

Clear Form

Tax year 2023 BOR no. 0064 FILED ON
County Ashtabula Date received FEB 12 2024

DTE 1
Rev. 12/22

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.

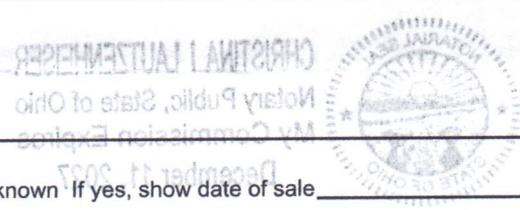
Name		Street address, City, State, ZIP code	
1. Owner of property	<u>Rick Williams</u>	<u>8940 Fenton ORwell OH 44076</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440 767 0555</u>		<u>UAMIT-2@hotmail.com</u>	
5. Complainant's 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	
<u>10-021-00-016-01</u>		<u>8940 Fenton Rd ORwell OH 44076</u>	
<u>10-021-00-016-00</u>		<u>SAME</u>	
7. Principal use of property <u>Home and church ministry of God</u>			
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
<u>10-021-00-016-01</u>	<u>\$ 113,000</u>	<u>\$ 191,700</u>	<u>\$ 76,700</u>
<u>10-021-00-016-00</u>	<u>\$ 24,950</u>	<u>\$ 28,100</u>	<u>\$ 3,150</u>
9. The requested change in value is justified for the following reasons: <u>Enclosed is written response</u>			

10. 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 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 _____ and total cost \$ _____

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 2-12-24 Complainant or agent (printed) R; J Williams Title (if agent) _____

Complainant or agent (signature) Red Williams

Sworn to and signed in my presence, this 12th (Date) day of February (Month) 2024 (Year)

Notary Christina I Lautzenheiser



CHRISTINA I LAUTZENHEISER
Notary Public, State of Ohio
My Commission Expires
December 11, 2027

Situs : FENTON RD

Map ID: 10-021-00-016-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 02/14/24

CURRENT OWNER
WILLIAMS RICKY R
WILLIAMS RUTH D
8940 FENTON ROAD
ORWELL OH 44076

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-00 016-00
Class Residential
Living Units 1
Neighborhood 15000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
100

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	10000	4.8100	60	0	5	-25	28,140
								28,140

Total Acres: 4.99 Legal Acres: 4.99 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,840	28,100	28,100	0	0
Building	0	0	0	0	0
Total	9,840	28,100	28,100	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	21,700		21,700
2021	21,700		21,700
2022	21,700		21,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/25/19	30,000	2-Land And Building	C-Property Changed After Sale		WD-Warranty Deed	MUNDT VIRGINIA LOUISE TRUSTEE
08/02/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	YONKER VIRGINIA F

Entrance Information

Date	ID	Entry Code	Source
03/03/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : FENTON RD

Parcel Id: 10-021-00-016-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 02/14/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 8940 FENTON RD

Map ID: 10-021-00-016-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/14/24

CURRENT OWNER
WILLIAMS RICKY R
WILLIAMS RUTH D
8940 FENTON ROAD
ORWELL OH 44076

CAUV
Field Review Flag: I-NEW MAJOR IMPROVEM

GENERAL INFORMATION
Routing No. 021-00 016-01
Class Residential
Living Units 1
Neighborhood 15000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
100

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2600		0			
A	S	10000	5.7400	54	0	5	-20	32,240
A	H	10000	1.0000	100	0			13,000
								45,240

Total Acres: 7 Legal Acres: 7.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,820	45,200	45,200	0	0
Building	51,280	146,500	146,500	0	0
Total	67,100	191,700	191,700	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	34,800	87,000	121,800
2021	34,800	91,600	126,400
2022	34,800	104,800	139,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/28/17	R20170094	30,000	DWLG	Residential New Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/25/19	30,000	2-Land And Building	C-Property Changed After Sale		WD-Warranty Deed	MUNDT VIRGINIA LOUISE TRUSTEE
08/02/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	YONKER VIRGINIA

Entrance Information

Date	ID	Entry Code	Source
03/03/14	MJB	6-Occupant Not Home	3-Other
06/29/18	MB	6-Occupant Not Home	3-Other
06/24/19	KJ	6-Occupant Not Home	3-Other

