

Tax year 2023 BOR no. 0013 **FILED ON** DTE 1 Rev. 08/21  
 County Ashtabula Date received JAN 09 2024

**Complaint Against the Valuation of Real Property** Ashtabula County

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Andrew Auer	4912 Lenox New Lyme Rd Jefferson OH 44047
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	(724) 977-2717	
5. Email address of complainant	aueraj@sbcglobal.net	
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
36-013-00-001-00	4912 Lenox New Lyme Rd Jefferson OH 44047

8. Principal use of property **Primary Residence**

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
36-013-00-001-00	200,000	272,100	72,000

10. The requested change in value is justified for the following reasons:  
 Auditors website has home listed as 3 bedrom 2 full bath, it is a 2 bedroom 1-1/2 bath home. Also the condition of property next door to me will make it hard for me to sell my home at current market value. There are multiple campers on the lot next door to me with people living in them violating all

- 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 01/08/2024 Complainant or agent Andrew Auer Title (if agent) \_\_\_\_\_  
 Signature

**Situs : 4912 LENOX NEW LYME RD**

**Map ID: 36-013-00-001-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/09/24**

**CURRENT OWNER**  
AUER ANDREW  
2963 POTHOUR WHEEL RD  
HUBBARD OH 44425  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-00 001-00  
Class Residential  
Living Units 1  
Neighborhood 27500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
13 N E

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	9500	5.5300	54	0	1	-25	27,660
A	H	9500	1.0000	100	0			12,350
								40,010

Total Acres: 6.71      Legal Acres: 6.71      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	14,000	40,000	40,000	0	0
<b>Building</b>	81,240	232,100	232,100	0	0
<b>Total</b>	95,240	272,100	272,100	0	0

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value  
**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	25,100		25,100
2021	25,100		25,100
2022	30,800	129,600	160,400

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
06/30/21	R20210053	275,000	DWLG	Res New Structure	Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/15/19	22,500	1-Land Only	0-Validated Sale		WD-Warranty Deed	FARMER JIMMY
03/21/14	15,000		U-Not Validated		GW-General Warranty	BRIGHT LARRY DALE JR
08/04/09		2-Land And Building	U-Not Validated	0117/6438	ET-Temp Exempt	BRIGHT LARRY D
12/10/99		2-Land And Building	U-Not Validated	0089/6401	ET-Temp Exempt	BRIGHT LARRY D

**Entrance Information**

Date	ID	Entry Code	Source
02/27/14	DWP	6-Occupant Not Home	3-Other
03/05/14	DWP	6-Occupant Not Home	3-Other
08/23/23	AE	6-Occupant Not Home	3-Other

