

Tax year 2023

BOR no. 0090

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received FEB 26 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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>John Probst</u>	<u>1485 STURGTOWN Rd hico OH 25854</u> (mailing)	
2. Complainant if not owner	<u>John Probst JR</u>	<u>1485 STURGTOWN Rd hico OH 25854</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person <u>304 618 5107</u> <u>John Probst4@gmail.com</u>			
5. Complainant's relationship to property, if not owner <u>Son and Power of Attorney</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>05-219-00-106-00</u>		<u>3426 HAWORTH AVE ASHTABULA OHIO 44004</u>	
7. Principal use of property <u>Dwelling</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>05-219-00-106-00</u>	<u>\$10,000.00</u>	<u>\$13,800.00</u>	<u>\$3,800.00</u>
9. The requested change in value is justified for the following reasons: <u>House and Property is in very poor condition</u> <u>see Attached Pictures</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.

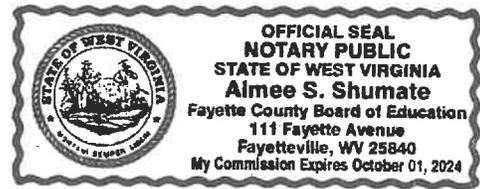
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/20/24 Complainant or agent (printed) John Probst Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 20th day of February 2024
(Date) (Month) (Year)

Notary Almee S. Shumate



Situs : 3426 HIAWATHA AVE

Map ID: 05-219-00-106-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

CURRENT OWNER
PROBST JOHN P III
HILDA L
3426 HIAWATHA AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 219-00 106-00
Class Residential
Living Units 1
Neighborhood 80800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
47 F & H

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	115	38 140		.97			5,510
								5,510

Total Acres: .1221 Legal Acres: 0.12 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,930	5,500	5,500	0	0
Building	2,910	8,300	8,300	0	0
Total	4,840	13,800	13,800	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	4,200	6,200	10,400
2021	4,200	6,200	10,400
2022	4,200	6,200	10,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
11/04/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3426 HIAWATHA AVE

Parcel Id: 05-219-00-106-00

LUC: 510

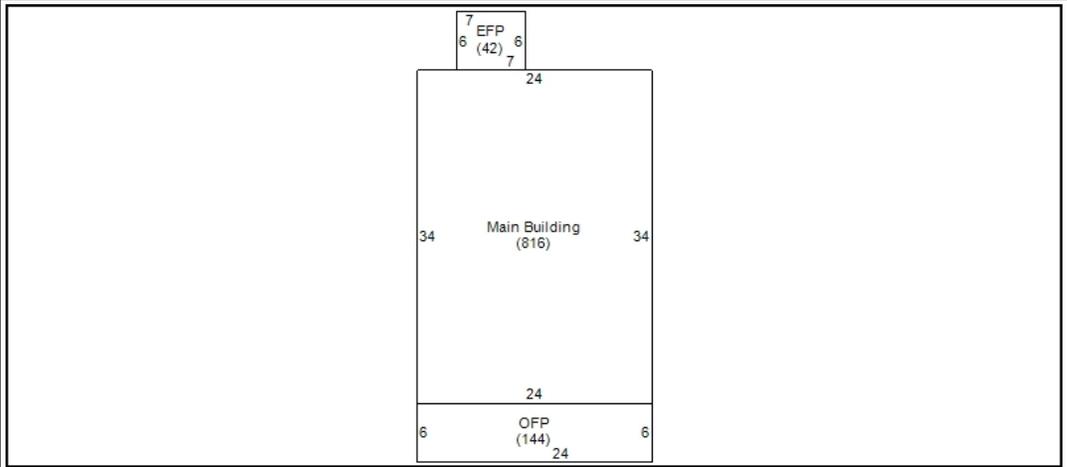
Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1910	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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 1-Unfin	WBFP Openings 0
Phy. Condition P-Poor 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-1	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					816						
1		OFF			144						2,900
2		EFP			42						1,500
3		FBY			16						700

Dwelling Computations

Base Price 98,220	% Good 5
Plumbing 1,300	Market Adj
Basement 15,030	Functional
Heating 0	Economic 100
Attic 4,840	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.35
Subtotal 119,390	Additions 200
Ground Floor Area 816	
Total Living Area 1,648	Dwelling Value 8,330
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : 3426 HIAWATHA AVE**Parcel Id: 05-219-00-106-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/26/24****Comments**

Number	Code	Status	Comment
1	FLD	RV	6-23-11:DWG IS OCCUPIED-ADJ COND FROM AVE TO POOR FOR 1-1-11.

