

Tax year 2026 BOR no. 26-00107
 County CARROLL Date received 3/31/2026

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.

	Name	Street address, City, State, ZIP code
1. Owner of property	MELISSA K. SINES	454 LINCOLN AVE NW CARROLLTON, OH 44615
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 330-685-1651 / ohioocoder98@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
10-0001392.000	454 LINCOLN AVE 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
10-0001392.000	\$225,000	\$302,300 PER CARROLL COUNTY AUDITOR	\$77,300

9. The requested change in value is justified for the following reasons:
THE VALUE OF OUR PROPERTY DID NOT INCREASE BY \$77,300 IN 8 MONTHS.
PROPERTIES IN THIS LOCATION WITH SIMILAR SIZE LOTS ARE ALL UNDER \$200K SALE PRICE.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/18/2025
 and sale price \$ 225,000 ; 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

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.
- 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 03/31/2026 Complainant or agent (printed) MELISSA K. SIMES Title (if agent) _____

Complainant or agent (signature) Melissa K. Simes

Sworn to and signed in my presence, this 31 day of March 2026

Notary Jacqueline O. Thomas
Carroll County, Ohio
Exp: 7/5/2029



Instructions for Completing DTE 1

DTE 1
Rev. 12/22

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAXYEAR 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.

Ohio Real Title Agency, LLC
 ALTA Universal ID: 1147475
 117 East 3rd Street
 Dover, OH 44622
 (330) 364-4450

ALTA Buyer's Settlement Statement

File #: 212408
 Print Date & Time: 07/15/2025 at 09:15 AM EDT
 Escrow Officer: Nina J Farrow
 Settlement Location: 117 East 3rd Street, Dover, OH, 44622

Property 454 Lincoln Avenue Northwest
 Carrollton, OH 44615

Settlement Date: 07/17/2025
 Disbursement Date: 07/17/2025

Buyer Melissa Kay Sines and Timothy James Sines
 3950 Glenoak Dr NE
 Louisville, OH 44641

Seller Timothy J. Dyck and Sarah M. Dyck
 454 Lincoln Avenue Northwest
 Carrollton, OH 44615

Lender Rocket Mortgage, LLC
 1050 Woodward Avenue
 Detroit, MI 48226

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$225,000.00	
Loan Amount		\$75,000.00
Prorations/Adjustments		
County Taxes 01/01/2025 to 07/17/2025		\$1,538.57
Rocket Signature Reward		\$177.50
Loan Charges		
1.25% of Loan Amount (Points)	\$937.50	
Processing Fee	\$375.00	
Underwriting Fee	\$375.00	
Mortgage Location Survey to Campbell & Associates Inc.	\$220.00	
Credit Monitoring Fee to Factual Data	\$3.50	
Credit Report Fee to UniversalCIS	\$100.00	
Flood Certification Fee to CoreLogic	\$5.50	
Flood Life of Loan Coverage to CoreLogic	\$3.40	
Life of Loan Tax Service to CoreLogic	\$81.00	
MERS Registration Fee to MERS	\$24.95	
Tax Certification fee to Rocket Close, LLC	\$25.00	
Prepaid Interest (\$15.10 per day from 07/17/2025 to 08/01/2025)	\$226.50	
Impounds		
Homeowner's insurance \$114.32 per month for 3 mo.	\$342.96	
Property taxes \$237.43 per month for 3 mo.	\$712.29	
Government Recording and Transfer Charges		
Recording Fees	\$254.00	
---Deed: \$47.00		
---Mortgage: \$207.00		
County Auditor's Transfer Fee (Deed) to Carroll County Auditor	\$0.50	
Title Charges & Escrow / Settlement Charges		



PROPERTY VALUES OF SURROUNDING HOMES

Neighborhood: 44615



BILL NEWELL OF NEWELL REALTY STATED TO TIMOTHY SINES THAT HOUSE WILL NEVER SELL FOR OVER \$225K IN CURRENT MARKET

Parcel



Parcel Number

10-0001392.000 (website)

Legal

LOT 8 BEAU VIEW

Owner

SINES TIMOTHY JAMES & MELISSA KAY

Location 🏠

454 LINCOLN AVE

Acres

0.0000

Date ▲	Public	Style	Attached To	Notes
12/18/2025	N	General	2025 Owner Occupancy Credit	NOT PRINCIPAL PLACE OF RESIDENCE ON JAN. 1, 2025
08/11/2025	N	General	Account	8-11-25 ADD CORELOGIC PER THEIR LIST AAS
07/18/2025	N	General	Transfer on 07/18/2025	Transfer from DYCK TIMOTHY J & SARAH M to SINES TIMOTHY JAMES & MELISSA KAY New Ownership: Yes
02/11/2025	N	General	Transfer on 02/11/2025	Transfer from DYCK TIMOTHY J & SARAH M to DYCK TIMOTHY J & SARAH M New Ownership: No
02/11/2025	N	General	Conveyance on 02/11/2025	BENEFICIARY : GEOFF E DYCK 1/2, IAN DANIEL DYCK 1/2 - AN
01/16/2020	N	General	Transfer on 01/16/2020	Transfer from LONG DOROTHY S to DYCK TIMOTHY J & SARAH M New Ownership: Yes
01/16/2020	N	General	Transfer on 01/16/2020	Transfer from LONG MERLE M & DOROTHY S to LONG DOROTHY S New Ownership: Yes



