

Clear Form

Tax year 2025 - 2020

BOR no. 26-00099

RECEIVED

County Carroll

Date received 3/27/2026

MAR 27 2026

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing forms OFFICE OF AUDITORS CARROLL COUNTY OH

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: <u>David A. Minlbauer Jr.</u>		Street address, City, State, ZIP code: <u>8242 Alkensworth St. Amsterdam, OH 43903</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>330-771-2687</u>		<u>davejr426@yahoo.com</u>	
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		<u>21-0000006.004</u>		Address of property: <u>8242 Alkensworth St. Amsterdam, OH 43903</u>	
7. Principal use of property		<u>Residential</u>			
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		
<u>21-0000006.004</u>	<u>275,000</u>	<u>430,380</u>	<u>155,380</u>		
9. The requested change in value is justified for the following reasons: <u>Certified Appraisal</u> <u>Attached photos of damaged A/C unit, gutters, & roof fascia boards.</u>					



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 3/27/2026 Complainant or agent (printed) David A. Muhlbaum Jr Title (if agent) _____

Complainant or agent (signature) David A. Muhlbaum Jr

Sworn to and signed in my presence, this 27 day of March 2026
(Date) (Month) (Year)

Notary Eva N. Johnson



Eva N Johnson

Notary Public, State of Ohio

My Commission Expires 10/01/29



REALTORS
AUCTIONEERS
ADVISORS

2722 Fulton Dr. NW
Canton, OH 44718
330.453.9187

October 8, 2025

David Mhlbauer
8242 Allensworth Street
Amsterdam, Ohio 43903

Re: Opinion of value of real estate
Location: 8242 Allensworth Street, Amsterdam, Ohio 43903
Date: October 8, 2025
Inspected by: Jeff Kiko, Auctioneer/Realtor

Log home situated on 17+ acres in Carroll County. The house has two bedrooms and two and a half bathrooms. It was built in 2002 and has 2,180 square feet of living space. The property is mostly wooded and has a detached three car shop building. The home will be forced to hook onto sanitary sewer line (according to owner), the A/C also needs repaired, and the home does need some minor repairs and updating.

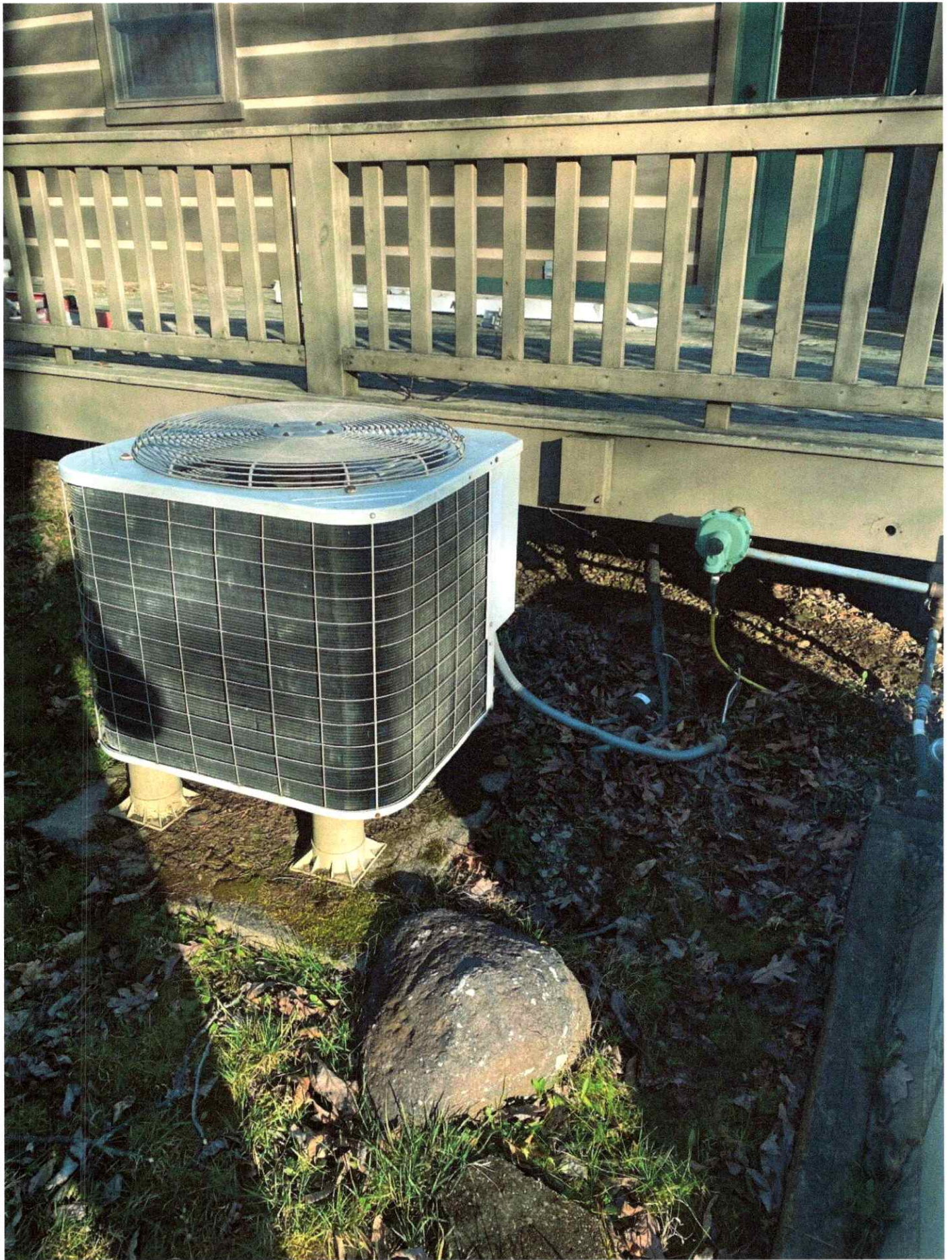
Opinion of value:	\$275,000.00
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Respectfully submitted,