Situs : 3426 HIAWATHA AVE

Parcel Id: 05-219-00-106-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

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OHIO GENERAL POWER OF ATTORNEY
OF

John Probst III

I, John Probst III, the principal, of 3426 Hawthorn Ave
[street address], State of Ohio, hereby designate John Probst IV
[attorney-in-fact's name], of 1485 STINGTOWN Rd [street address], State
of WV, my attorney-in-fact (hereinafter my "attorney-in-fact"), to act as
set forth below, in my name, in my stead and for my benefit, hereby revoking any and all
powers of attorney I may have executed in the past.

I. POWERS

I confer upon my attorney-in-fact the power to act on my behalf and in my stead, as if I
were present, and to exercise or perform the acts or powers I have designated with my
initials as set forth below.

My attorney-in-fact, shall NOT have the power to act on my behalf if I have not so
designated with my initials



1. Power to Make Payments or Collect Monies Owed. My attorney-in-fact has
the power to make any payments on any accounts I may owe and to hold, collect
and request any sums that may be due, owing or payable to me or in which I may
hereinafter acquire an interest, in whatever form, whether liquidated or un-liquidated,
to have, use, and take all lawful means in my name for the collection and recovery
thereof, and to adjust, sell, compromise, and agree for the same and to execute and
deliver for me; on my behalf, and in my name, all endorsements, releases, receipts,
or other sufficient discharges for the same;



2. Power to Acquire, Lease and Sell Personal Property. To acquire, purchase,
exchange, lease, grant options to sell, and sell and convey personal property, or any
interests therein, on such terms and conditions, including credit arrangements, as
my attorney-in-fact shall deem proper; to execute, acknowledge and deliver, under
seal or otherwise, any and all assignments, transfers, titles, papers, documents or
instruments which my attorney-in-fact shall deem necessary in connection therewith;
to purchase, sell or otherwise dispose of, assign, transfer and convey shares of
stock, bonds, securities and other personal property now or hereafter belonging to
me, whether standing in my name or otherwise, and wherever situated;



3. Power to Acquire, Lease and Sell Real Property. To acquire, purchase,
exchange, lease, grant options to sell, and sell and convey real property, or any
interests therein, on such terms and conditions, including credit arrangements, as
my attorney-in-fact shall deem proper; to execute, acknowledge and deliver, under
seal or otherwise, any and all assignments, transfers, deeds, papers, documents or
instruments which my attorney-in-fact shall deem necessary in connection therewith;



4. Management Powers. To maintain, repair, improve, invest, manage, insure, rent,
lease, encumber, and in any manner deal with any real or personal property, tangible
or intangible, or any interests therein, that I now own or may hereafter acquire, in my

name and for my benefit, upon such terms and conditions as my attorney-in-fact shall deem proper;

J 5. **Banking Powers.** To open and close accounts, make, receive, and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations, and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;

J 6. **Motor Vehicles.** To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup truck, van, motorcycle, or other motor vehicle, and to represent in such transfer or assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer or assignment;

J 7. **Tax Powers.** To act without limitation on my behalf with regard to federal income taxes (Forms 1040, 1040EZ, 1040X, etc.), state and local income taxes, estate, gift (Form 709) and other tax returns of all sorts, whether federal or state and local, including where appropriate joint returns, FICA returns, payroll tax returns, claims for refunds, requests for extensions of time to file returns or pay taxes, extensions and waivers of applicable periods of limitation, protests and petitions to administrative agencies or courts, including the tax court, regarding tax matters, and any and all other tax related documents, including but not limited to consents and agreements under Section 2032A of the Internal Revenue Code or any successor section thereto and consents to split gifts and closing agreements, for all tax periods from 1980 through 2050, and for all jurisdictions; to complete Internal Revenue Service Form 2848, Power of Attorney and Declaration of Representative (or other prescribed form) on my behalf as well as to perform all other functions contemplated by that form whether they are required or merely permissible; to consent to any gift and to utilize any gift-splitting provisions or other tax election; and to prepare, sign, and file any claims for refund of any tax; to post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service or any state or local taxing authority; to exercise any and all elections that I may have under federal, state or local tax laws including without limitation the allocation of any generation-skipping tax exemption to which I may be entitled; to the extent that I may have omitted some power or discretion, some tax period, some form or some jurisdiction, I hereby grant to my attorney-in-fact the power to amend the Internal Revenue Service form power of attorney (presently Form 2848 or Form 2848-D) in my name;

