

RECEIVED

MAR 31 2026

Tax year 2025 BOR no. 26-0012
County CARROLL Date received 3/31/2026

DTE 1
Rev. 12/22

AUDITOR'S OFFICE
CARRROLL COUNTY OH

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 | Hope M. Fowler | 3175 Antigua Road, Carrollton, Ohio 44615 | |
| 2. Complainant if not owner | Adam Bryan | 7125 Aurora Road, Kensington, Ohio 44427 | |
| 3. Complainant's agent | Kelley Broadwater | 70 Public Square, Carrollton, Ohio 44615 | |
| 4. Telephone number and email address of contact person | | 330-627-4770 kelley@broadwaterlawoffice.com | |
| 5. Complainant's relationship to property, if not owner | | pending purchaser | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | | Address of property | |
| 11-0000382.000 | | 7077 Aurora Road, Kensington, Ohio 44427 | |
| 11-0000383.000 | | 7077 Aurora Road Kensington, Ohio 44427 | |
| 11-0000384.000 | | 7077 Aurora Road, Kensington, Ohio 44427 | |
| 7. Principal use of property | | residential 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 |
| 11-0000382.000 | 17,500.00 | 84,280.00 | -66,780.00 |
| 11-0000383.000 | 5,000.00 | 5,110.00 | -110.00 |
| 11-0000384.000 | 5,000.00 | 5,110.00 | -110.00 |
| 9. The requested change in value is justified for the following reasons: The complainant obtained an appraisal from William Newell as part of his process in purchasing the real estate. The appraisal is attached, and shows a combined value for the three parcels of \$27,500.00 | | | |



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale pending
and sale price \$ 25,000.00 ; 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.
- 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 03/30/2026 Complainant or agent (printed) Kelley Broadwater Title (if agent) Attorney

Complainant or agent (signature) *Kelley Broadwater*

Sworn to and signed in my presence, this 30 day of March, 2026

Notary *Betty Goebel*



BETTY GOEBEL
Notary Public - State of Ohio
My Commission Expires 12-12-27



March 16, 2026

Opinion of Value

Subject Property: Situated in the Township of East, County of Carroll, and State of Ohio: Also known as the Hope M Fowler property at 7077 Aurora Rd NE Kensington, OH 44427.

Tax Parcel #'s 110000382000, 110000383000, and 110000384000

These 3 adjoining lots are approximately 60'x120' each, and create a 180'x120' property (.495 acre). The platted alleys adjacent to Lot 4 should have been vacated with half of the width of each alley reverting to the adjacent property owner, making this property slightly larger. The lots lay fairly level to sloping, and there is good access to Aurora Rd, although the driveway is undeveloped. I did observe a water well casing, and septic tank lid, suggesting the presence of well and septic. The condition of both are unknown.

The dwelling is a 1990 27'x60' single story manufactured home on a concrete block foundation. There is no finished "crawl space" underneath but only an access to the under-side of the structure. The concrete block shows some separation suggesting movement and attention needed. The exterior walls are vinyl-sided and the roof has had metal sheeting installed at some point. The front deck is rotted beyond repair and will require replacement. I did not personally enter the structure due to safety concerns, but have included photos shared with me. I did look through windows and confirm the photos are of this home. This structure may or may not be fiscally feasible to renovate.

There are many unknowns such as functionality of plumbing, HVAC, electrical, etc. It's quite evident the structure will require major investment to be useful again.

The status of minerals underlying the property was not investigated nor accounted for in this opinion of value.

Opinion of Value
\$27,500

I certify that I personally inspected the above-described property and gathered information from sources believed to be correct. Any additional research or testimony required by the client, or the court will be billed at the current rates.

A handwritten signature in black ink that reads 'William Newell'.