Jeff Kiko
Auctioneer/Realtor



Disclaimer: This Broker Price Opinion is not a certified appraisal and is not to be used for the purpose of financing. This opinion of value has been calculated based on current industry standards and represents the evaluator's opinion of value. This opinion of value is based on comparable sales of real estate in the area to the extent such comparable sales are available and is limited to the real estate specifically described to us in writing as part of the engagement of our services. This opinion of value is prepared exclusively for the use and benefit of the person/entity that engaged our services and no other person/entity has a right to rely on it for any purpose and it creates no third-party rights in any other person/entity.









Parcel

**Parcel Number**

21-0000006.004 (website)

Legal

4 12 19 PT SE 17.150285A EX ALL MINERALS

Owner

MIHLBAUER DAVID A JR

Location

8242 ALLENSWORTH RD

Acres

17.1500

Programs

OOC



Date ▲	Public	Style	Attached To	Notes
10/10/2025	N	Auditor	Parcel	SPOKE TO DAVID (VERY NICE!) - CORRECTED ALLENSWOTH TO ALLENSWORTH; REVIEWED PARCEL INFO, CAUV, FORESTRY; SENT BOR & FORESTRY APPS -SB
06/09/2023	N	General	Transfer on 06/09/2023	Transfer from MIHLBAUER DAVID A JR & STEPHANIE J to MIHLBAUER DAVID A JR New Ownership: Yes
06/09/2023	N	General	2024 Owner Occupancy Credit	APPLICATION FROM CONVEYANCE # 524
01/27/2020	N	General	Adjustment on 01/27/2020	DID NOT CONVERT CORRECTLY KY
01/27/2020	N	General	Adjustment on 01/27/2020	DID NOT CONVERT CORRECTLY KY
01/27/2020	N	General	2019 Owner Occupancy Credit	HOMESTEAD TO OOC KY

Date ▲	Public	Style	Attached To	Notes
01/27/2020	N	General	2020 Owner Occupancy Credit	HOMESTEAD TO OOC
07/26/2018	N	General	Transfer on 07/26/2018	Transfer from SPAHR GARY R & BETH A J/S to MIHLBAUER DAVID A JR & STEPHANIE J New Ownership: No
07/26/2018	N	General	Parcel	OWNER: MIHLBAUER DAVID A JR &, STEPHANIE J J/S 8242 ALLENSWORTH ST, AMSTERDAM OH 43903
06/05/2012	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 2870 LAND 13840 IMP 06/05/12 SP ALL MINERALS TO 21-0000006.006 TY12 SB 06/19/13 COR - PACIOREK DID NOT OWN MIN - ORV83 P2288 SHOWED PRIOR RES TO BERNICE ALLENSWORTH (NO TAX MAILING) MIN REMAIN SP BUT NO CARD FOR THEM AT THIS TIME TY12 SB 7/12/13 ADDED HOMESTEAD TY13-LF 2/16/18 REAPP 19 JAA-VM 4/24/19 REMOVE HOMESTEAD TY19 NEW OWNER NOT ELIGIBLE LD **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2001 ANN. EQUAL 27440 27440 9600 9600 2002 NEW BULD. 35840 172970 208810 12540 60540 73080 2004 ANN EQUAL 38710 186810 225520 13550 65380 78930 2007 ANN. EQUAL 43300 187740 231040 15160 65710 80870</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	16.1500	4,100.00		66,215					66,220
HS-HOME SITE	1.0000	28,800.00		28,800					28,800
SMALL ACR - FRT/ACRES = '16.15', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE = HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF-									
Total	17.1500								95,020

