

Tax year 2023 BOR no. 0071 FILED ON FEB 15 2024
 County Ash Tabula Date received FEB 15 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>Byron C Dutton II</u>	<u>1796 STATE RT 45, Austinburg OH 44010</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-344-6433 BCDii@gmail.com

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>07-627-00-006-00</u>	<u>1796 Rt 45, Austinburg</u>

7. Principal use of property Rental

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>07-627-00-006-00</u>	<u>85,000</u>	<u>\$121,000</u>	<u>+ 36,000</u>

9. The requested change in value is justified for the following reasons: See letter

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 9-2011
 and sale price \$ 26,733 ; 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 Rear Roof and total cost \$ 8500

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 2-15-2024 Complainant or agent (printed) Byron C. Dutta FF Title (if agent) _____

Complainant or agent (signature) Byron C. Dutta FF

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

Notary _____

Situs : 1796 STATE ROUTE 46

Map ID: 07-027-00-006-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/16/24

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

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 006-00
Class Residential
Living Units 1
Neighborhood 50600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
26 N W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	16000	.4567	155	0			14,720
A	0	0	.0600		0			
								14,720

Total Acres: .5167 Legal Acres: 0.52 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,150	14,700	14,700	0	0
Building	37,210	106,300	106,300	0	0
Total	42,360	121,000	121,000	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	11,300	73,300	84,600
2021	11,300	73,300	84,600
2022	11,300	73,300	84,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/04/11	26,000		N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	SPRAGUE CHRISTOPHER
10/21/03		2-Land And Building	I-Error In Description	0257/2589	ET-Temp Exempt	SPRAGUE MARGARET
07/14/03		2-Land And Building	U-Not Validated	0045/0280	ET-Temp Exempt	SPRAGUE STANLEY

Entrance Information

Date	ID	Entry Code	Source
01/30/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1796 STATE ROUTE 46

Parcel Id: 07-027-00-006-00

LUC: 511

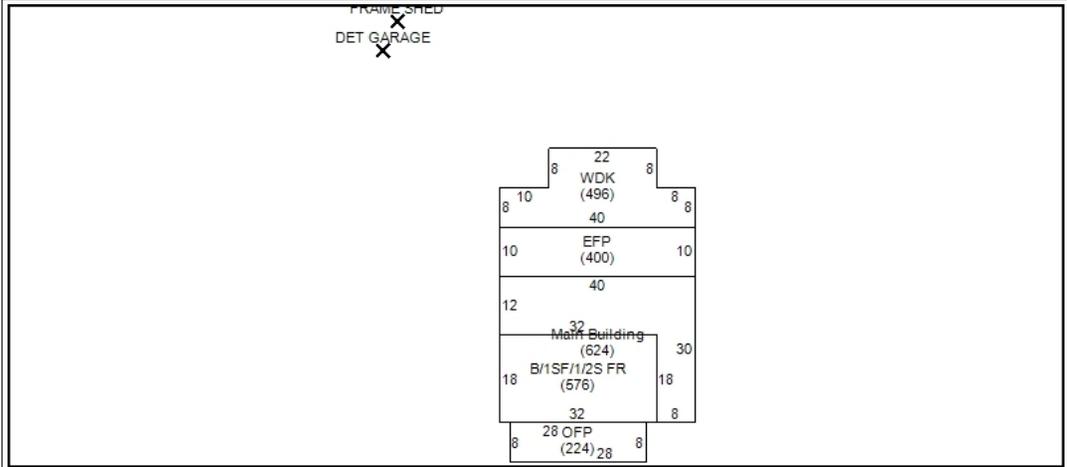
Card: 1 of 1

Tax Year: 2023

Printed: 02/16/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1920	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
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 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
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					624						
1		OFF			224						4,200
2	BSM	1SF	HSF		576						43,500
3		EFP			400						13,900
4		WDK			496						5,100

Dwelling Computations

Base Price	46,560	% Good	50
Plumbing	5,000	Market Adj	
Basement	12,060	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.45
Subtotal	63,620	Additions	33,500
Ground Floor Area	624	Dwelling Value	94,690
Total Living Area	1,488		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1989		24x24	576	C	1		A				11,600
3	RS1-Frame Shr	1111		0x0		C	1		S				

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 : 1796 STATE ROUTE 46**Parcel Id: 07-027-00-006-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/16/24****Comments**

Number	Code	Status	Comment
1	OFC	SS	PICK UP BY SURVEY FROM .500 AC TO .5167 AC ON 11/4/2011 CONVEY # 3701

Situs : 1796 STATE ROUTE 46**Parcel Id: 07-027-00-006-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/16/24**

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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.

