

March 15,2024

Board of Revision

I would like to state the reasons why I disagree with the current property assessment given to my property located at 1796 Rt. 45

I purchased the property in September of 2022 for \$26,733.00 dollars. The property is on a 1/2-acre lot in the city. The House is over 100 years old. It has a stone foundation, is wet and has little insulation. The basement is low, and the floor joists have power post bug in them.

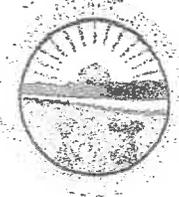
With the houses located in this block there is water seepage in the basement because they are on quicksand. This promotes shifting of the floors and dampness in the home. I know that Austinburg is a desirable area and has had great growth, but this home would not sell for the tax value, that is why I would like this reevaluation.

Thank You

Byron C Dutton II

P.S. please forgive the typing as trying to learn this new Word program.

DUE 02/21/2024



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

FORWARDING SERVICE REQUESTED

07-027-00-006-00

1796 STATE ROUTE 46

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



OPT IN TO
ESTATEMENTS
SCAN THE QR CODE

TAX DISTRICT:
AUSTINBURG TWP-GENEVA CSD

OWNER NAME:
DUTTON BYRON C II

LEGAL INFORMATION:
26 N W

Table with 3 columns: Tax Rate/Factor, Description, and Value. Includes Gross Tax Rate, Reduction Factor, Effective Tax Rate, Non-Business Credit Factor, Owner Occupancy Credit Factor, Class R, and LUC 511.

Table with 3 columns: Description, Amount, and Description. Lists various taxes and credits such as REAL ESTATE TAXES, REDUCTION FACTOR, SUBTOTAL, NON BUSINESS CREDIT, OWNER OCCUPANCY CREDIT, HOMESTEAD REDUCTION, CAUV RECOUPMENT, CURRENT NET TAXES, CURRENT ASSESSMENTS, FULL YEAR TAXES & ASMTS, HALF YEAR TAXES & ASMTS, PENALTIES, INTEREST, ADJUSTMENTS, DELINQUENT GENERAL TAXES, and DELINQUENT ASSESSMENTS.

Table with 3 columns: Land, Building, Total. Shows values for Land (14,700), Building (106,300), and Total (121,000). Also includes a section for Homestead, CAUV, and TIF Value.

Table with 4 columns: PROJ# AND DESCRIPTION, DELINQUENT, CURRENT, and Value. Lists projects like 21026-LIGHT #1, 19005-9-1-1 EMERGENCY, 13066-AUSTINBURG SANIT, and 19006-COUNTYWIDE RECY.

Summary table with 2 columns: Description and Amount. Includes FULL YEAR TOTAL (2,011.28), PAYMENTS, OTHER CREDITS (0.00), HALF YEAR DUE (1,005.64), and TaxBill Prepared on 01/09/24.

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

TOTAL 0.00 117.54
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.

Send and return this portion with payment

Form with fields for PARCEL LOCATION (1796 STATE ROUTE 46), PARCEL ID (07-027-00-006-00), and OWNER NAME (DUTTON BYRON C II).

REAL PROPERTY
1ST HALF 2023
DUE 02/21/2024
TAX BILL PREPARED
ON: 01/09/24



SCAN HERE TO PAY

Table with 2 columns: Description and Amount. Shows HALF YEAR (1,005.64) and FULL YEAR (2,011.28).

07-027-00-006-00

First Half Due: \$1,005.64
Total Due: \$2,011.28

Check box and use reverse side for mail address change

OFFICE USE ONLY

Form with fields for Check/MD, CC/Debit, Cash, Tax, and Change.

Make Checks Payable to:



ASHTABULA COUNTY TREASURER
25 WEST JEFFERSON ST
JEFFERSON, OH 44047

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

07027000060000100564002011287



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

10%

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

PARCEL LOCATION: 1796 STATE ROUTE 46

PARCEL ID: 07-027-00-006-00



DUTTON BYRON C II 249
 LOIS J
 PO BOX 34
 AUSTINBURG OH 44010-0034



TAX DISTRICT: AUSTINBURG TWP-GENEVA CSD

OWNER NAME: DUTTON BYRON C II LOIS J

LEGAL INFORMATION: 26 N W

Gross Tax Rate	82.850000	Non-Business Credit Factor	0.081681	Acres	0.5167
Reduction Factor	0.378355	Owner Occupancy Credit Factor	0.020420	Class	R
Effective Tax Rate	51.503285			LUC	511

100% APPRAISED VALUE

Land	Building	Total
11,300	73,300	84,600

TAXABLE VALUE

Land	Building	Total
3,960	25,660	29,620
HOMESTEAD		CAUV
0	0	TIF Value

SPECIAL ASSESSMENT

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
21026-LIGHT # 1	0.00	39.14
19005-9-1-1 EMERGENCY	0.00	4.50
13066-AUSTINBUG SANITARY	0.00	68.90
19006-COUNTYWIDE	0.00	5.00
TOTAL	0.00	117.54

TAX VALUES

CURRENT TAX DISTRIBUTION

Real Estate Taxes	2,454.06
Reduction Factor	-928.56
Subtotal	1,525.50
Non Business Credit	-124.60
Owner Occupancy Credit	0.00
Homestead Reduction	0.00
CAUV Recoupment	0.00
Current Net Taxes	1,400.90
Current Assessments	117.54
Full Year Taxes & Asmts	1,518.44
Half Year Taxes & Asmts	759.22
Penalties	0.00
Interest	0.00
Adjustments	0.00
Delinquent General Taxes	0.00
Delinquent Assessments	0.00

Ashtabula County	254.00
Geneva Area Csd	648.66
Ashtabula Co Sch Financing District	41.35
A-Tech	60.29
Austinburg Twp	239.84
Northwest Ambulance District	103.71
Ashtabula County District Library	39.66
Ashtabula Co Metro Parks	13.39
Special Assessment	117.54
Total	1,518.44

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

FULL YEAR TOTAL	1,518.44
PAYMENTS	0.00
OTHER CREDITS	0.00
HALF YEAR DUE	759.22

TaxBill Prepared on 01/27/23

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

8035.14