

# COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

Ohio Revised Code §§ 5715.13, 5715.17, 5715.19 and 5717.01 | DTE Form 1

COUNTY: Carroll

TAX YEAR: 2025

FILING DEADLINE: March 31, 2026 (4:00 PM)

## NOTICE — 2025 REAPPRAISAL DISPUTE:

The 2025 reappraisal increased this property's total taxable value by \$70,130 (92.24%) over 2024, and changed the land classification from 'House Trailers/Mobile Homes' to 'Single Family Dwelling.' Neither change reflects the actual condition of the property. This complaint challenges both the inflated values and the misclassification.

26-00113

## SECTION 1 — PROPERTY IDENTIFICATION

Parcel Number: 03-0003081.000 Legal Description: 6 16 18 E PT NW 9.000A  
Property Address: 8226 Lavender Road NW, Malvern, Ohio 44644  
County / Township: Carroll County / Perry Township Acreage: 9.0000 acres  
Record Owner(s): HAGERMAN, WILLIAM S III & IOLENE KRIZAN

## SECTION 2 — CURRENT AUDITOR VALUES vs. COMPLAINANT'S PROPOSED VALUES (Taxable/Assessed Values)

Note: Ohio taxes on 35% of appraised market value. Values shown are taxable (assessed) values from Carroll County Auditor records.

	Taxable Land	Taxable Improvement	Taxable Total
Current Auditor 2025 Value:	\$87,860	\$58,300	\$146,160
Complainant's Proposed Value:	\$33,260	\$0	\$33,260

Land value proposed to reval to 2024 level (\$33,260) pending proper appraisal of bare land. Building value proposed at \$0 — both structures are uninhabitable (see Section 4).

## SECTION 3 — BASIS FOR COMPLAINT (check all that apply)

- The auditor's appraised value does not reflect the true market value of the property.
- The property classification was changed incorrectly (from mobile/trailer to Single Family Dwelling).
- The property has significant physical deterioration and structural damage not reflected in the assessment.
- The 2025 reappraisal resulted in an excessive and unjustified increase in assessed value (92.24%).
- Other — detailed factual statement provided in Section 4 below.

## SECTION 4 — DETAILED STATEMENT OF FACTS

This complaint is filed by Jolene Krizan and William Hagerman III, the two co-owners of record for the parcel at 8226 Lavender Road NW, Malvern, Ohio 44644 (Parcel 03-0003081.000). The property was inherited from their late father and has been in the owners' names since 2013. The 9-acre parcel contains two residential structures, both in severe disrepair with no functional value as dwellings. The owners reside approximately two hours away and do not occupy or benefit from the property in any way.

### ISSUE 1 — UNJUSTIFIED 2025 REAPPRAISAL INCREASE AND MISCLASSIFICATION:

The 2025 reappraisal increased the total taxable value by \$70,130 (92.24%) over 2024, and changed the land use classification from '560 - House Trailers or Mobile Homes Affixed to Real Estate' to '511 - Single Family Dwelling.' No improvements have been made to the property. The reclassification does not reflect the actual condition of the structures. The 2024 value of \$76,030 was itself arguably high given the condition; the 2025 figure of \$146,160 is wholly unsupported by physical evidence.

### ISSUE 2 — STRUCTURE 1 (Older House, Uninhabited Since 1970s, No Road Access):

One structure has not been occupied for over 50 years. It has no legal or physical road access and is effectively landlocked — it cannot be sold, rented, developed, or used for any lawful purpose. It has received no maintenance for decades and is in extreme structural decay. A willing buyer in an arm's-length transaction would assign zero building value to this structure.

### ISSUE 3 — STRUCTURE 2 (Second House, Collapsed Roof, Animal Habitation):

The second structure has suffered a partial or complete roof collapse. The interior is exposed to weather and is currently inhabited by animals. The building is unsafe to enter and is uninhabitable. It cannot be rented, occupied, or sold as a livable home. The remediation or demolition cost would likely exceed the entire assessed building value. A willing buyer in an open market would pay \$0 for either structure in their current condition.