Parcel 21-000006.004
 Property Address 8242 ALLENSWORTH RD
 District 21-LOUDON TWP-EDISON LSD
 Map Number 1919C-36.000
 Routing 19C
 Land Use 101-CASH-GRAIN OR GENERAL FARM
 Class Agriculture
 Neighborhood 00021-LOUDON EDISON LOCAL SD-AV
 Living Area 2,180

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER WATER	SIDEWALK UNPAVED	STATIC
STEEP	WELL		

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,400	First Floor		100.00	100.00	100.00	149,200	
Units Converted	1	780	Full Upper		100.00	100.00	100.00	68,330	
Total Rooms	5	1,400	Basement					26,760	
Bed Rooms	2								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								244,290
Full Baths	2								
Half Baths	1								12,190
Extra Fixtures									
		Total Floor Value							
		Living Units Value							
		Plumbing							
		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		VALT=360,WDD=1325				13,900	
		Garage / Carport		2.00AFG				21,980	
		Base Value						292,360	
		Grade		Code		130% Factor		130.00	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		380,068 total value x 1.0 multiplier				380,068	
		Year		Built 2002 Rem		Eff		2012	
		Depreciation %		AV-15.00				-57,010	
		Observed %							
		Depreciation Value						-57,010	
		RCNLD Value						323,058	
		BOR							
		Trend							
		Final Value						323,060	



Valuations			
Assessment		2025	2026
Appraised	Land	95,020	95,020
	Improvement	335,360	335,360
	Total	430,380	430,380
Assessed	Land	33,260	33,260
	Improvement	117,380	117,380
	Total	150,640	150,640
Land	Improvement	Total	

Owner MIHLBAUER DAVID A JR
 Legal 4 12 19 PT SE 17.150285A EX ALL MINERALS



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=000000, PLUMB



Improvements														
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year	DEPR NML	DEPR OBS	Final Value
2	02P-DET POLE GAR*	48 X 28	1,344		16.64	22,360	1	100%			2002/ /2002	AV-45.00		12,300
2 BUILDING TYPE = '02', SHB+CONSFTXT = 'POLE28X48', SIZE = '1344', UNIT RATE = '', GRADE = '100%', YRYY OR YEARCOND = '2002AV', REPLA VALUE = '17200', PHY DPR = '35', FNC DPR = '', VALUE														
													Total	12,300

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
06/09/2023	MIHLBAUER DAVID A JR & STEPHANIE J	0.00	QUIT CLAIM DEED	N	1	N	524
07/26/2018	SPAHR GARY R & BETH A J/S	280,000.00	JOINT	Y	1	N	434
06/05/2012	PACIOREK LESLEY ARTHUR & CAROL	269,000.00	WARRANTY DEED	Y	1	N	391

ID	Description	Size
A	2SFR/B	780
B	1SFR/B	260
C	VALT/1SFR/B	360
D	2CAFG	702
E	WDD	1,325
2	02P	1,344

Notes

REVAL 2025 FIELD REVIEW BY SBT - VM
 CALL BACK - R : : E : 062011 : JD
 EQ04AGRES: 8% LAND 8% IMP 2870 LAND 13840 IMP
 06/05/12 SP ALL MINERALS TO 21-000006.006 TY12 SB
 06/19/13 COR - PACIOREK DID NOT OWN MIN - ORV83 P2288 SHOWED PRIOR RES TO BERNICE ALLENSWORTH (NO TAX MAILING) MIN REMAIN SP BUT NO CARD FOR THEM AT THIS TIME TY12 SB
 7/12/13 ADDED HOMESTEAD TY13-LF
 2/16/18 REAPP 19 JAA-VM
 4/24/19 REMOVE HOMESTEAD TY19 NEW OWNER NOT ELIGIBLE LD
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2001 ANN. EQUAL 27440 27440 9600 9600
 2002 NEW BUIL. 35840 172970 208810 12540 60540 73080
 2004 ANN EQUAL 38710 186810 225520 13550 65380 78930
 2007 ANN. EQUAL 43300 187740 231040 15160 65710 80870