Property Notes
CK 2024 FOR COMPLETION
Note Codes:
AN-Appraiser'S Note

Situs : 8940 FENTON RD

Parcel Id: 10-021-00-016-01

LUC: 511

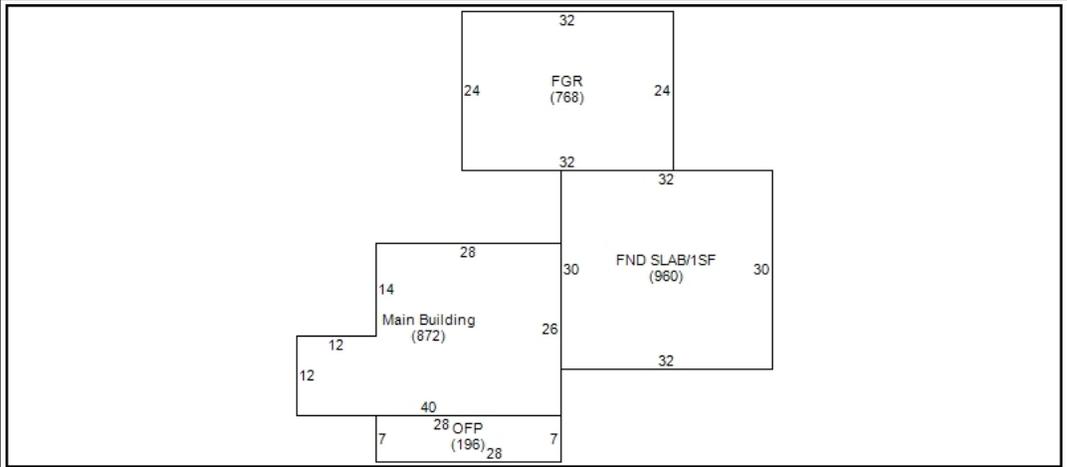
Card: 1 of 1

Tax Year: 2023

Printed: 02/14/24

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms
Story Height 1	Bedrooms 1
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 2019	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D+2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					872						
2			OFF		196						3,700
3			FGR		768	2021			90		15,100
4	SLB	1SF			960	2021			0		41,500

Dwelling Computations

Base Price	57,380	% Good	97
Plumbing	1,300	Market Adj	
Basement	14,860	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	73,540	Additions	16,800
Ground Floor Area	872	Dwelling Value	138,280
Total Living Area	1,832		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	RS1-Frame Shr	2001		16x16	256	C	1		F				500
4	AP1-Pole Bldg	2020		24x32	768	D	1		A			75	7,700

Condominium / Mobile Home Information

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

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 8940 FENTON RD

Parcel Id: 10-021-00-016-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/14/24

Comments

Number	Code	Status	Comment
10	FLD	NC	NO CHANGE TO ADITION AND GARAGE,CK 24 FOR COMPLETION
8	FLD		1SFR/S <50% 1-1-22 (50%NOW). GARAGE 90% 1-1-22; RECK '23 FOR GARAGE AND ADDN
9	FLD		COMPL.
7	FLD		AP1 75% 1-1-21; RECK 2022.
6	OFC		PER LETTER FROM OWNER, ONLY ONE BEDROOM. CORRECT FOR 1-1-20, NVC.
5	FLD	NC	11/2/20 MJR MH REMOVED. EW DWLG 100% 1-1-20 CK 21 FOR OBY
4	FLD	BP	DWG STILL<50% 1-1-19 (50%NOW); RECK 2020.
3	FLD	BP	NEW DWG <50% 1-1-18; RECK 2019.
2	OFC	RV	PER REVAL UNREG MH PUT ON THIS PARCEL FOR 2015
1	FLD	DC	20040909 JC C#01 - 8-11-04:MH LIKE REAL FOR 1-1-04

Situs : 8940 FENTON RD**Parcel Id: 10-021-00-016-01****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/14/24**

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Pastor Rick Williams

*8940 Fenton Road
Orwell, Ohio 44076
(440) 767-0555*

01/29/2024

FORM DTE 1

Written documentation for question #9

Your 100% appraised value of \$191,700 of my tiny 4 room home is absolutely absurd.

This property is not located on an exclusive high class golf course situated or part of a waterfront high demand property.

The road in which this property occupies greatly DEVALUES the property because of its poorly maintained and hazardous condition.