REQUESTED RELIEF:



RECEIVED

MAR 30 2026

AUDITOR'S OFFICE  
CARROLL COUNTY OH

We respectfully request the Carroll County Board of Revision reduce the taxable improvement (building) value to \$0 and the taxable land value to no more than \$33,260 (the 2024 assessed level), reflecting the bare land value prior to the unjustified 2025 reappraisal spike.

**SECTION 5 — COMPLAINANT INFORMATION**

Complainant 1 Name: JOLENE KRIZAN (co-owner of record)  
Complainant 2 Name: WILLIAM HAGERMAN III (co-owner of record)  
Relationship to Property: Co-owners of record (property inherited from father, deceased 2013)  
Complainant 1 Mailing Address: 1937 Atlantic Ave, Sandusky, OH 44870  
Complainant 1 Phone: 586-615-6947  
Complainant 1 Email: jmkrizan13@gmail.com

**SECTION 6 — SIGNATURES (both co-owners must sign)**

I/We declare under penalty of law that all statements in this complaint are true and correct to the best of my/our knowledge and belief.

Jolene Krizan (Complainant 1) — Signature: [Signature] Date: 3-22-26

Print Name: JOLENE KRIZAN

William Hagerman III (Complainant 2) — Signature: [Signature] Date: March 23, 26

Print Name: WILLIAM HAGERMAN III

**MAIL OR DELIVER — must arrive OR be USPS postmarked by March 31, 2026 (in my hand):**  
Carroll County Auditor — Board of Revision → Your mailing address (Section 5)  
119 S. Lisbon Street, Suite 203, Carrollton, Ohio 44615 → Your phone number (Section 5)  
Phone: 330-627-2250 → Your email address (Section 5)  
Email: realestate-aud@carrollcountyohio.us (call to confirm if email submission accepted) → Both Signatures + dates (Section 6)

## Jolene Krizan

1937 Atlantic Ave, Sandusky, OH 44870  
586-615-6947 | jmkrizan13@gmail.com  
March 22, 2026

### Carroll County Board of Revision

c/o Carroll County Auditor — Staci Brady  
119 S. Lisbon Street, Suite 203  
Carrollton, Ohio 44615

**RE:** Complaint Against Valuation of Real Property | **Parcel No. 03-0003081.000** | 8226 Lavender Road NW, Malvern, Ohio 44644 | Tax Year 2025

Dear Members of the Carroll County Board of Revision,

We write on behalf of ourselves, Jolene Krizan and William Hagerman III, the two co-owners of record for the above-referenced parcel. We respectfully submit this complaint and supporting letter in connection with the enclosed DTE Form 1, requesting that the Board reduce the assessed valuation for Tax Year 2025 to accurately reflect the true market value of this property.

We believe the 2025 assessed value of \$146,160 is materially and demonstrably incorrect for the reasons set out below. We respectfully request that the Board reduce the taxable improvement (building) value to \$0 and the taxable land value to no more than \$33,260 — the level assessed as recently as 2024.

## 1. SUMMARY OF VALUATION — CURRENT VS. PROPOSED

The table below compares the Carroll County Auditor's 2024 and 2025 assessed values against our proposed values. The 2025 reappraisal produced a total increase of \$70,130 (92.24%) with no corresponding improvement to the property:

	Taxable Land	Taxable Improvement (Buildings)	Taxable Total
2024 Auditor Value	\$33,260	\$42,770	\$76,030
2025 Auditor Value (Current)	\$87,860	\$58,300	\$146,160
Increase	+\$54,600 (+164%)	+\$15,530 (+36%)	+\$70,130 (+92%)
Proposed Value	\$33,260	\$0	\$33,260

## 2. SPECIFIC GROUNDS FOR THIS COMPLAINT

We set out below each distinct basis for challenging the 2025 assessed value. Any one of these grounds alone would support a reduction; taken together they demonstrate the current valuation is significantly overstated.