William Newell
Auctioneer/Realtor/Appraiser
Newell Realty & Auctions LLC



Parcel



Parcel Number
11-0000382.000 (website)
Legal
LOT 4 NORRISTOWN
Owner
BRYAN ADAM & HALEY J

Location 📖
7077 AURORA RD NE N
Acres
0.0000

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|-----------------------------------|--------------------------------------------------------------------------------------|
| 04/01/2026 | N | General | Transfer on 04/01/2026 | Transfer from FOWLER HOPE M to BRYAN ADAM & HALEY J New Ownership: Yes |
| 12/13/2023 | N | General | Adjustment on 12/13/2023 | NO APPLICATION RETURNED- OOC DENIED |
| 04/21/2022 | N | General | Transfer on 04/21/2022 | Transfer from FOWLER HOPE M & CHARLIE P to FOWLER HOPE M New Ownership: Yes |
| 04/21/2022 | N | General | 2023 Owner Occupancy Credit | NO APPLICATION RETURNED- OOC DENIED-APPLICATION FROM CONVEYANCE # 342 |



| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/04/2012 | N | General | Parcel | <p>EQ04AGRES: 8% LAND 8% IMP 690 LAND 4590 IMP 1990 MANSION MH TO RE TY '97 6/4/12 DO#11-101, BOR12-76:INC DEP TO 25,ADD 40% FUNC DEP,ADD 2.5% REDUCTION 2ND HALF TY11 TK 10/23/18 REAPP 19 RF- VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8140 43400 51540 2850 15190 18040 2001 ANN. EQUAL 8640 57360 66000 3020 20080 23100 2004 ANN EQUAL 9330 61950 71280 3270 21680 24950 2007 ANN. EQUAL 10260 58320 68580 3590 20410 24000</p> |
| 08/12/2005 | N | General | Parcel | <p>OWNER: FOWLER HOPE M & CHARLIE P KIRKL, 7077 AURORA RD, KENSINGTON OH</p> |

Parcel



Parcel Number
11-0000383.000 (website)

Legal
LOT 5 NORRISTOWN

Owner
BRYAN ADAM & HALEY J

Location 📖
7077 AURORA RD NE CR 18

Acres
0.0000

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/01/2026 | N | General | Transfer on 04/01/2026 | Transfer from FOWLER HOPE M to BRYAN ADAM & HALEY J New Ownership: Yes |
| 04/21/2022 | N | General | Transfer on 04/21/2022 | Transfer from FOWLER HOPE M & CHARLIE P to FOWLER HOPE M New Ownership: Yes |
| 10/23/2018 | N | General | Parcel | EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP 10/23/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1260 1260 440 440 2001 ANN. EQUAL 1300 1300 460 460 2004 ANN EQUAL 1400 1400 490 490 2007 ANN. EQUAL 1540 1540 540 540 |
| 08/12/2005 | N | General | Parcel | OWNER: FOWLER HOPE M & CHARLIE P KIRKL, CR-18 AURORA RD, |

Parcel



Parcel Number

11-0000384.000 (website)