Fenton Road becomes so bad that the public school system from time to time refuses to send any of its buses to pick up school children. The pizza delivery refuses to deliver to us when the road becomes unusable.

Amish can not travel on Fenton Road with horse and buggy mostly during the Spring, Fall and Winter when the road is full of moisture and massive pot holes, Amish taxi drivers mostly refuse to travel on this road. The Mailman skips this area from time to time as I have had outgoing mail sitting in my box for days on end before it is picked up. Fed Ex, UPS and Amazon drivers often make foul comments to us when they have to deliver packages to our homes because of the road conditions, which has not changed here in the 20 years I have lived at this address.

My car has broken down on this road and had to be brought back by tow truck and they told me not to ever call them again because they will not drive on Fenton Road ever again.

Amish neighbor on Finlaw Road called ambulance to be taken to the hospital and the ambulance told him they would never come back down Fenton road to Finlaw Road ever again.

And Fenton road has no cable TV or cable internet service nor is there any natural gas lines to service homes.

Fenton Road the majority of the time is not fit for the wildlife to walk across on to get to the other side.

LOCATION determines the value.

The basement is very shallow and unfinished, no insulation, no heating and very cold and has only 1 electric receptacle which is by washing machine. Not usable for living space.

The Church put up a pole barn that remains unfinished, no insulation, still no siding and powered by portable generator when working inside the barn.

In or around May of 2022 the Church put up a couple walls connecting pole barn to house using a pole barn construction and roof trusses adding to length of the home to be used as a meeting place for the Ministry to conduct services and food bank storage. A 30 x 32 cement slab room that has no ceiling insulation, lights powered by a 12volt DC solar battery and a wood burner for heat. The tiny 4 room home had no room available to provide basic Church / Ministry services to the public. In fact the tiny 4 room home had no room available for a sofa or a television.

What would a reasonable person expect to pay for a 1 bedroom 1 bath very small house that has no room for a living room or sofa; and if that reasonable man is taller than 5 foot 10 inches, he will be hitting his head on the floor joists washing laundry. It sure the heck aint \$191,700 as you appraise it for.

And you have the total sq ft listed as 1832 Apparently someone is either drinking or using drugs if they say this dinky house is 1832 sq. feet.

The house on parcel # 10-021-00-016-01 would be pushing it at \$80,000 (house cost less than \$50,000 to build including labor in 2019) and the land is around 5 thousand an acre the 7 acres should be at \$35,000 and total should be at \$115,000

The vacant 4.990 on parcel # 10-021-00-016-00 you appraise at \$28,100 and it should be at \$24,950

In my neighborhood there are vacant houses and vacant land. I do a lot of traveling throughout Ashtabula County and I do not remember seeing houses for sale in what the County falsely claims to be a "Hot Housing Market"

But when someone uses bad judgment and pays way more for a few homes somewhere else then all the home owners in Ashtabula County are defrauded and have to suffer theft by deception by the Auditor.

And by the way, this new home replaced the 12 x 60 mobile home and that mobile home had way more room and living area than this new house does. It was a terrible mistake to replace that mobile home with this tiny house.

A handwritten signature in cursive script that reads "Pastor Rick Williams". The signature is written in dark ink and is positioned above the printed name.

Pastor Rick Williams

Ricky & Ruth Williams
8940 Fenton Road
Orwell, Ohio 44076
(440) 767-0555

Ashtabula County
25 W Jefferson
Jefferson, Ohio 44047

June 21, 2024

RECEIVED

JUN 24 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

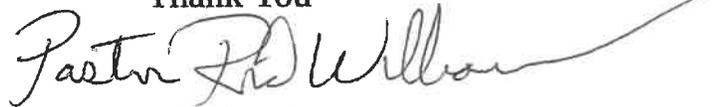
B.O.R. Case number 2023-0064

Enclosed is a copy of our upcoming hearing. I am requesting "exchange of information" documents that are going to be used in the hearing as evidence.

I am also requesting copies of like wise residential property evaluations of every 1 bedroom 1 bath home whereas the entire home is constructed from 4 rooms in total (26 x 28) feet with unfinished, non insulated, low ceiling clearance basement and a 12 x 12 mud room entrance that is appraised by Ashtabula county in excess of one hundred thousand dollars.