### A. The 2025 Reappraisal Produced an Unjustified 92% Increase With No Property Improvement

- The total taxable value increased by \$70,130 — from \$76,030 in 2024 to \$146,160 in 2025 — a rise of 92.24% in a single year.

- No improvements, renovations, or additions of any kind were made to the property. The physical condition of the structures has not changed.
- Ohio law requires assessed values to reflect true market value (ORC § 5713.01). A property in worsening disrepair cannot sustain a doubling of value.
- For comparison, the land value was \$33,260 as recently as 2024. The 2025 figure of \$87,860 for land alone represents a 164% increase with no basis in market evidence.

**B. The Property Was Misclassified — From Mobile Home/Trailer to Single Family Dwelling**

- From at least 2010 through 2024, this parcel was consistently classified as '560 — House Trailers or Mobile Homes Affixed to Real Estate.'
- In 2025, the classification was changed without notice to '511 — Single Family Dwelling — Unplatted 0–9.99 Acres.' This reclassification directly drove the valuation increase.
- Neither structure on this property functions as or constitutes a habitable single-family dwelling. ~~The reclassification is factually incorrect and should be reversed.~~
- We request that the Board return the classification to its prior designation, or to whatever class correctly reflects the actual uninhabitable condition of the structures.

**C. Structure 1 — Older House: Uninhabited Since the 1970s, No Road Access, Extreme Decay**

- **Occupancy:** This structure has not been occupied for more than 50 years — since the 1970s.
- **Accessibility:** It has no legal or physical road access and is effectively landlocked on the parcel. It cannot be reached, sold separately, developed, or put to any lawful use.
- **Condition:** With no maintenance for over half a century and no access, the structure has deteriorated beyond any reasonable point of repair or habitation.
- **Market Impact:** A willing buyer in an arm's-length transaction — with full knowledge of these facts — would assign zero contributory value to this structure. Its inaccessibility alone disqualifies it from any positive building valuation.

**D. Structure 2 — Second House: Collapsed Roof, Animal Habitation, Uninhabitable**

- **Structural Failure:** The roof of this structure has partially or fully collapsed, leaving the interior fully exposed to the elements.
- **Habitability:** ~~The building is currently inhabited by animals and is unsafe to enter. It presents a hazard rather than an asset.~~
- **Zero Income Value:** The structure cannot be rented, occupied, or sold as a habitable home in its current condition. It has zero rental or occupancy value.
- **Remediation Cost:** The cost to demolish or remediate this structure would likely exceed the entire current assessed building value of \$58,300 — meaning the structure has a net negative economic value, not a positive one.
- **Market Impact:** A willing buyer with full knowledge of the roof collapse, animal habitation, and required demolition costs would pay \$0 for this structure.

**E. The Owners Do Not Occupy, Use, or Benefit From This Property**

- The property was inherited from our father upon his death in 2013. We reside approximately two hours away.

- We do not occupy the property, derive no income from it, and receive no benefit whatsoever from either structure.
- The property generates no rental income, has no tenants, and provides no economic return of any kind.
- Paying property taxes based on a \$146,160 valuation for two uninhabitable, inaccessible structures that produce zero economic value is a significant and unjust financial burden.

### 3. REQUESTED RELIEF

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Based on the foregoing, we respectfully request the following specific relief from the Board:

- Reduce the Taxable Improvement (building) value from \$58,300 to \$0, reflecting the true market value of two uninhabitable structures that no willing buyer would pay for.
- Reduce the Taxable Land value from \$87,860 to no more than \$33,260 (the 2024 assessed level), pending a proper independent appraisal of the bare land value.
- Restore the correct property classification from '511 — Single Family Dwelling' to an appropriate classification reflecting the actual uninhabitable and deteriorated condition of the structures.
- Reduce the Taxable Total from \$146,160 to \$33,260, representing a reduction of \$112,900 (77.2%).