J 8. **Safe-Deposit Boxes.** To have access at any time or times to any safe-deposit box rented by me or to which I may have access, where so ever located, including drilling, if necessary, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe-deposit box; and any institution in which any such safe-deposit box may be located shall not incur any liability to me or my estate as a result of permitting my attorney-in-fact to exercise this power;

J 9. **Gift Making Powers.** To make gifts, grants, or other transfers (including the forgiveness of indebtedness and the completion of any charitable pledges I may have made) without consideration, either outright or in trust to such person(s) (including my attorney-in-fact hereunder) or organizations as my attorney-in-fact shall select, including, without limitation, the following actions: (a) transfer by gift in advancement of a bequest or devise to beneficiaries under my will or in the absence of a will to my spouse and descendants in whatever degree; and (b) release of any life interest, or waiver, renunciation, disclaimer, or declination of any gift to me by will, deed, or trust;

J 10. **Lending and Borrowing.** To make loans in my name; to borrow money in my name, individually or jointly with others; to give promissory notes or other obligations

therefor; and to deposit or mortgage as collateral or for security for the payment thereof any or all of my securities, real estate, personal property, or other property of whatever nature and wherever situated, held by me personally or in trust for my benefit;

- P 11. **Contracts.** To enter into contracts of whatever nature or kind in my name;
- P 12. **Health Care.** To take any and all steps necessary to arrange for my admission to any type of health care facility, including, without limitation, a hospital, rehabilitation facility, skilled nursing facility, or hospice, and to authorize the release of my medical records in the discretion of my attorney-in-fact;
- P 13. **HIPAA.** To have the power and authority as my personal representative for all purposes of the Health Insurance Portability and Accountability Act of 1996 (Pub. L. No. 104-191);
- P 14. **Power to Hire and Pay for Services.** To retain such accountants, attorneys, social workers, consultants, clerks, employees, workers, or other persons as my agent shall deem appropriate in connection with the management of my property and affairs and to make payments from my assets for the fees of such persons so employed;
- P 15. **Reimbursement of Attorney-in-Fact.** To reimburse my attorney-in-fact for any reasonable expenses incurred in connection with such services; and
- P 16. **Power to Sue Third Parties Who Fail to Act Pursuant to Power of Attorney.** If any third party (including stock transfer agents, title insurance companies, banks, credit unions, and savings and loan associations) with whom my attorney-in-fact seeks to transact refuses to recognize my attorney-in-fact's authority to act on my behalf pursuant to this Power of Attorney, I authorize my attorney-in-fact to sue and recover from such third party all resulting damages, costs, expenses, and attorney's fees incurred because of such failure to act. The costs, expenses, and attorney's fees incurred in bringing such action shall be charged against my general assets, to the extent that they are not recovered from said third party.
- P 17. **Other** – Power to conduct the following _____

_____ P N/A _____

II. INTERPRETATION AND GOVERNING LAW

This instrument is to be construed and interpreted as a general non-durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my attorney-in-fact. For a third party to construe otherwise would be contrary to my intent. This instrument is executed and delivered in the State of Ohio and the laws of such state shall govern all questions as to the validity of this power and the construction of its provisions. Nevertheless, I intend that this instrument be given full force and effect in any state or country in which I may find myself or in which I may own property, whether real or personal. I direct that my attorney-in-fact not be required to give bond and, if any bond is required, that no

sureties be required. I direct that photocopies of this instrument shall have the same power and effect as the original.

III. EFFECTIVE DATE AND TERMINATION

To indicate when this document shall become effective, initial one of the following:

J - Upon the date of this document with my authorization.

____ - The following date _____, 20____.

To indicate when this document shall become terminated, initial all of the following that apply (termination is effective at which of the following occurs first):

J - On the following date _____, 20____.

J - When I have made a written revocation.

____ - When and if I become incapacitated and unable to make decisions as determined by a physician.

IV. THIRD PARTY RELIANCE

Any party dealing with my attorney-in-fact hereunder may rely absolutely on the authority granted herein and need not look to the application of any proceeds nor the authority of my attorney-in-fact as to any action taken hereunder. In this regard, no person who may in good faith act in reliance upon the representations of my attorney-in-fact or the authority granted hereunder shall incur any liability to me or my estate as a result of such act. I hereby ratify and confirm whatever my attorney-in-fact shall lawfully do under this instrument. Any gift of property made by my attorney-in-fact in the proper exercise of the gift-making powers specifically granted in section I (9) herein shall be a full and complete delivery of title upon which third-party purchasers for value may rely. My attorney-in-fact is authorized as he or she deems necessary to bring an action in court so that this instrument shall be given the full power and effect that I intend on by executing it.