I need those documents asap to submit them in the upcoming hearing as evidence.

Thank You



Pastor Rick Williams

Mailed on 06/21/24

Ricky & Ruth Williams
8940 Fenton Road
Orwell, Ohio 44076
(440) 767-0555

RECEIVED
JUL 01 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

Ashtabula County
25 W Jefferson
Jefferson, Ohio 44047

June 27, 2024

B.O.R. Case number 2023-0064

Enclosed are copies of rough sketch of home (not drawn to scale) (1) photo of Room #1 (2) photos of Room #2 (1) photo of Room #3 (1) photo of me standing in the very low clearance basement that also documents the basement is not finished or insulated and (4) photos of the unfinished, un-insulated buildings / garage.

Also enclosed are copies of three separate properties on my road that documents their property are appraised by the county at #1 \$3623.00 per acre #2 at \$2609.00 per acre and #3 at \$2789.00 per acre.

Also enclosed are (2) papers from the county that documents the sales

I made several complaints to the county to correct the data on my property. County had it listed as a 3 bedroom 2 bath 1832 sq. ft. the county did correct the 3 bedroom 2 bath to a 1 bedroom 1 bath but failed to correctly list the square feet or the correct value.

I asked the county for documentation on how my home is 1832 square feet appraised by the county for \$191,700 and the tiny home has NO LIVINGROOM

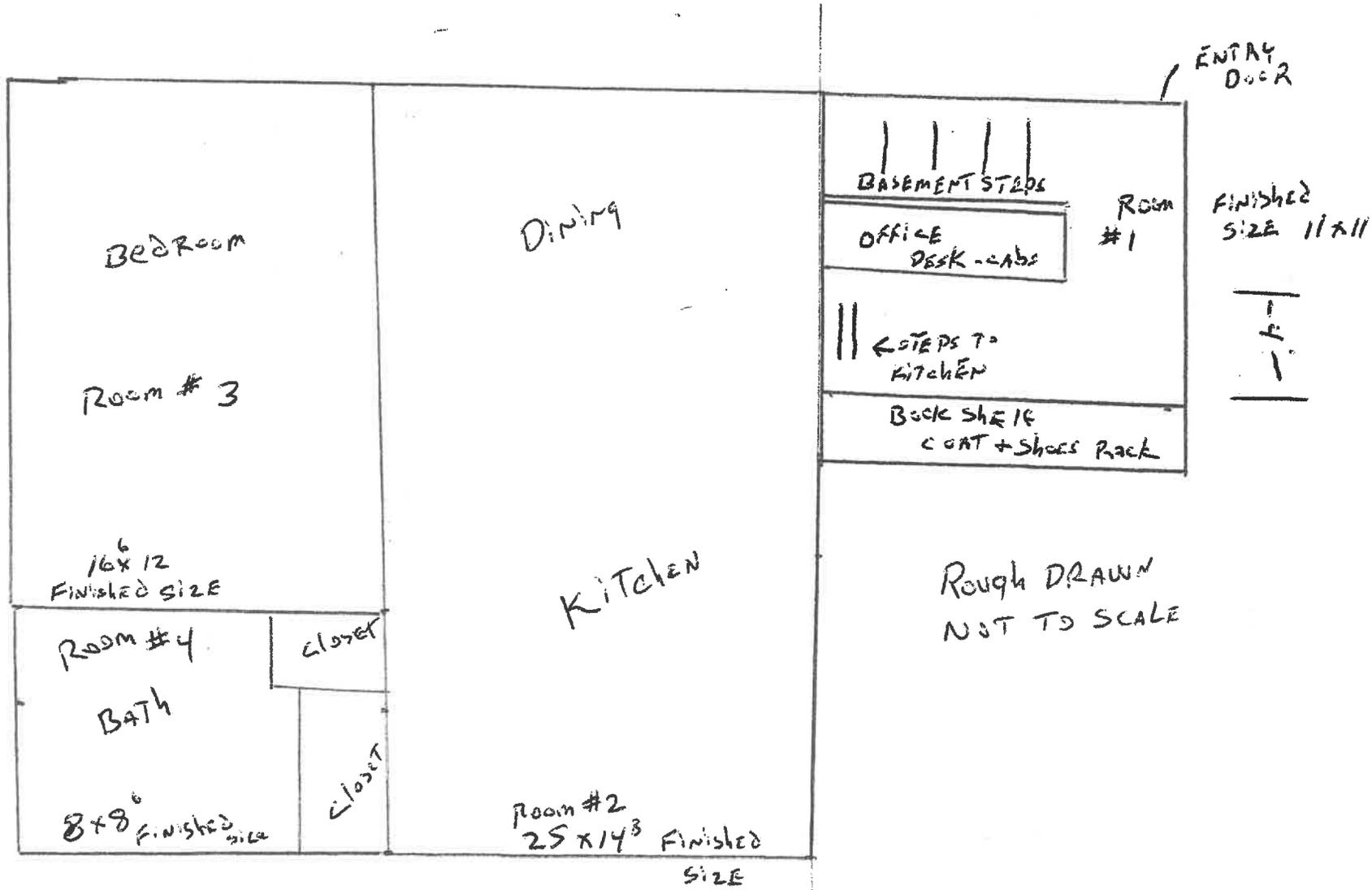
I received no reply.