### 4. SUPPORTING EVIDENCE

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We submit the following evidence in support of this complaint:

- DTE Form 1 — Complaint Against the Valuation of Real Property (enclosed).
- Carroll County Auditor Value History — showing consistent 2010–2024 valuations and the unjustified 2025 spike (available on the Carroll County Auditor's public website, Parcel 03-0003081.000).
- Factual description of both structures' conditions as set out in this letter and Section 4 of the DTE Form 1.

**Note:** We are unable to provide photographs at this time as we live approximately two hours from the property and cannot visit it. We respectfully ask the Board to consider scheduling an independent inspection of the property, which we believe will confirm the conditions described herein.


### 5. CLOSING

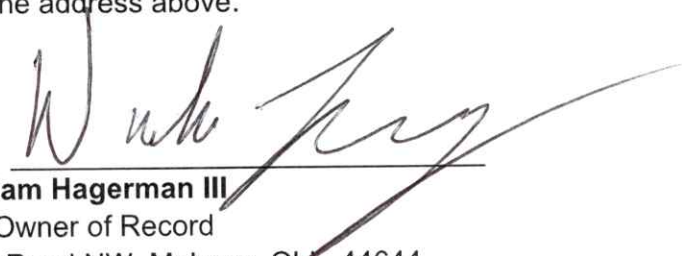
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We appreciate the Board's time and consideration. The current assessed value of \$146,160 bears no reasonable relationship to the true market value of this property given the conditions described above. We respectfully submit that the evidence clearly supports the relief we have requested.

We are available to attend a hearing and answer any questions the Board may have. Please direct any correspondence or scheduling notices to the address above.

Respectfully submitted,

  
Jolene Krizan  
Co-Owner of Record

  
William Hagerman III  
Co-Owner of Record

Parcel 03-0003081.000 | 8226 Lavender Road NW, Malvern, Ohio 44644

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	0.5000	33,750.00		16,875					16,880
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '16000', EF-									
RS-RESIDUAL	8.4100	8,440.00		70,980					70,980
SMALL ACR - FRT/ACRES = '8.00', DESCRIPTION = 'RESIDUAL' @, EF-RT = '3500', EXT-VALUE =									
SA-SMALL ACRES*	0.0900	0.00		0					0
<b>Total</b>	<b>9.0000</b>								<b>87,860</b>

Parcel 03-0003081.000  
 Property 8226 LAVENDER NW  
 Address  
 District 03-BROWN TWP-BROWN LSD  
 Map Number 03018-31.000  
 Routing 18  
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99  
 Class Residential  
 Neighborhood 00003-BROWN LOCAL SD-AV  
 Living Area 1,624

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	4-MH REAL PROPERTY	Area	Height	Brick	Finish	Heat	Cool	Value	
		1,624	First Floor	50.00	100.00	100.00		164,825	
Units Designed	1								
Units Converted									
Total Rooms	4								
Bed Rooms	2								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL							164,825	
Full Baths	1								
Half Baths									
Extra Fixtures									
		Total Floor Value						164,825	
		Living Units Value							
		Plumbing						6,440	
		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features		CAN=288				1,490	
		Garage / Carport		1.00ABG				14,950	
		Base Value						187,705	
		Grade		Code		70% Factor		-56,311	
		Well / Septic		Code		Factor			
		Adjustment		Code		Factor			
		RCN Value		131,394 total value x 1.0 multiplier				131,394	
		Year		Built 1976 Rem		Eff 1974			
		Depreciation %		PR-55.00				-72,267	
		Observed %						-14,782	
		Depreciation Value						-87,049	
		RCNLD Value						44,345	
		BOR							
		Trend							
		Final Value						44,350	



Valuations			
Assessment		2024	2025
Appraised	Land	33,260	87,860
	Improvement	42,770	58,300
	Total	76,030	146,160
Assessed	Land	11,640	30,750
	Improvement	14,970	20,410
	Total	26,610	51,160
Land	Improvement	Total	