**Property Notes**  
DWLG 100% 1-1-23  
Note Codes:  
AN-Appraiser'S Note

Situs : 4912 LENOX NEW LYME RD

Parcel Id: 36-013-00-001-00

LUC: 511

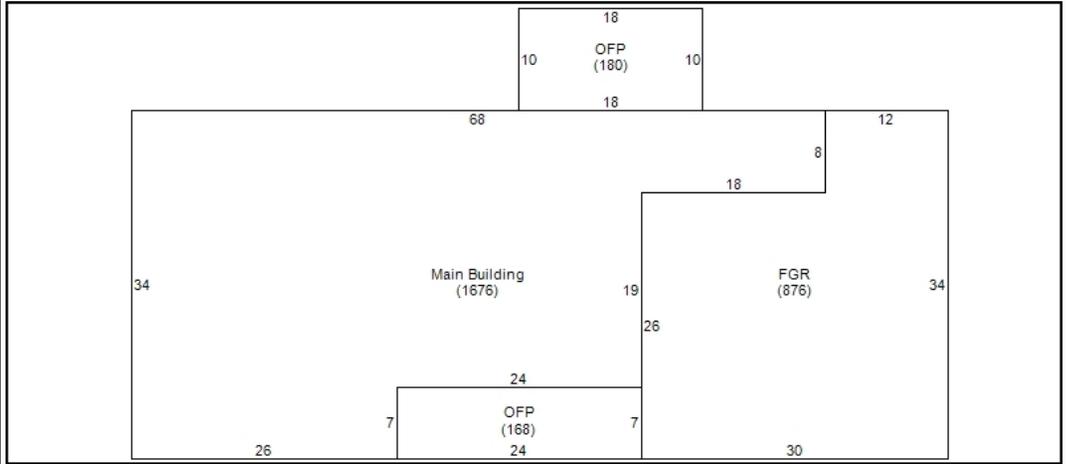
Card: 1 of 1

Tax Year: 2023

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b>
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2021	<b>Half Baths</b>
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	<b>Misc 1 Desc</b>
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b>	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,676						
1			OFF		180	2021					3,800
2			OFF		168	2021					3,500
3			FGR		876						19,200

**Dwelling Computations**

<b>Base Price</b>	100,770	<b>% Good</b>	95
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	26,100	<b>Functional</b>	
<b>Heating</b>	4,590	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	137,060	<b>Additions</b>	25,100
<b>Ground Floor Area</b>	1,676	<b>Dwelling Value</b>	232,120
<b>Total Living Area</b>	1,676		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS4-Shed Pp	2022		x			1		S				

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 4912 LENOX NEW LYME RD**

**Parcel Id: 36-013-00-001-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/09/24**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
7	FLD	NC	8/23/23 DWLG 100% 1-1-23 EST ADD PP SHED
6	FLD	NC	N/C 75% FOR TX YR 22, 90% DAY OF VIEWING, CHECK 23 FOR FINAL COMPLETION.
5	FLD	RV	2-27-14 DWP-MOBILE HOME REMOVED.
4	OFC	SS	NEW SURVEY 6.71 ACRES TO 6.707 ACRES #813 3-21-14
1	OFC	LC	19970909 PJV C#01 - ADDED 3.87 AC FROM 36-013-00-002-00
2	OFC	LC	19970909 PJV C#01 - SPLIT 1.16 AC TO 36-013-00-003-00
3	FLD	RV	20080227 SR C#01 - 1/23/08 EST - MH-PP, VP COND, NOT EVEN SHELL

**Situs : 4912 LENOX NEW LYME RD****Parcel Id: 36-013-00-001-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24**

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To whom it may concern,

I have attached photos and data for properties that have sold in my area in the recent past. Some are larger homes with more bedrooms and baths. The properties I have listed are valued proportionally at much less than mine with the exception of a few of the larger ones. All values listed were current from the auditor's website. My property has also been misrepresented on the auditors website which states it is 3 bed 2 bath when it is actually 2 bed 1 ½ baths.

When my wife and I bought our property in late 2019 and decided to build our dream home to retire in. The two properties to the south of ours were of a concern to us due to the condition of the existing buildings that were present on the properties. We were hopeful that those properties may improve in the future. Well they have not improved in fact they have gotten considerably worse with multiple campers set up and people living in them violating all sorts of zoning laws. If the county and the twp enforced the zoning laws this build up of campers and trailers would never had happen. I thought about contacting the zoning director myself but found out that he drives by their everyday evidently he is not concerned. If I personally push to have something done about it I am the "bad neighbor". I really don't want to cause anyone less fortunate than me any grief and do not even like complaining about it, I can live with it. But those properties affect the value of my property. The last few photos are of the 2 properties to the south of mine. Bottom line I feel my property has been over valued and even more so if you take into consideration the neighboring properties. You know what they say about real estate " location location location". My house in a different location may bring the value you put on it but not in this neighborhood.