Thank You



Pastor Rick Williams

Mailed on 06/27/24



HalfBA	Bsmt	Cond	Sale Date	Sale Price	Sale/Sq Ft
0	crawl	Avg	7/29/2021	\$129,000	\$152.30
0	crawl	avg	8/8/2022	\$76,000	\$163.09
0	crawl	avg	7/27/2023	\$76,000	\$163.09
0	crawl	avg	7/1/2022	\$95,000	\$157.28
0	crawl	good	8/19/2021	\$110,000	\$200.00
0	full	avg	11/21/2022	\$75,000	\$208.33
0	slab	good	11/9/2021	\$69,900	\$116.50
0	crawl	good	9/16/2022	\$160,000	\$250.00
0	crawl	good	12/5/2022	\$109,900	\$190.80
0	crawl	Avg	10/17/2022	\$58,000	\$131.82
0	slab	Avg	3/27/2023	\$124,500	\$146.64
0	crawl	good	12/22/2023	\$183,600	\$362.13
0	full	Fair	4/1/2021	\$110,000	\$100.73
0	crawl	Avg	9/14/2022	\$53,500	\$89.17
0	crawl	Good	6/29/2021	\$160,000	\$162.60
0	slab	Avg	9/17/2021	\$399,900	\$595.09
0	crawl	Good	2/9/2023	\$158,000	\$143.77
0	full	Avg	1/29/2024	\$35,000	\$40.00
0	slab	Avg	11/21/2023	\$344,000	\$651.52
0	slab	good	1/28/2021	\$118,000	\$123.95
0	slab	fair	10/10/2023	\$52,000	\$62.35
0	crawl	good	6/3/2022	\$115,000	\$112.30
0	crawl	fair	3/3/2023	\$35,000	\$48.61
0	slab	avg	9/23/2022	\$110,000	\$122.77
0	crawl	avg	9/20/2023	\$142,000	\$219.14
0	crawl	poor	4/26/2023	\$230,000	\$491.45
0	crawl	avg	12/15/2023	\$180,000	\$312.50
0	slab	good	12/21/2021	\$650,000	\$910.36
0	slab	avg	5/19/2022	\$240,000	\$133.33
0	full	avg	4/28/2023	\$93,000	\$140.91
0	bsmt/pt cra	good	3/2/2022	\$90,000	\$92.98
1	crawl	Avg	6/2/2021	\$280,000	\$159.45
0	slab	fair	11/21/2022	\$111,500	\$105.59
0	slab	fair	12/29/2022	\$100,000	\$138.89
0	full	avg	11/1/2021	\$155,000	\$212.62