Owner HAGERMAN WILLIAM S III & JOLENE KRIZAN  
 Legal 6 16 18 E PT NW 9.000A



Permits					
Permit	Date	CD	Description	%	Amount

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



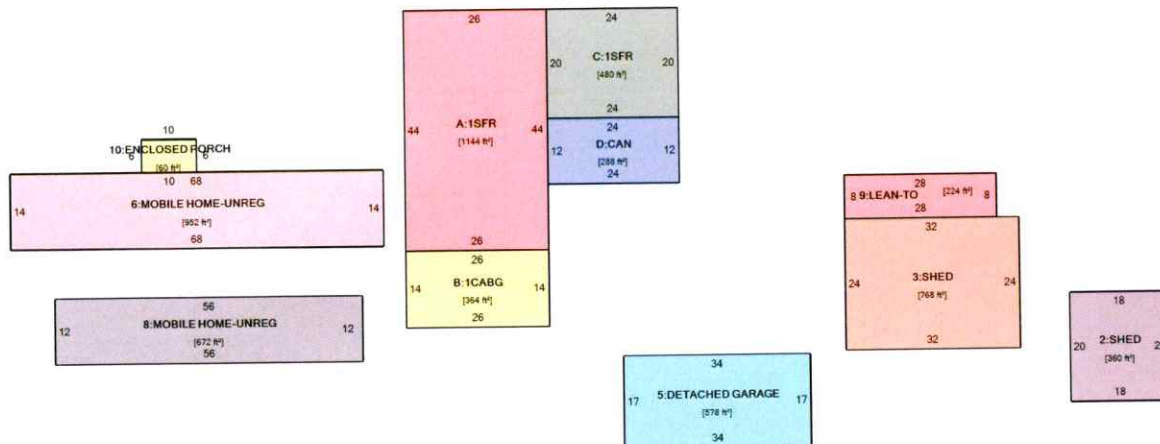
Improvements													
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	Trend	Final Value
2	04-SHED	18 X 20	360		16.54	5,954	1	100%			1990/ /1990		1,190
2 BUILDING TYPE = '04', SHB+CONSFTXFT = '022X45', SIZE = '990', UNIT RATE = '', GRADE = '100%', YYRY OR YEARCOND = '1990PR', REPLA VALUE = '11440', PHY DPR = '75', FNC DPR = '20', VALUE =													
3	04-SHED	32 X 24	768		15.02	11,535	1	100%			1964/ /1964		920
3 BUILDING TYPE = '04', SHB+CONSFTXFT = '024X40', SIZE = '960', UNIT RATE = '', GRADE = '100%', YYRY OR YEARCOND = '1964PR', REPLA VALUE = '11090', PHY DPR = '90', FNC DPR = '20', VALUE =													
5	02-DETACHED GARA*	34 X 17	578		27.44	15,860	1	100%			1940/ /1940		1,270
5 BUILDING TYPE = '02', SHB+CONSFTXFT = '017X34', SIZE = '578', UNIT RATE = '', GRADE = '100%', YYRY OR YEARCOND = '1940PR', REPLA VALUE = '12200', PHY DPR = '90', FNC DPR = '20', VALUE =													
6	83-MOBILE HOME-U*	68 X 14	952		61,801.00	61,801	1	70%	1	70.00	1970/ /1970		3,810
6 BUILDING TYPE = '35', SHB+CONSFTXFT = '014X68', SIZE = '952', UNIT RATE = '', GRADE = '100%', YYRY OR YEARCOND = '1970FR', REPLA VALUE = '10090', PHY DPR = '80', FNC DPR = '20', VALUE =													
8	83-MOBILE HOME-U*	56 X 12	672		3,000.00	3,000	1	60%			1970/ /1970		3,000
8 BUILDING TYPE = '35', SHB+CONSFTXFT = '12X56', SIZE = '672', UNIT RATE = '', GRADE = '60%', YYRY OR YEARCOND = '1970PR', REPLA VALUE = '4270', PHY DPR = '90', FNC DPR = '20', VALUE =													
												<b>Total</b>	<b>10,190</b>