IN WITNESS WHEREOF, I have on this 22 day of November, 2021, executed this General Non-Durable Power of Attorney.

Principal's Signature

JAW ROSS

Principal's Printed Name

JAW ROSS

ACCEPTANCE OF APPOINTMENT

I, John Probst III, the attorney-in-fact named above, hereby accept appointment as attorney-in-fact in accordance with the foregoing instrument.

Attorney-in-Fact's Signature

[Handwritten Signature]

Attorney-in-Fact's Printed Name

John Probst

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF OHIO

Ashtabula County, ss.

On this 22 day of November, 2021, before me appeared John Probst III, as Principal of this Power of Attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that he executed the same as his free act and deed.

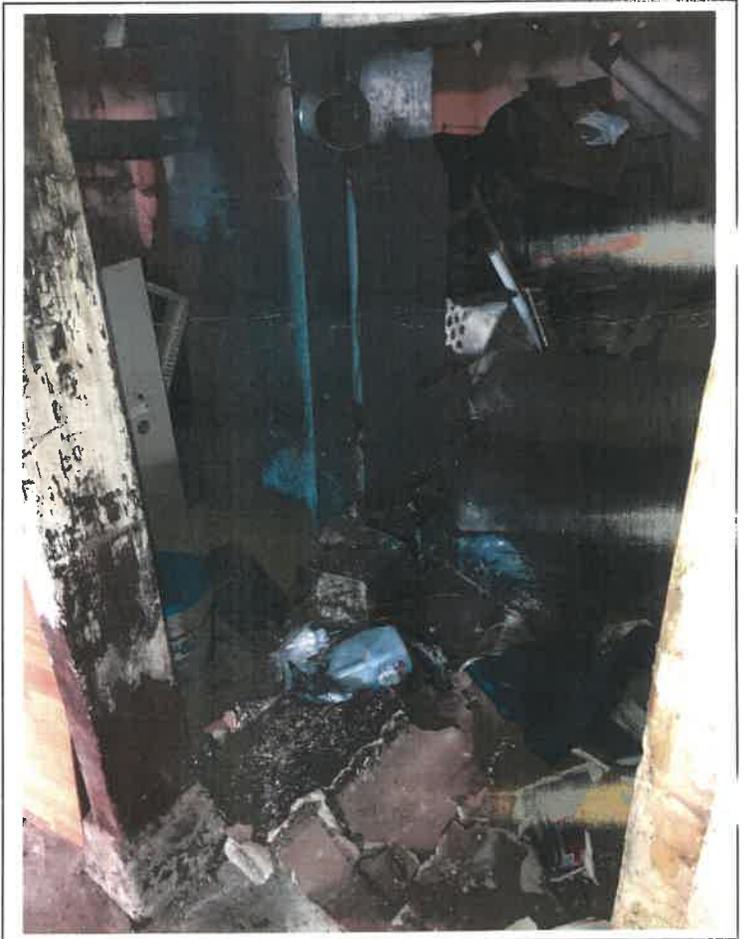
[Handwritten Signature]
Notary Public

My commission expires: 03/09/2025

Pursuant to Ohio Chapter 1337: Power of Attorney



Karen L Bertholf
Notary Public
In and for the State of Ohio
My Commission Expires
3/9/2025





NON-HEARING MINUTES

BOR Case: 2023-0090

Case Name: JOHN P PROBST III & HILDA L PROBST

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$10000

Subject Parcel: 052190010600

Auditor Value: \$13800

NON-HEARING MINUTES

BOR Case: 2023-0090

Owner Name: JOHN P PROBST III & HILDA L PROBST

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

lack of standing to file as son or POA. Case law states that a non-attorney operating under a
power of attorney engages in the unauthorized practice of law when he/she prepares and files
a complaint with a board of revision on behalf of a taxpayer. Fravel v. Stark Cty. Bd. Of
Revision (2000), 88 Ohio St. 3d 574.

Was Made by: Kathryn

2nd by: Angie

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/3/24

Schedule for Hearing: no



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: 2023-0090

JOHN P PROBST III & HILDA L PROBST
 C/O JOHN PROBST JR
 1485 STRINGTOWN RD
 HICO WV 25854

<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
05-219-00-106-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY//ASH CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$5,500	\$8,300	\$13,800	
Adjustment:	\$0	\$0	\$0	
New Value:	\$5,500	\$8,300	\$13,800	
RESULT: NO VALUE CHANGE DISMISS FOR LACK OF STANDING. POA DOES NOT HAVE STANDING TO FILE				



 Board of Revision