

Tax year 2023

BOR no. 0004 **FILED ON**

DTE 1
Rev. 08/21

County Ashtabula

Date received NOV 09 2023

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.

Ashtabula County
Board of Revision

1. Owner of property		Name Rodney Truckey		Street address, City, State, ZIP code 3225 Forman Road Rock Creek OH 44084	
2. Complainant if not owner		Name Jennifer Besco			
3. Complainant's agent					
4. Telephone number of contact person		(810) 623-7790			
5. Email address of complainant		rmtestimates@gmail.com			
6. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" on back.					
7. Parcel numbers from tax bill		Address of property			
070230001001		Millcreek Road Austinburg OH			
070230001002		Millcreek Road Austinburg OH			
080230000700		Millcreek Road Austinburg OH			
8. Principal use of property		land			
9. 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		
070230001001	7524.31	10200	2675.69		
070230001002	12661.60	14500	1838.4		
080230000700	12989.18	24300	11310.82		
10. The requested change in value is justified for the following reasons: These are all properties that are connected. I am requesting that the amount per acre for parcel 070230001000 (5,189.18) be used on all parcels as the properties are the same. Also in addition to this a property at 1758 millcreek road was sold in 2022 for 5,848 per acre.					

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

15. 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.

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 11/08/2023 Complainant or agent Rodney Truckey Title (if agent) _____
Signature

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Original complaint Counter complaint
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	Name	Street address, City, State, ZIP code	
1. Owner of property	Rodney Truckey	3225 Forman Road Rock Creek	
2. Complainant if not owner	Jennifer Besco		
3. Complainant's agent			
4. Telephone number of contact person	(810) 623-7790		
5. Email address of complainant	rmtestimates@gmail.com		
6. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" on back.		
7. Parcel numbers from tax bill	Address of property		
080230000900	2631 Millcreek Road Austinburg		
8. Principal use of property			
9. 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
08023000900	59535	79500	19965
10. The requested change in value is justified for the following reasons:	2022 sales : 1758 Millcreek acreage valued at 5,848 ; 2149 millcreek road sold and value per acre was 8,058 per acre. Also the house was not a full remodel in 99. The siding and roof was replaced. The inside is in need of updating in all areas of the cabin		

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

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.

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Ashtabula County
Real Estate Division

1. Owner of property		Name Rodney Truckey		Street address, City, State, ZIP code 3225 Forman Road Rock Creek OH 44084	
2. Complainant if not owner		Name Jennifer Besco			
3. Complainant's agent					
4. Telephone number of contact person		(810) 623-7790			
5. Email address of complainant		rmtestimates@gmail.com			
6. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" on back.					
7. Parcel numbers from tax bill			Address of property		
080230000902			Millcreek Road Austinburg OH		
8. Principal use of property					
land					
9. 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		
080230000902	13,388.11	16,200.00	2811.89		
10. The requested change in value is justified for the following reasons: These are all properties that are connected. I am requesting that the amount per acre for parcel 070230001000 (5,189.18) be used on all parcels as the properties are the same. Also in addition to this a property at 1758 millcreek road was sold in 2022 for 5,848 per acre.					

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13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.
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4. Telephone number of contact person	(810) 623-7790		
5. Email address of complainant	rmtestimates@gmail.com		
6. Complainant's relationship to property, if not owner	fiance		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
330190001803	3225 Forman Road Rock Creek OH 44084		
8. Principal use of property			
9. 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
330190001803	182000	243300	61300
10. The requested change in value is justified for the following reasons: This home is a 2 bedroom and not a 3 bedroom. The entrance was moved many years ago and what was a bedroom is now a foyer and entrance to the home. The house is original on the inside. The master bath is in need of a full remodel as the drywall is flaking off everywhere. 34% increase is absurd.			

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Signature