

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

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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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.

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

Tax year 2023BOR no. 0004FILED ON NOV 09 2023
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Rev. 08/21County AshtabulaDate received NOV 09 2023**Complaint Against the Valuation of Real Property**

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 Original complaint Counter complaint

Notices will be sent only to those named below.

Ashtabula County
Equalization Division

	Name	Street address, City, State, ZIP code	
1. Owner of property	Rodney Truckey	3225 Forman Road Rock Creek OH 44084	
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		
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.			

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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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	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.			

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.

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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.

 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 Jennifer Besco Title (if agent) _____
Signature

From: [Jennifer Besco](#)
Sent: Thursday, November 9, 2023 10:23 AM
To: [BOR](#)
Subject: removal of formal complaint on 2023 property tax increase

Good morning Tara,

Per our discussion this morning I would like to withdraw all formal complaints for Jennifer Besco and Rodney Truckey that were submitted on November 8, 2023. It is my understanding per our conversation that you will convert all formal complaints into informal to be submitted now. I will be awaiting confirmation that the informal complaints have been completed and submitted by you.

Thanks for your help Tara,

Regards,

Jennifer Besco

Sent from [Mail](#) for Windows

NON-HEARING MINUTES

BOR Case: 2023-0004

Case Name: RODNEY TRUCKEY

Case Type: VL

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$312898

Subject Parcels: 070230001001, 070230001002, 080230000700, 080230000800,
080230000900, 080230000902, 330190001803

Auditor Value: \$422800

NON-HEARING MINUTES

BOR Case: 2023-0004

Owner Name: RODNEY TRUCKEY

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other Accept owner withdrawal

Based Upon:

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 1/8/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

ASHTABULA COUNTY
Board of Revision
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0004

RODNEY TRUCKEY
3225 FORMAN RD
ROCK CREEK OH 44084

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.
Result Below.

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
07-023-00-010-01	500-VACANT PLATTED	07-AUSTINBURG TWP-GENEVA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$10,200	\$0	\$10,200
Adjustment:	\$0	\$0	\$0
New Value:	\$10,200	\$0	\$10,200
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
07-023-00-010-02	500-VACANT PLATTED	07-AUSTINBURG TWP-GENEVA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$14,500	\$0	\$14,500
Adjustment:	\$0	\$0	\$0
New Value:	\$14,500	\$0	\$14,500
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
08-023-00-007-00	599-OTR RESID STRUC	08-AUSTINBURG TWP-JFFRSN AREA LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$16,500	\$7,800	\$24,300
Adjustment:	\$0	\$0	\$0
New Value:	\$16,500	\$7,800	\$24,300
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			


Board of Revision

ASHTABULA COUNTY
Board of Revision
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0004

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
08-023-00-008-00	570-MFG HM PLATTED	08-AUSTINBURG TWP-JFFRSN AREA LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$17,300	\$17,500	\$34,800
Adjustment:	\$0	\$0	\$0
New Value:	\$17,300	\$17,500	\$34,800
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
08-023-00-009-00	511-1FMLY UNPL 0-9	08-AUSTINBURG TWP-JFFRSN AREA LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$45,500	\$34,000	\$79,500
Adjustment:	\$0	\$0	\$0
New Value:	\$45,500	\$34,000	\$79,500
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
08-023-00-009-02	501-VCNT UNPL 0-9	08-AUSTINBURG TWP-JFFRSN AREA LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$16,200	\$0	\$16,200
Adjustment:	\$0	\$0	\$0
New Value:	\$16,200	\$0	\$16,200
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
33-019-00-018-03	101-GRAIN GEN FARM	33-MORGAN TWP-JEFFERSON AREA LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$59,300	\$184,000	\$243,300
Adjustment:	\$0	\$0	\$0
New Value:	\$59,300	\$184,000	\$243,300
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			

Board of Revision

THIS IS NOT A BILL - IT IS A NOTIFICATION OF A DECISION BY THE BOARD OF REVISION