

Tax year 2025 BOR no. 26-00106
 County Carroll Date received 3-31-26

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.

	Name	Street address, City, State, ZIP code
1. Owner of property	Robert & Regina Stover	4255 Lunar Rd, NW Carrollton, OH 44615
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
330-805-6444 robertstover7@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
15-0005097.001 15-0005097.001	4255 Lunar Rd, NW Carrollton, OH 44615


7. Principal use of property Primary Residence

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
Above Parcel # that's Listed	(No change or upgrades except for partial deck from 2024-2025)	Same as 2024 except for partial deck	\$5,000

9. The requested change in value is justified for the following reasons:

(Note: The text "Notary Public, State of Ohio" is upside down in the image)




10. Was property sold within the last three years? Yes No Unknown If yes, show date _____ 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. Partial Deck \$ 5,000
12. If any improvements were completed in the last three years, show date 2024-2025 and total cost \$ ~~5,000~~
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

RECEIVED

MAR 31 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

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.
- 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 3-31-26 Complainant or agent (printed) Robert T. Stover Title (if agent) _____

Complainant or agent (signature) Robert T. Stover

Sworn to and signed in my presence, this 31 (Date) day of March (Month) 2024 (Year)

Notary Eva N. Johnson



Eva N Johnson
Notary Public, State of Ohio

My Commission Expires 10/01/29

Instructions for Completing DTE 1

DTE 1
Rev. 12/22

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, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, 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 property 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 Parcels: Only parcels 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. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

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.

General Instructions: Valuation complaints must relate to the total value of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel 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, construction costs, rent rolls and detailed income and expense statements 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 8. 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 10. 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.



Robert & Regina Stover Carroll County Property Tax Increase From 2024 To 2025

Address	2024 Yearly Tax	2025 Yearly Tax	Increase Difference	One Year % Increase	Upgrades Made to Property From 2024 to 2025
639 N. Lisbon St Carrollton, OH 44615 10-0000947.000	\$451.64	\$822.90	\$371.26	82%	None-Same
1233 Washington St Sherrodsville OH 22-0000108.000	\$1,516.84	\$2,203.78	\$686.94	45%	None-Same
4255 Lunar Rd NW Carrollton, OH 44615 15-0005097.001	\$1,726.36	\$2,494.02	\$767.66	44%	Partial Deck
4223 Ruby Rd NW Carrollton, OH 44615 15-0004571.012	\$1,488.00	\$2,114.76	\$626.76	42%	None-Same
4219 Ruby Rd NW Carrollton, OH 44615 15-0004571.013	\$1,327.72	\$1,752.10	\$424.38	32%	None-Same
1025 Countryside Dr NW Carrollton, OH 44615 10-0001674.037	\$3,071.76	\$3,886.46	\$814.70	27%	None-Same
292 2 nd St NW Carrollton, OH 44615 10-0001060.000	\$1,371.94	\$1,687.02	\$315.08	23%	None-Same
630 High St. NW Carrollton, OH 44615 10-0001559.000	\$1,205.78	\$1,443.82	\$238.04	20%	None-Same
388 S. Lisbon St Carrollton, OH 44615 10-0000858.000	\$1,347.98	\$1,579.62	\$231.64	17%	None-Same

TOTALS

\$13,508.02 \$17,984.48 \$4,476.46 33%

Parcel

**Parcel Number**

15-0005097.001 (website)

Legal

6 15 6 PT NE 3.7527A EXC 1/2 INT MIN ONLY

Owner

STOVER ROBERT T & REGINA M

Location

4255 LUNAR RD NW

Acres

3.7500

Date ▲	Public	Style	Attached To	Notes
11/06/2013	N	General	Transfer on 11/06/2013	Transfer from MAPLE DALE L & SONTA R to STOVER ROBERT T & REGINA M New Ownership: No
11/06/2013	N	General	Parcel	OWNER: STOVER ROBERT T & REGINA M J/S, 4255 LUNAR RD,



Date ▲	Public	Style	Attached To	Notes
05/06/2008	N	General	Parcel	<p>GAR 100% FOR 2002 EQ04AGRES: 8% LAND 8% IMP 1240 LAND 9760 IMP 1997 REDMAN MH TO RE TY '98 DPG 50% 07 NC; CHECK 2008 FOR COMP - MG 5/6/08 DPG 90% COMP 08 PER JD NEEDS ALITTLE SIDING 8/10/10 DPG 100% CONCRETE FL ADDED-TK 07/09/13 COR - PRIOR 1/2 INT MIN RES - WERE SP TO 15- 0000276.003 SB 3/29/16 REMOVE OWN OCC CREDIT TY16 BT REC ON 10- 0000858.000 10/9/18 REAPP 19 DL-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 12890 106600 119490 4510 37310 41820 2001 ANN. EQUAL 15510 113230 128740 5430 39630 45060 2001 NEW BUILD. 15510 122000 137510 5430 42700 48130 2002 NEW BUILD. 15510 122000 137510 5430 42700 48130 2004 ANN EQUAL 16750 131760 148510 5860 46120 51980 2007 ANN. EQUAL 24010 127100 151110 8400 44490 52890 2007 NEW BUILD. 24010 130330 154340 8400 45620</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	27,500.00		27,500					27,500
RS-RESIDUAL	2.7500	6,875.00		18,906					18,910
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '18000', EF- SMALL ACR - FRT/ACRES = '2.75', DESCRIPTION = 'RESIDUAL' @, EF-RT = '4800', EXT-VALUE =									
Total	3.7500								46,410