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	502
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	501
02/23/2015	HAGERMAN WILLIAM S	0.00	CERTIFICATE OF	N	1	N	66

ID	Description	Size
A	1SFR	1,144
B	1CABG	364
C	1SFR	480
D	CAN	288
2	04	360
3	04	768
5	02	578
6	83	952
8	83	672
9	11	224
10	10	60

**Notes**

REVAL 2025 FIELD REVIEW DONE BY SBT-KK  
 REVAL 2025 FIELD REVIEW BY SBT - VM  
 REVAL 2025- CORR EFF YEAR FOR SECOND DWLG,  
 CORR MSMTS FOR BOTH DWLGS, CORR MSMTS FOR  
 OUTBLDGS, REMOVED MH STORAGE #4, ADDED  
 LEAN-TO TO SHED 3/18/24 SBT  
 CALL BACK - R : : E : 062311 : JB  
 PROPERTY IN POOR CONDITION OVERALL  
 EQ04AGRES: 8% LAND 8% IMP 1700 LAND 2270  
 IMP  
 1964 CHAMPION MH TO SHED/RE TY 98 #4  
 10/05/12 ADDED HOMESTEAD TY12-LF  
 5/23/16 REMOVE HOMESTEAD TY16 BT PER  
 (108/4272)  
 1/30/19 REVAL19 CW-TK  
 \*\*\*\* TRUE CASH VALUE \*\*\*\* \*\* ASSESSED  
 VALUE \*\*\*\*  
 YEAR REASON CODE LAND BUILDING TOTAL LAND  
 BUILDING TOTAL  
 2000 REAL VAL 17490 22310 39800 6120 7810  
 13930  
 2001 ANN. EQUAL 21200 28380 49580 7420  
 9930 17350  
 2004 ANN EQUAL 22900 30650 53550 8020  
 10730 18750  
 2007 ANN. EQUAL 24000 32140 56140 8400  
 11250 19650



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
<b>Total</b>									

Parcel 03-0003081.000  
 Property Address 8226 LAVENDER NW  
 District 03-BROWN TWP-BROWN LSD  
 Map Number 03018-31.000  
 Routing 18  
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99  
 Class Residential  
 Neighborhood 00003-BROWN LOCAL SD-AV  
 Living Area 1,624

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		

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		total value ×	multiplier			
Depreciation %		0	Rem		Eff			
Observed %								
Depreciation Value								
RCNLD Value								
BOR		0						
Trend							0.00	
Final Value								



Valuations			
Assessment		2024	2025
Appraised	Land	33,260	87,860
	Improvement	42,770	58,300
	Total	76,030	146,160
Assessed	Land	11,640	30,750
	Improvement	14,970	20,410
	Total	26,610	51,160
Land	Improvement	Total	

Owner HAGERMAN WILLIAM S III & JOLENE KRIZAN  
 Legal 6 16 18 E PT NW 9.000A



Permits					
Permit	Date	CD	Description	%	Amount

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

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
9	11-LEAN-TO	8 X 28	224		10.01	2,242	1	100%			1964/ /1964	PR-90.00				220
10	10-ENCLOSED PORC*	6 X 10	60		24.00	1,440	1	100%			1970/ /1970	FR-85.00				220
<b>Total</b>																440

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	502
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	501
02/23/2015	HAGERMAN WILLIAM S	0.00	CERTIFICATE OF	N	1	N	66

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
<b>Total</b>									

Parcel 03-0003081.000  
 Card 2  
 Property 8226 LAVENDER NW  
 Address  
 District 03-BROWN TWP-BROWN LSD  
 Map Number 03018-31.000  
 Routing 18  
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99  
 Class Residential  
 Neighborhood 00003-BROWN LOCAL SD-AV  
 Living Area 1,664