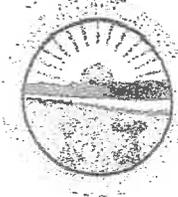
With the houses located in this block there is water seepage in the basement because they are on quicksand. This promotes shifting of the floors and dampness in the home. I know that Austinburg is a desirable area and has had great growth, but this home would not sell for the tax value, that is why I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

Gross Tax Rate 85.600000	Non-Business Credit Factor 0.080044	Acres 0.5167
Reduction Factor 0.432287	Owner Occupancy Credit Factor 0.020011	Class R
Effective Tax Rate 48.596271		LUC 511

REAL ESTATE TAXES	3,626.02	ASHTABULA COUNTY	283.12
REDUCTION FACTOR	-1,567.50	GENEVA AREA CSD	923.51
SUBTOTAL	2,058.52	ASHTABULA CO SCH FINANCING DISTRICT	52.98
NON BUSINESS CREDIT	-164.78	A-TECH	85.84
OWNER OCCUPANCY CREDIT	0.00	AUSTINBURG TWP	327.98
HOMESTEAD REDUCTION	0.00	NORTHWEST AMBULANCE DISTRICT	152.52
CAUV RECOUPMENT	0.00	ASHTABULA COUNTY DISTRICT LIBRARY	50.62
		ASHTABULA CO METRO PARKS	17.17
CURRENT NET TAXES	1,893.74		
CURRENT ASSESSMENTS	117.54		
FULL YEAR TAXES & ASMTS	2,011.28		
HALF YEAR TAXES & ASMTS	1,005.64		
PENALTIES	0.00		
INTEREST	0.00	SPECIAL ASSESSMENT	117.54
ADJUSTMENTS	0.00	TOTAL	2,011.28
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		

Land	Building	Total
14,700	106,300	121,000
Land	Building	Total
5,150	37,210	42,360
Homestead	CAUV	TIF Value
	0	0

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
21026-LIGHT #1	0.00	39.14
19005-9-1-1 EMERGENCY	0.00	4.50
13066-AUSTINBURG SANIT	0.00	68.90
19006-COUNTYWIDE RECY	0.00	5.00

FULL YEAR TOTAL	2,011.28
PAYMENTS	
OTHER CREDITS	0.00
HALF YEAR DUE	1,005.64
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

PARCEL LOCATION:	1796 STATE ROUTE 46
PARCEL ID:	07-027-00-006-00
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

HALF YEAR:	1,005.64
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

Check/MD _____
 CC/Debit _____
 Cash _____
 Tax _____
 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

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: 2023-0071

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 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0071 filed for tax year 2023 by BYRON C DUTTON II & LOIS J DUTTON and described as follows:

Parcel ID(s):

1) 07-027-00-006-00 located at 1796 STATE ROUTE 45 , the market value is \$121,000. The market value sought is \$85,000.

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 2023-0071, 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: \$85000

Subject Parcel: 070270000600

Auditor Value: \$121000

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0071

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. Neighborhood sales support current Auditor value.

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

Hearing No # 2

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: 2023-0071

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

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
07-027-00-006-00	511-1FMLY UNPL 0-9	07-AUSTINBURG TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$14,700	\$106,300	\$121,000	
Adjustment:	\$0	\$0	\$0	
New Value:	\$14,700	\$106,300	\$121,000	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, NEIGHBORHOOD SALES SUPPORT CURRENT AUDITOR VALUE				


 Board of Revision