198950 8400  
 61230 69630