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	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	832	First Floor		100.00			101,060	
Units Converted	1	832	Full Upper		100.00			64,880	
Total Rooms									
Bed Rooms									
Family Rooms									
Dining Rooms									
Plumbing	NO PLUMBING	Total Floor Value						165,940	
Full Baths		Living Units Value							
Half Baths		Plumbing							
Extra Fixtures		RecRoom							
		Fireplace		Openings		Stacks			
		Linear Brick		Height		Length			
		Exterior Features							
		Garage / Carport							
		Base Value						165,940	
		Grade		Code	80% Factor		80.00	-33,188	
		Well / Septic		Code	Factor				
		Adjustment		132,752 total value x 1.0 multiplier				132,752	
		RCN Value		Built 1936 Rem Eff 1950					
		Year		VP-75.00				-99,564	
		Depreciation %						-29,869	
		Observed %						90.00	
		Depreciation Value						-129,433	
		RCNLD Value						3,319	
		BOR							
		Trend							
		Final Value						3,320	

Valuations			
Assessment		2024	2025
Appraised	Land	33,260	87,860
	Improvement	42,770	58,300
	Total	76,030	146,160
Assessed	Land	11,640	30,750
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	Total	26,610	51,160
Land	Improvement	Total	



Owner HAGERMAN WILLIAM S III & JOLENE KRIZAN  
 Legal 6 16 18 E PT NW 9.000A



Permits					
Permit	Date	CD	Description	%	Amount

Notes  
 OC=1, EXLVUN=0000000, PLUMB=, PLUMBI=000490}

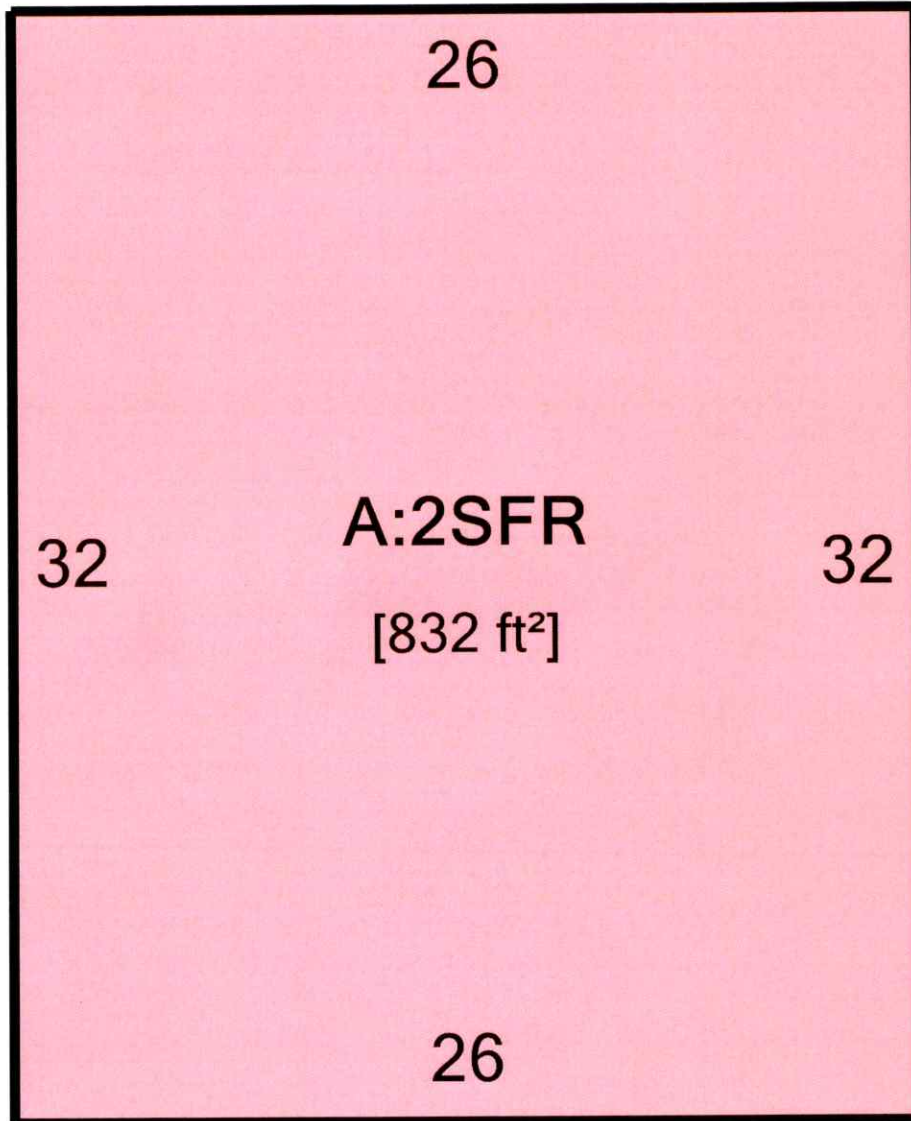
Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
<b>Total</b>																

