



Tax year 2023

BOR no. 24-15

DTE 1
Rev. 12/22

County CARROLL

Date received 2/29/2024

RECEIVED

FEB 29 2024

AUDITOR'S OFFICE
CARROLL 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	Carrollton Hospitality Inc.	1030 Canton Rd NW Carrollton OH 44615
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person Cellular number for Kanwar Gulati 510-828-5050		

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
10-0000675.000	1030 Canton Rd NW Carrollton OH 44615

7. Principal use of property Motel

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
10-0000675.000	\$1,200,000	\$2,261,870	\$1,061,870

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

We request a valuation to be brought to the purchase price of \$1,200,000 as in 2021. The building has depreciated, but the tax bill shows an increase of 200%. The business profit has been less than the previous year as well because of the overdue maintenance as well as less fracking in the area.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 08/20/2021 and sale price \$ 1,200,000 ; 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 no improvement and total cost \$ 0

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 01/01/2024 Complainant or agent (printed) Kanwar Sunny Gulati Title (if agent) President

Complainant or agent (signature) 

Sworn to and signed in my presence, this 01 day of January 2024

(Date) (Month) (Year)

Notary _____