#	Parcel ID	Address	Street	Acres:	NBHD	Age	#Stories	Sq Ft	BR	FullBA
39	480131001600	33 BILLOW BEACH		0.038	68300	1925	1	847	1	1
25	210420009300	4853 FRANCIS		0.064	75000	1943	1	466	1	1
26	210420009300	4853 FRANCIS		0.064	75000	1943	1	466	1	1
27	210420009900	4877 FRANCIS		0.064	75000	1940	1	604	1	1
42	480201005100	1864 ELM		0.072	68300	1927	1	550	1	1
18	200120008800	209 EASTWOOD		0.074	72600	1920	1	360	1	1
41	480181058700	2500 SHADYSIDE		0.083	68000	1955	1	600	1	1
12	123460001500	77 HARRINGTON		0.092	87903	1963	1	640	1	1
11	123440003200	26 BURREINGTON		0.111	87900	1928	1	576	1	1
5	053120017400	616 27TH		0.126	80800	1950	1	440	1	1
6	121230009700	312 FIFIELD		0.1433	88200	1947	1	849	1	1
23	210360001300	4926 LAKEGROVE		0.145	75000	1948	1	507	1	1
8	122050018500	944 SANDUSKY		0.151	87600	1945	1	1092	1	1
10	122270017601	597 PARKER ST		0.161	87700	1950	1	600	1	1
1	010350000600	5942 WALNUT		0.21	32700	1969	1	984	1	1
19	210111003600	4511 DEER LAKE		0.2112	75500	2021	1	672	1	1
24	210410008300	5158 FAIRFAX		0.2392	75000	1954	1	1099	1	1
3	030170006300	3108 WILSON		0.241	83700	1870	1	875	1	1
9	122230000600	7 ANGELA		0.296	87905	1949	1	528	1	1
45	500092021100	1015 UNION		0.326	67600	1953	1	952	1	1
13	123490000200	2729 MULBERRY		0.346	88400	1947	1	834	1	1
32	280140000300	7245 HARMON		0.687	86000	1957	1	1024	1	1
4	030440000400	1803 CARTERLAND		0.826	83600	1963	1	720	1	1
44	500010007200	1202 UNION		1.01	67600	1947	1	896	1	1
16	170140001602	4299 AUSTIN		1.1	70000	1954	1	648	1	1
29	260190007700	79 ASHTABULA		1.176	54200	1950	1	468	1	1
38	480050000800	6626 LAKE (SR 531)		1.3718	68302	1941	1	576	1	1
33	280411017700	2426 OVERLOOK		1.516	86200	1998	1	714	1	1
17	170190003200	4387 MYERS		2.46	70000	1983	1.5	1800	1	1
2	030080004400	4319 SOUTH RIDGE (SR 84)		2.59	83000	1954	1	660	1	1
34	350240001600	3442 MAIN (SR 45)		2.9294	44000	1900	1.5	968	1	1
28	240260004600	5759 US ROUTE 6		3.33	22500	2003	1	1756	1	1
36	400050001409	7118 RICK		5.004	57500	2004	2	1056	1	1
35	380100001001	4283 NEW HUDSON		7.16	17500	1950	1	720	1	1
37	460190001200	6084 PRICE		9.179	25000	2011	1	729	1	1

Home Map Viewer Property Search 2020 Revaluation Real Estate Outlets Licensing Financial Contact Us

- Home Summary
- Virtual
- Land
- Land
- CAUTION District
- Dwelling
- CONCRETE
- Building
- Unimproved Home
- FRONT
- Map
- Area
- Tax Summary
- Area Tax Year
- Expanded History
- View Summary
- Special Assessments
- Planning & Zoning
- Tax Distribution

PARID: 100210000200
NBHD: 15000
JEJCIC ROBERT M

JUR: 04
ROLL: RP
FENTON RD

12 of 83
Return to Search Results

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	10,019	.2300		\$.00
2	-	A-ACREAGE	S-RESIDUAL	904,306	20.7600		\$58,560.00
Total:				914,325	20.9900		\$58,560.00

Land

1 of 2 >

Line # 1
 Land Type A-ACREAGE
 Land Code 0-RIGHT OF WAY
 Square Feet 10,019
 Acres .2300
 Land Units
 Actual Frontage
 Effective Frontage
 Override Size
 Actual Depth
 Table Rate .00
 Override Rate
 Depth Factor 1
 Influence Factor
 Influence Codes
 Nbhd Factor 1.3
 Notes
 Value \$.00
 Exemption Pct
 Homesite Value

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

To print tax bill, click "Tax Bill" link below and press the "Go" button.
Please disable the pop-up blocker on your web browser before using

Tax Bill

\$2789⁰⁰
PER ACRE

PARID: 100210000300
NBHD: 15000
MILLER WILLIAM D

JUR: 04
ROLL: RP
FENTON RD

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	10,890	.2500		\$.00
2	-	A-ACREAGE	S-RESIDUAL	976,180	22.4100		\$59,140.00
Total:				987,070	22.6600		\$59,140.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	10,890
Acres	.2500
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$.00
Exemption Pct	
Homesite Value	