Legal

LOT 6 NORRISTOWN

Owner

BRYAN ADAM & HALEY J

Location 

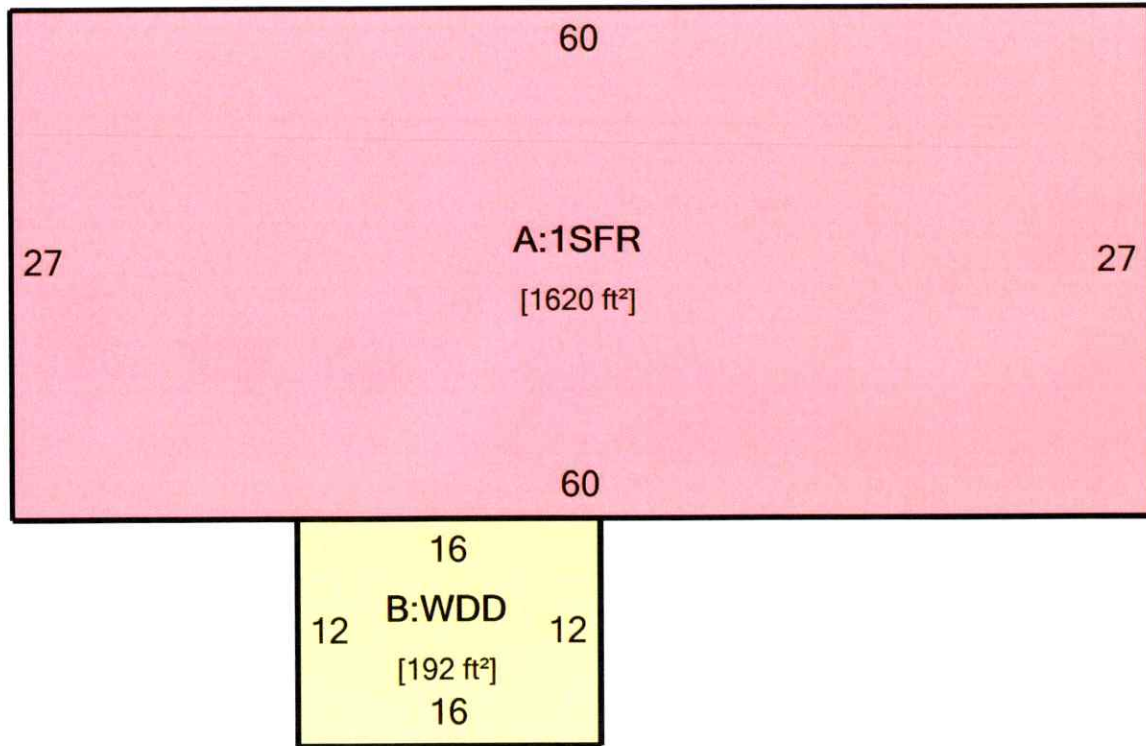
7077 AURORA RD NE CR 18

Acres

0.0000

| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| 04/21/2022 | N | General | Transfer on 04/21/2022 | Transfer from FOWLER HOPE M & CHARLIE P to FOWLER HOPE M New Ownership: Yes |
| 10/23/2018 | N | General | Parcel | EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP 10/23/18 REAPP 19 RF- VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 1260 1260 440 440 2001 ANN. EQUAL 1300 1300 460 460 2004 ANN EQUAL 1400 1400 490 490 2007 ANN. EQUAL 1540 1540 540 540 |
| 08/12/2005 | N | General | Parcel | OWNER: FOWLER HOPE M & CHARLIE P KIRKL, CR-18 AURORA RD, |

| ID | Description | Size |
|----|-------------|-------|
| A | 1SFR | 1,620 |
| B | WDD | 192 |



Notes

REVAL 2025- CORR EFF YEAR FOR DWLG, CORR DIMS OF WDD ON DWLG 11/1/23 SBT
 CALL BACK - R : : E : 083011 : CB
 EQ04AGRES: 8% LAND 8% IMP 690 LAND 4590 IMP
 1990 MANSION MH TO RE TY '97
 6/4/12 DO#11-101, BOR12-76:INC DEP TO 25,ADD 40% FUNC DEP,ADD 2.5% REDUCTION
 2ND HALF TY11 TK
 10/23/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 8140 43400 51540 2850 15190 18040
 2001 ANN. EQUAL 8640 57360 66000 3020 20080 23100
 2004 ANN EQUAL 9330 61950 71280 3270 21680 24950
 2007 ANN. EQUAL 10260 58320 68580 3590 20410 24000

| ID | Description | Size |
|----|-------------|------|
| | | |

Notes

CALL BACK - R : : E : 083011 : CB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP
 10/23/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1260 1260 440 440
 2001 ANN. EQUAL 1300 1300 460 460
 2004 ANN EQUAL 1400 1400 490 490
 2007 ANN. EQUAL 1540 1540 540 540

| ID | Description | Size |
|----|-------------|------|
| | | |

Notes

CALL BACK - R : : E : 083011 : CB
 INFL:PROP DESIR
 EQ04AGRES: 8% LAND 8% IMP 100 LAND 0 IMP
 10/23/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 1260 1260 440 440
 2001 ANN. EQUAL 1300 1300 460 460
 2004 ANN EQUAL 1400 1400 490 490
 2007 ANN. EQUAL 1540 1540 540 540