

Tax year 2023
 County Ashtabula

BOR no. 0020
 Date received JAN 16 2024

FILED ON
 DTE 1
 Rev. 08/21

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	Matoma LLC	11702 Cali Dr, Painesville, OH 44077	
2. Complainant if not owner	Andrew Hauser	11702 Cali Dr, Painesville, OH 44077	
3. Complainant's agent	Andrew Hauser		
4. Telephone number of contact person		(717) 951-2119	
5. Email address of complainant		emeraldhousingLLC@gmail.com	
6. Complainant's relationship to property, if not owner		LLC Manager	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
122110001200		672 Beaver St, Conneaut, OH 44030	
8. Principal use of property Residential real estate rental 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
122110001200	\$35,000	\$59,300	(\$24,300)
10. The requested change in value is justified for the following reasons: Purchased at auction for \$35,000 in Nov 2023. Initial inspection of the abandoned property revealed all flooring damaged, 7 broken windows, no water heater, multiple gas line leaks, walls damaged, trash everywhere. The condition was consistent with the \$35,000 value that the auction yielded.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/20/2023 and sale price \$ 35,000.00 ; 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 1/15/24 Complainant or agent Andrew J. Hauser Title (if agent) MANAGER, MATOMA LLC