*\$ 2609⁰⁰
PER ACRE*

PARID: 100160000703
NBHD: 15000
MILLER RAYMOND A

JUR: 04
ROLL: RP
FENTON RD

Parcel

Address FENTON RD
Unit
Class R - RESIDENTIAL
Land Use Code 502 - 502
Tax Roll RP_OH
Acres 11.5936
Political Subdivision
Taxing District 10
District Name COLEBROOK TWP-GRAND VALLEY LSD
Gross Tax Rate 77.07
Effective Tax Rate 45.074695
Neighborhood 15000

Owner

Owner MILLER RAYMOND A
MILLER MARVIN A ET AL

Notes

Tax Mailing Name and Address

Mailing Name 1 MILLER RAYMOND A
Mailing Name 2
Address 1 8575 FEE RD
Address 2
Address 3 ORWELL OH 44076
Mortgage Company
Mortgage Company
Tax Year 2023

3623⁰⁰
PER ACRE

Legal

Legal Desc 1 80
Legal Desc 2 MINERAL PARCEL ONLY 10-777-00-021-00
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$0.00	\$0.00

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$42,000
Appraised Building	\$0
Appraised Total	\$42,000
CAUV	\$0

Assessed Value (35%)



Room #1



Room #2



Room
#2



Room #3





Family Room
Work

Kingspa
GreenGuard

MAX Building



Yard Home

Welcoming families home
for over 65 years

...HOMES
Welcoming families home
for over 65 years.

...main
for ov.

Ryan
Homes

Welcoming families home
for over 65 years.

Welcoming families home
for over 65 years.

Welcoming families home
for over 65 years.

Ryan

Kingsman

Kingsman

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: 2023-0064

June 11 2024

RICKY & RUTH WILLIAMS
8940 FENTON RD.
ORWELL OH 44076

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

July 10, 2024 at 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0064 filed for tax year 2023 by RICKY & RUTH WILLIAMS and described as follows:

Parcel ID(s):

- 1) 10-021-00-016-00 located at FENTON RD, the market value is \$28,100. The market value sought is \$24,950.
- 2) 10-021-00-016-01 located at 8940 FENTON RD, the market value is \$191,700. The market value sought is \$115,000.

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

Case Type VL

The Hearing of Board of Revision Case 2023-0064, RICKY & RUTH WILLIAMS is being recorded and the date is 7/10/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Ricky Williams, owner

Complainant Seeks: \$139,950

Subject Parcels: 100210001600, 100210001601

Auditor Value: \$219,800

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0064

Owner Name: RICKY & RUTH WILLIAMS

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review square footage of living area to exclude the addition used for storage. Review grade
and functional depreciation.

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore: Passed Failed

Decision Date: 7/10/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

NON-HEARING MINUTES

BOR Case: 2023-0064

Case Name: RICKY & RUTH WILLIAMS

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$139950

Subject Parcels: 100210001600, 100210001601

Auditor Value: \$219800

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: 2023-0064

RICKY & RUTH WILLIAMS
 8940 FENTON RD.
 ORWELL OH 44076

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
10-021-00-016-00	501-VCNT UNPL 0-9	10-COLEBROOK TWP-GRAND VALLEY LSC	2023
	LAND	IMPR	TOTAL
Original Value:	\$28,100	\$0	\$28,100
Adjustment:	\$0	\$0	\$0
New Value:	\$28,100	\$0	\$28,100
RESULT: NO VALUE CHANGE. FOR THIS PARCEL			

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
10-021-00-016-01	511-1FMLY UNPL 0-9	10-COLEBROOK TWP-GRAND VALLEY LSC	2023
	LAND	IMPR	TOTAL
Original Value:	\$45,200	\$146,500	\$191,700
Adjustment:	\$0	-\$57,700	-\$57,700
New Value:	\$45,200	\$88,800	\$134,000

RESULT: VALUE DECREASE. SET VALUE AT \$134,000 FOR THIS PARCEL ADJUSTING FOR CURRENT CONDITIONS AND ADJUSTING SQUARE FOOTAGE OF LIVING AREA.



Board of Revision