Date ▲	Public	Style	Attached To	Notes
11/02/2005	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 440 LAND 0 IMP 11/2/05 ADDED HSE MISSED-COMPLETED IN 2002-PER APPRS -CJH 02/22/19 REAPP19 CW-SB **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 5290 5290 1850 1850 2001 ANN. EQUAL 5540 5540 1940 1940 2004 ANN EQUAL 5980 5980 2090 2090 2005 NEW BUILD. 5980 150950 156930 2090 52830 54920 2007 ANN. EQUAL 8920 155460 164380 3120 54410 57530
03/29/1988	N	General	Parcel	OWNER: LONG MERLE M & DOROTHY S J/S, 454 LINCOLN AVE, CARROLLTON OHIO

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
FL-FRONT LOT	52X142	325.00	97.00	16,393					16,390
FRONT LOT - FRT/ACRES = '0', EF-FRT = '52.00', DPTH = '142', FCTR = '97', RATE = '250',									
Total	0.1695								16,390


Parcel 10-0001392.000
 Property Address 454 LINCOLN AVE
 District 10-CARROLLTON CORP-CARROLLTON EVSD
 Map Number 10037-48.000
 Routing 37
 Land Use 510-SINGLE FAMILY DWELLING
 Class Residential
 Neighborhood 00010W-MAYFIELD-AV
 Living Area 3,440

Dwelling										
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	1	1,720	First Floor		100.00	100.00	100.00	172,530		
Units Converted	1	1,720	Basement		100.00	100.00	100.00	58,160		
Total Rooms	5									
Bed Rooms	2									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL	Total Floor Value							230,690	
Full Baths	3	Living Units Value								
Half Baths		Plumbing							13,340	
Extra Fixtures		RecRoom								
		Fireplace							5,650	1
		Linear Brick								Stacks Length
		Exterior Features							7,030	
		Garage / Carport							16,890	
		Base Value							273,600	
		Grade							27,360	
		Well / Septic								
		Adjustment								
		RCN Value							300,960	
		Year								
		Depreciation %							-15,048	
		Observed %								
		Depreciation Value							-15,048	
		RCNLD Value							285,912	
		BOR								
		Trend								
		Final Value							285,910	

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		


Valuations			
Assessment		2025	2026
Appraised	Land	16,390	16,390
	Improvement	285,910	285,910
	Total	302,300	302,300
Assessed	Land	5,740	5,740
	Improvement	100,070	100,070
	Total	105,810	105,810
Land	Improvement	Total	

Owner SINES TIMOTHY JAMES & MELISSA KAY
 Legal LOT 8 BEAU VIEW



Permits					
Permit	Date	CD	Description	%	Amount
	10/14/25	AD	DISPUTING SQUARE FOOTAGE -		0

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

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
																
																Total

Sales									
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance		
07/18/2025	DYCK TIMOTHY J & SARAH M	225,000.00	JOINT	Y	1	N	462		
02/11/2025	DYCK TIMOTHY J & SARAH M	0.00	AFFIDAVIT	N	1	N	127		
01/16/2020	LONG DOROTHY S	142,500.00	JOINT	Y	1	N	21		

ID	Description	Size
A	1SFR/B	1,720
B	2CAFG	484
C	OFP	56
D	OFP	32
E	WDD	16

Notes
 REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- CORR EFF YEAR, CORR MSMTS FOR
 1SFR/B 10/20/23 SBT
 CALL BACK - R : : E : 101811 : CB
 EQ04AGRES: 8% LAND 8% IMP 440 LAND 0 IMP
 11/2/05 ADDED HSE MISSED-COMPLETED IN 2002
 -PER APPRS -CJH
 02/22/19 REAPP19 CW-SB
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 5290 5290 1850 1850
 2001 ANN. EQUAL 5540 5540 1940 1940
 2004 ANN EQUAL 5980 5980 2090 2090
 2005 NEW BUILD. 5980 150950 156930 2090
 52830 54920
 2007 ANN. EQUAL 8920 155460 164380 3120
 54410 57530

