

Tax year 2023

BOR no. 0069

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received FEB 15 2024

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>Byron C Rutton II</u> | <u>3563 Lampson Rd Austintburg OH 44010</u> | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | | | |
| <u>440-344-6433 BCDii@gmail.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>07-012-000-018-00</u> | | <u>3563 Lampson Rd Austintburg OH 44010</u> | |
| 7. Principal use of property <u>Home</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 |
| 07-012-000-018-00 | \$551,000 ^{\$} 405,400 | ^{\$} 561,000 | ^{\$} 155,600 |
| | | | 38,352 |
| 9. The requested change in value is justified for the following reasons: <u>The home's See letter</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 2-15-24 Complainant or agent (printed) Byron C Dutton Jr Title (if agent) _____

Complainant or agent (signature) Byron C Dutton Jr

Sworn to and signed in my presence, this _____ day of _____ (Date) _____ (Month) _____ (Year)

Notary _____

Situs : 3563 LAMPSON RD

Map ID: 07-012-00-018-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/16/24

CURRENT OWNER
DUTTON BYRON C II
DUTTON LOIS J
.3563 LAMPSON RD
AUSTINBURG OH 44010

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 018-00
Class A
Living Units 1
Neighborhood 50000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
43

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|---------|-------|------|---------|-------|--------|
| A | 0 | 0 | .0700 | | 0 | | | |
| A | S | 12000 | 14.5650 | 36 | 0 | 1 | -15 | 69,530 |
| A | H | 12000 | 1.0000 | 100 | 0 | | | 15,600 |
| | | | | | | | | 85,130 |

Total Acres: 15.635 Legal Acres: 15.64 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 29,790 | 85,100 | 85,100 | 0 | 0 |
| Building | 166,570 | 475,900 | 475,900 | 0 | 0 |
| Total | 196,360 | 561,000 | 561,000 | 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 | 65,500 | 240,000 | 305,500 |
| 2021 | 65,500 | 240,000 | 305,500 |
| 2022 | 65,500 | 339,900 | 405,400 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-------|---------------------|-----------------------------------|----------------|---------------|-------------------|
| 12/16/14 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | 578/ 2568 | QC-Quit Claim | DUTTON BYRON C II |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 07/12/12 | DAA | 6-Occupant Not Home | 3-Other |
| 03/28/13 | DWP | 2-Entry Refused | 1-Owner |
| 12/27/13 | WPW | 6-Occupant Not Home | 3-Other |

Property Notes
NC14 NVC FOR 2014. RECK 2015 FOR COMP
FLDNC13 DWLG NOT COMP. RECK 14.
Note Codes:
AN-Appraiser'S Note

Situs : 3563 LAMPSON RD
Parcel Id: 07-012-00-018-00
LUC: 101
Card: 1 of 1
Tax Year: 2023
Printed: 02/16/24
Comments