4 bd 3 ba 2,522 sqft  
5830 Lenox New Lyme Rd, Jefferson, OH 44047

Sale Date 21-MAR-2023  
Sale Price \$280,000

Year	2023
Appraised Land	\$32,400
Appraised Building	\$246,500
Appraised Total	\$278,900
CAUV	\$0



4 bd 2 ba 1,596 sqft  
2189 Sentinel Rd, Dorset, OH 44032

Sale Date	01-MAR-2024
Sale Price	\$181,300

Year	2023
Appraised Land	\$29,100
Appraised Building	\$152,200
Appraised Total	\$181,300
CAUV	\$0



3 bd 2 ba 1,850 sqft  
624 W Windsor Rd, Rome, OH 44085

Sale Date 01-MAR-2023  
Sale Price \$240,000

Year	2023
Appraised Land	\$22,100
Appraised Building	\$175,200
Appraised Total	\$197,300
CAUV	\$0



4 bd 3 ba 1,920 sqft  
7133 State Route 46, Orwell, OH 44076

Sale Date	28-MAR-2023
Sale Price	\$290,000

Year	2023
Appraised Land	\$33,500
Appraised Building	\$202,300
Appraised Total	\$235,800
CAUV	\$0



3 bd 2 ba 1,836 sqft

703 Dodgeville Rd E, Jefferson, OH 44047

Sale Date	18-JUL-2023
Sale Price	\$226,050

Year	2023
Appraised Land	\$38,800
Appraised Building	\$19,600
Appraised Total	\$58,400
CAUV	\$0



3 bd2 ba 1,688 sqft  
1793 Dodgeville Rd #R, Rome, OH 44085

Sale Date 20-SEP-2021  
Sale Price \$165,000

Year	2023
Appraised Land	\$12,600
Appraised Building	\$152,900
Appraised Total	\$165,500
CAUV	\$0



3 bd 2 ba 1,352 sqft  
6588 Fee Rd, Rome, OH 44085

Sale Date	09-MAY-2023
Sale Price	\$200,000

Year	2023
Appraised Land	\$25,800
Appraised Building	\$177,800
Appraised Total	\$203,600
CAUV	\$0



3 bd 2 ba 1,400 sqft  
7733 State Route 46, New Lyme, OH 44076

Sale Date 14-DEC-2022  
Sale Price \$179,000

Year	2023
Appraised Land	\$13,200
Appraised Building	\$134,700
Appraised Total	\$147,900
CAUV	\$0



VIDEO



Cancel



Done



VIDEO



Cancel



Done



VIDEO



Cancel



Done



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Done



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Cancel



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

BOARD OF REVISION HEARING NOTICE TO  
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0013

ANDREW AUER  
4912 LENOX NEW LYME RD  
JEFFERSON OH 44047

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

**April 3, 2024 at 10:00 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0013 filed for tax year 2023 by ANDREW AUER and described as follows:

Parcel ID(s):

1) 36-013-00-001-00 located at 4912 LENOX NEW LYME RD, the market value is \$272,100. The market value sought is \$200,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0013, ANDREW AUER is being recorded and the date is 4/3/2024.**

## Board Members

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

Others present:

Andrew Auer, owner via phone hearing

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**Complainant Seeks: \$200000**

**Subject Parcel: 360130000100**

**Auditor Value: \$272100**

Hearing No # 4

# HEARING MINUTES

BOR Case: 2023-0013

Owner Name: ANDREW AUER

## Board Action

Motion to:  Agree  Set Value \$270,300

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

correct bedroom count to 2 and bathroom count to 1 ½. No other changes warranted.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 4/3/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 4

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: 2023-0013**

ANDREW AUER  
 4912 LENOX NEW LYME RD  
 JEFFERSON OH 44047

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
36-013-00-001-00	511-1FMLY UNPL 0-9	36-N LYME TWP-PYMATUNING VAL LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$40,000	\$232,100	\$272,100		
<b>Adjustment:</b>	\$0	-\$1,800	-\$1,800		
<b>New Value:</b>	\$40,000	\$230,300	\$270,300		
<b>RESULT: VALUE DECREASE. SET VALUE AT \$270,300 BASED ON ADJUSTING THE BEDROOM AND BATHROOM COUNT</b>					

  
 Board of Revision