Sales								
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance	
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	502	
08/01/2025	HAGERMAN WILLIAM S III & JOLENE KRIZAN	65,000.00	MINERAL DEED	N	1	N	501	
02/23/2015	HAGERMAN WILLIAM S	0.00	CERTIFICATE OF	N	1	N	66	

ID	Description	Size
A	2SFR	832

**Notes**

TOWARDS REAR OF PROPERTY



# Parcel



**Parcel Number**

03-0003081.000 (website)

**Legal**

6 16 18 E PT NW 9.000A

**Owner**

HAGERMAN WILLIAM S III & JOLENE KRIZAN

**Location** 

8226 LAVENDER NW

**Acres**

9.0000



Date ▲	Public	Style	Attached To	Notes
08/01/2025	N	General	Transfer on 08/01/2025	Transfer from HAGERMAN WILLIAM S III & JOLENE KRIZAN to HAGERMAN WILLIAM S III & JOLENE KRIZAN New Ownership: No
08/01/2025	N	General	Transfer on 08/01/2025	Transfer from HAGERMAN WILLIAM S III & JOLENE KRIZAN to HAGERMAN WILLIAM S III & JOLENE KRIZAN New Ownership: No
08/01/2025	N	General	Conveyance on 08/01/2025	JOLENE KRIZAN IS TRANSFERRING HER 50% MINERAL RIGHTS TO GATEWAY ROYALTY VI LLC - VM
08/01/2025	N	General	Conveyance on 08/01/2025	WILLIAM S HAGERMAN III IS TRANSFERRING HER 50% MINERAL RIGHTS TO GATEWAY ROYALTY VI LLC - VM
02/23/2015	N	General	Transfer on 02/23/2015	Transfer from HAGERMAN WILLIAM S to HAGERMAN WILLIAM S III & JOLENE KRIZAN New Ownership: No
02/23/2015	N	General	Parcel	OWNER: HAGERMAN WILLIAM S III & JOLENE, KRIZAN 2011 BLAKE AVENUE NW, CANTON OH 44708

Date ▲	Public	Style	Attached To	Notes
10/05/2012	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 1700 LAND 2270 IMP 1964 CHAMPION MH TO SHED/RE TY 98 #4 10/05/12 ADDED HOMESTEAD TY12-LF 5/23/16 REMOVE HOMESTEAD TY16 BT PER (108/4272) 1/30/19 REVAL19 CW-TK **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 17490 22310 39800 6120 7810 13930 2001 ANN. EQUAL 21200 28380 49580 7420 9930 17350 2004 ANN EQUAL 22900 30650 53550 8020 10730 18750 2007 ANN. EQUAL 24000 32140 56140 8400 11250 19650