| Number | Code | Status | Comment |
|--------|------|--------|---|
| 36 | FLD | | DWG 100% 1-1-22. |
| 35 | FLD | | DWG STILL 70% 1-1-21; RECK 2022. |
| 34 | FLD | | NVC 1-1-20, RECK 2021. |
| 33 | FLD | NC | STILL NVC ON DWG FOR 1-1-19; RECK 20. |
| 32 | FLD | NC | NVC 1-1-18, DWG STILL 70%; RECK 2019. |
| 31 | FLD | MI | PER OWNER, STILL 70% 1-1-17; RECK 2018. |
| 29 | FLD | | SPOKE TO OWNER, EXT IS COMPLETE, INTERIOR STILL NEEDS DOORS, TRIM & FLOORING. |
| 30 | FLD | | 70% 1-1-16; RECK 2017. |
| 25 | OFC | NS | SPLIT 2.750 ACRES TO NEW PARCEL 070120001804 12/16/14 #4133 |
| 26 | OFC | NS | SPLIT 2.750 ACRES TO NEW PARCEL 070120001803 12/16/14 #4132 |
| 27 | OFC | SS | NEW SURVEY 15.635 ACRES 12/16/14 #4134 |
| 24 | FLD | NC | 1/1/14 DAA- NVC FOR 2014. RECK 2015 FOR COMP |
| 23 | FLD | NC | 3-28-13 DWP-DWLG NOT COMPLETE, RECHECK 2014. |
| 22 | FLD | NC | 9-7-12 EST-DWG STILL UNFIN, NVC 1-1-12, REV 2013 |
| 21 | FLD | MI | 9-9-11:EST-DWG STILL UNFIN, NVC 1-1-11. RECK 2012. |
| 20 | FLD | MI | 7-15-10:STILL NVC 1-1-10, RECK 2011 |
| 1 | FLD | DC | 19960529 C#01 - CK 97 FOR NEW HSE EST <50% 1-1-96. |
| 2 | FLD | RV | 19960719 C#01 - RE CHECK 97 FOR NEW DWLG. 6/28/96 EE |
| 3 | FLD | NC | 19980914 JP C#01 - 9/9/98-FRAME UP-CK'99. |
| 4 | FLD | NC | 19990510 JP C#01 - 5/4/99-NEW HSE 0% FOR '99 CK'00. |
| 5 | FLD | RV | 20000802 JP C#01 - 7/28/00-PICKED UP NEW DWG-50% FOR 1/1/00.CK'01. |
| 6 | FLD | RV | 20010531 AC C#01 - 5/16/01 EST NO CHANGE (2 OF 2) FOR 1/1/01 RECHECK 2002 |
| 7 | FLD | RV | 20020218 DC C#01 - EST-NO CHANGES ON DWG (2 OF 2) FOR 1/1/02 CK 03 FOR COMPL |
| 8 | FLD | RV | 20030812 MMG C#01 - 8-4-03:NO CHG 1-1-03. RECHECK '04 |
| 9 | FLD | NC | 20040910 JP C#01 - 9-1-04:NVC FOR 1-1-04 |
| 12 | FLD | NC | 20060921 CG C#01 - 9-18-06:SMALL DWG RAZED 100% 1-1-06. NEWER DWG STILL |
| 13 | FLD | NC | 20060921 CG C#01 - UNFINISHED-NEEDS INT.TRIM, FLOORS AND DOORS-ALSO SIDING ON |
| 14 | FLD | NC | 20060921 CG C#01 - EXTERIOR. EST 60% 1-1-06, RECHECK'07. |
| 15 | FLD | NC | 20070828 CG C#01 - 8/21/07 EST-NO CHG TO DWLG FOR 1/1/07, STILL UNFIN-NVC |
| 16 | FLD | NC | 20070828 CG C#01 - RECHECK'08-DWLG FV |
| 17 | FLD | NC | 20080425 DC C#01 - 4/9/08 EST NO CHANGE ON DWLG COMP FOR 1/1/08 CK 09 |
| 18 | FLD | NC | 20090416 CG C#01 - 3/19/09 EST - DWLG STILL UNFIN NVC 1/1/09 RECHECK 2010 |
| 19 | FLD | NC | 20090416 CG C#01 - DWLG FV |

Situs : 3563 LAMPSON RD**Parcel Id: 07-012-00-018-00****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 02/16/24**

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February 15, 2024

To the Board of Revision

I would like to file a protest about the increase in the property taxes on my home located at 3563 Lampson Road in Austinburg. Because when I moved into the neighborhood it was mostly older families. In the last few years it has changed to younger families. The older families updated their homes and sold out. The younger families are not from Ashtabula County and so the price of the homes and land is a bargain as compared to where they come from.

I have not updated my house to sell it, so it is 25 years old and need updating if I was to try and sell for the appraised tax value. I understand that the prices have gone up but a tax increase of over 38 percent is not acceptable. This tax increase is over \$2067.00 a year or \$172.00 a month. I am retired and this increase creates a hardship.

I am asking the Board to review this increase and adjusted it to a fairer tax.

Thank You

Byron C Dutton II

A handwritten signature in cursive script that reads "Byron C Dutton II".



ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
25 WEST JEFFERSON ST
JEFFERSON, OH 44047

FORWARDING SERVICE REQUESTED

REAL PROPERTY 1ST HALF 2023

DUE 02/21/2024

DUTTON BYRON C II
 LOIS J
 PO BOX 34
 AUSTINBURG OH 44010-0034



**OPT IN TO
 ESTATEMENTS
 SCAN THE QR CODE**

| | |
|---------------------------|---------------------------|
| PARCEL ID: | 07-012-00-018-00 |
| PARCEL LOCATION: | 3563 LAMPSON RD |
| TAX DISTRICT: | AUSTINBURG TWP-GENEVA CSD |
| OWNER NAME: | DUTTON BYRON C II |
| LEGAL INFORMATION: | 43 |

| | | |
|------------------------------|--|---------------|
| Gross Tax Rate 85.600000 | Non-Business Credit Factor 0.080044 | Acres 15.6350 |
| Reduction Factor 0.432287 | Owner Occupancy Credit Factor 0.020011 | Class A |
| Effective Tax Rate 48.596271 | | LUC 101 |

| TAX VALUES | | CURRENT TAX DISTRIBUTION | |
|------------------------------|-----------------|-------------------------------------|----------|
| REAL ESTATE TAXES | 16,808.42 | ASHTABULA COUNTY | 1,312.41 |
| REDUCTION FACTOR | -7,266.04 | GENEVA AREA CSD | 4,280.98 |
| SUBTOTAL | 9,542.38 | ASHTABULA CO SCH FINANCING DISTRICT | 245.59 |
| NON BUSINESS CREDIT | -763.82 | A-TECH | 397.94 |
| OWNER OCCUPANCY CREDIT | 0.00 | AUSTINBURG TWP | 1,520.36 |
| HOMESTEAD REDUCTION | 0.00 | NORTHWEST AMBULANCE DISTRICT | 707.02 |
| CAUV RECOUPMENT | 0.00 | ASHTABULA COUNTY DISTRICT LIBRARY | 234.66 |
| | | ASHTABULA CO METRO PARKS | 79.60 |
| CURRENT NET TAXES | 8,778.56 | | |
| CURRENT ASSESSMENTS | 9.50 | | |
| FULL YEAR TAXES & ASMTS | 8,788.06 | | |
| HALF YEAR TAXES & ASMTS | 4,394.03 | | |
| PENALTIES | 0.00 | | |
| INTEREST | 0.00 | SPECIAL ASSESSMENT | 9.50 |
| ADJUSTMENTS | 0.00 | TOTAL | 8,788.06 |
| DELINQUENT GENERAL TAXES | 0.00 | | |
| DELINQUENT ASSESSMENTS | 0.00 | | |
| FULL YEAR TOTAL | 8,788.06 | | |
| PAYMENTS | | | |
| OTHER CREDITS | 0.00 | | |
| HALF YEAR DUE | 4,394.03 | | |
| TaxBill Prepared on 01/09/24 | | | |

| 100% APPRAISED VALUE | | |
|-----------------------|-------------|-------------|
| Land | Building | Total |
| 85,100 | 475,900 | 561,000 |
| TAXABLE VALUE | | |
| Land | Building | Total |
| 29,790 | 166,570 | 196,360 |
| Homestead | CAUV | TIF Value |
| | 0 | 0 |
| SPECIAL ASSESSMENT | | |
| PROJ# AND DESCRIPTION | DELINQUENT | CURRENT |
| 19005-9-1-1 EMERGENCY | 0.00 | 4.50 |
| 19006-COUNTYWIDE RECY | 0.00 | 5.00 |
| TOTAL | 0.00 | 9.50 |

AVOID LATE FEES
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE. WWW.ASHTABULACOUNTY.US/TREASURER

TO AVOID 10% PENALTY PAY ON OR BEFORE 02/21/2024
 U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card Payments accepted.
 Please see office phone directories on back of bill.



ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON OH 44047

1090

REAL PROPERTY
1st HALF 2022
DUE
03/01/2023

PARCEL LOCATION: 3563 LAMPSON RD

PARCEL ID: 07-012-00-018-00



DUTTON BYRON C II 245
 LOIS J
 PO BOX 34
 AUSTINBURG OH 44010-0034



TAX DISTRICT: AUSTINBURG TWP-GENEVA CSD

OWNER NAME: DUTTON BYRON C II DUTTON LOIS J

LEGAL INFORMATION: 43

Gross Tax Rate 82.850000 Non-Business Credit Factor 0.081681 Acres 15.6350
 Reduction Factor 0.378355 Owner Occupancy Credit Factor 0.020420 Class A
 Effective Tax Rate 51.503285 LUC 101