Parcel 15-0005097.001
Property 4255 LUNAR NW RD
Address
District 15-HARRISON TWP-CARROLLTON EVSD
Map Number 15006-75.000
Routing 6
Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
Class Residential
Neighborhood 00015-HARRISON CARROLLTON SD-AV
Living Area 4,870

Dwelling									
Type	4-MH REAL PROPERTY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	3,780	First Floor		100.00	100.00	100.00	298,100	
Units Converted	1	2,184	Basement		49.91			55,020	
Total Rooms	7								
Bed Rooms	7								
Family Rooms									
Dining Rooms									
Plumbing									
Full Baths	3								
Half Baths									
Extra Fixtures									
		Total Floor Value						353,120	
		Living Units Value							
		Plumbing						13,340	
		RecRoom							
		Fireplace		Openings	1	Stacks	1	5,650	
		Linear Brick		Height		Length			
		Exterior Features		WDD=80				2,690	
		Garage / Carport							
		Base Value						374,800	
		Grade		Code	80%	Factor	80.00	-74,960	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		299,840 total value x 1.0 multiplier				299,840	
		Year		Built	1997	Rem	Eff	1995	
		Depreciation %		GD-25.00				-74,960	
		Observed %						25.00	
		Depreciation Value						-56,220	
		RCNLD Value						-131,180	
		BOR						168,660	
		Trend							
		Final Value						168,660	

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	46,410	46,410
	Improvement	187,720	187,720
	Total	234,130	234,130
Assessed	Land	16,240	16,240
	Improvement	65,700	65,700
	Total	81,940	81,940

Owner STOVER ROBERT T & REGINA M
Legal 6 15 6 PT NE 3.7527A EXC 1/2 INT MIN ONLY



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=4, EXLVUN=0000000, PLUMB= 1, PLUMBI=0006000

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
2	02P-DET POLE GAR*	32 X 24	768	05,36	23.73	18,224	1	100%			1996/ /1999	AV-50.00				9,110
3	02P-DET POLE GAR*	28 X 24	672	36	22.79	15,312	1	100%			2003/ /2006	AV-35.00				9,950
															Total	19,060



Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/06/2013	MAPLE DALE L & SONTA R	90,000.00	SF	N	1	N	773
07/10/2002	* NOT ON FILE *	92,000.00	WARRANTY DEED	N	1	N	1
07/10/2002	* NOT ON FILE *	0.00	QUIT CLAIM DEED	N	1	N	1

ID	Description	Size
A	1SFR/B	2,184
B	1SFR	1,596
C	WDD	80
2	02P	768
3	02P	672

Notes
 REVAL 2025 FIELD REVIEW TY24 BY SBT - VM
 REVAL 2025- LUC FROM 101 TO 511 LESS THAN
 10 ACRES & NO ADJCT PARCEL UNDER SAME
 OWNER- CHANGED OFP TO 1SFR W/CORRECT DIMS
 01-05-24 JMR
 CALL BACK - R : : E : 082511 : MB
 GAR 100% FOR 2002
 EQ04AGRES: 8% LAND 8% IMP 1240 LAND 9760
 IMP
 1997 REDMAN MH TO RE TY '98
 DPG 50% 07 NC; CHECK 2008 FOR COMP - MG
 5/6/08 DPG 90% COMP 08 PER JD NEEDS
 ALITTLE SIDING
 8/10/10 DPG 100% CONCRETE FL ADDED-TK
 07/09/13 COR - PRIOR 1/2 INT MIN RES -
 WERE SP TO 15-0000276.003 SB
 3/29/16 REMOVE OWN OCC CREDIT TY16 BT REC
 ON 10-0000858.000
 10/9/18 REAPP 19 DL-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 12890 106600 119490 4510
 37310 41820
 2001 ANN. EQUAL 15510 113230 128740 5430
 39630 45060
 2001 NEW BUILD. 15510 122000 137510 5430
 42700 48130
 2002 NEW BUILD. 15510 122000 137510 5430