100% APPRAISED VALUE

| Land | Building | Total |
|--------|----------|---------|
| 65,500 | 339,900 | 405,400 |

TAXABLE VALUE

| Land | Building | Total |
|------------------|-------------|------------------|
| 22,930 | 118,970 | 141,900 |
| HOMESTEAD | CAUV | TIF Value |
| 0 | 0 | |

SPECIAL ASSESSMENT

| PROJ# AND DESCRIPTION | DELINQUENT | CURRENT |
|-----------------------|-------------|-------------|
| 19005-9-1-1 EMERGENCY | 0.00 | 4.50 |
| 19006-COUNTYWIDE | 0.00 | 5.00 |
| TOTAL | 0.00 | 9.50 |

TAX VALUES

| | |
|--------------------------|-----------------|
| Real Estate Taxes | 11,756.46 |
| Reduction Factor | -4,448.14 |
| Subtotal | 7,308.32 |
| Non Business Credit | -596.96 |
| Owner Occupancy Credit | 0.00 |
| Homestead Reduction | 0.00 |
| CAUV Recoupment | 0.00 |
| Current Net Taxes | 6,711.36 |
| Current Assessments | 9.50 |
| Full Year Taxes & Asmts | 6,720.86 |
| Half Year Taxes & Asmts | 3,360.43 |
| Penalties | 0.00 |
| Interest | 0.00 |
| Adjustments | 0.00 |
| Delinquent General Taxes | 0.00 |
| Delinquent Assessments | 0.00 |
| FULL YEAR TOTAL | 6,720.86 |
| PAYMENTS | 0.00 |
| OTHER CREDITS | 0.00 |
| HALF YEAR DUE | 3,360.43 |

CURRENT TAX DISTRIBUTION

| | |
|-------------------------------------|-----------------|
| Ashtabula County | 1,216.82 |
| Geneva Area Csd | 3,107.58 |
| Ashtabula Co Sch Financing District | 198.08 |
| A-Tech | 288.82 |
| Austinburg Twp | 1,149.01 |
| Northwest Ambulance District | 496.84 |
| Ashtabula County District Library | 190.01 |
| Ashtabula Co Metro Parks | 64.20 |
| Special Assessment | 9.50 |
| Total | 6,720.86 |



AVOID LATE FEES

PAPERLESS BILLING AVAILABLE! SIGN UP ON WEBSITE FOR EBILL AND PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE.
WWW.ASHTABULACOUNTY.US/TREASURER

369647

TO AVOID 10% PENALTY
PAY ON OR BEFORE
03/01/2023

U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card
 Payments accepted.
 Please see office phone directories on back of bill

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: 2023-0069

April 4, 2024

BYRON C DUTTON II & LOIS J DUTTON
PO BOX 34
AUSTINBURG OH 44010

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

May 1, 2024 at 9:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0069 filed for tax year 2023 by BYRON C DUTTON II & LOIS J DUTTON and described as follows:

Parcel ID(s):

1) 07-012-00-018-00 located at 3563 LAMPSON RD, the market value is \$561,000. The market value sought is \$405,400.

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 2023-0069, BYRON C DUTTON II & LOIS J DUTTON is being recorded and the date is 5/1/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Byron C Dutton II, owner

Complainant Seeks: \$405400

Subject Parcel: 070120001800

Auditor Value: \$561000

Hearing No # 3

HEARING MINUTES

BOR Case: 2023-0069

Owner Name: BYRON C DUTTON II & LOIS J DUTTON

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence.

Was Made by: Kathryn

2nd by: Alex

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

Motion therefore: Passed Failed

Decision Date: 5/1/24



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: 2023-0069

BYRON C DUTTON II & LOIS J DUTTON
 PO BOX 34
 AUSTINBURG OH 44010

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 |
|---|--------------------|------------------------------|--------------|----------|
| 07-012-00-018-00 | 101-GRAIN GEN FARM | 07-AUSTINBURG TWP-GENEVA CSD | | 2023 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$85,100 | \$475,900 | \$561,000 | |
| Adjustment: | \$0 | \$0 | \$0 | |
| New Value: | \$85,100 | \$475,900 | \$561,000 | |
| RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE | | | | |


 Board of Revision