

Tax year 2023 BOR no. 0092

County ASHTABULA Date received \_\_\_\_\_

**FEB 28 2024**

Ashtabula County  
Board of Revision

### 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	MICHELLE WINCHELL	2332 ST RT 45 ROCK CREEK OH 44084	
2. Complainant if not owner	CHAD EDGAR	SAME AS ABOVE	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 813 1272 cedgar556@gmail.com			
5. Complainant's relationship to property, if not owner SPOUSE			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
33 013 00 010 00		2332 ST RT 45 ROCK CREEK, OH 44084	
7. Principal use of property FORESTRY / AGRICULTURE			
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
330130001000	30,700	64,000	-53%
			\$ 30,700
9. The requested change in value is justified for the following reasons: FOREST LAND CERTIFICATION #16510 WAS REMOVED FOR 2023 BY MISTAKE. PER COMMUNICATION WITH STATE FORESTER, THE PROPERTY WAS REINSTATED IN 2023.			

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.

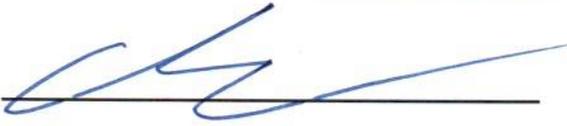
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2-28-24 Complainant or agent (printed) CHAD EDGAR Title (if agent) SPOUSE

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

**Situs : STATE ROUTE 45**

**Map ID: 33-013-00-010-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/29/24**

**CURRENT OWNER**  
WINCHELL MICHELLE  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-00 010-00  
Class A  
Living Units 1  
Neighborhood 42500  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
66

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	10500	28.2000	25	0	4	-50	48,120
A	S	10500	9.3000	25	0	4	-50	15,870
								63,990

Total Acres: 37.5      Legal Acres: 37.50      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	22,400	64,000	64,000	0	0
<b>Building</b>	4,340	12,400	12,400	0	0
<b>Total</b>	26,740	76,400	76,400	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	30,700	9,200	39,900
2021	30,700	9,200	39,900
2022	30,700	9,200	39,900

**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
02/26/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : STATE ROUTE 45

Parcel Id: 33-013-00-010-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

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**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 <sup>0</sup>
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
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**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
1	AP1-Pole Bldg	2005		32x40	1,280	C	1		F				11,000
2	AL1-1s Lean Tc	2005		11x40	440	C	1		F				1,400

**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 : STATE ROUTE 45

Parcel Id: 33-013-00-010-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

**Comments**

Number	Code	Status	Comment
5	OFC		REINSTATED FORESTRY
4	OFC		TOOK OFF FORESTRY PER ODNR 11/23
1	OFC	LC	20070424 C#01 - FORESTLAND #16510 28.20 ACRES, 3/16/07
2	FLD	RV	20080306 DC C#01 - 2/21/08 EST P.B. AND LEAN-TO ADDED FOR REVAL
3	FLD	RV	20080306 DC C#01 - FORESTRY=12000X20X50=1200

**Situs : STATE ROUTE 45****Parcel Id: 33-013-00-010-00****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 02/29/24**

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# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

RECEIVED  
APR 19 2024  
ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0092

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
33-013-00-010-00	\$76,400	\$30,700

**Resolution:** Set value at **\$52,300** reinstating the 28.2 eligible acres per ODNR back to forestry.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Michelle W. Edgar Date: 3/18/2024

Print Name: Michelle W. Edgar (Winchell)

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

March 12, 2024

Michelle Winchell  
c/o Chad Edgar  
2332 State Route 45  
Rock Creek, OH 44084

BOR 2023-0092

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas  
Ashtabula County Auditor

# NON-HEARING MINUTES

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**BOR Case:** 2023-0092

**Case Name:** MICHELLE WINCHELL

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$30700

**Subject Parcel:** 330130001000

**Auditor Value:** \$76400

# NON-HEARING MINUTES

BOR Case: 2023-0092

Owner Name: MICHELLE WINCHELL

## Board Action

Motion to:  Agree  Set Value \$52,300

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table

No Show

Other \_\_\_\_\_

### Based Upon:

signed offer letter. reinstate forestry credit per ODNR.

Was Made by: David

2<sup>nd</sup> by: Kathryn

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

Motion therefore:  Passed  Failed

Decision Date: 5/1/24

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: 2023-0092**

MICHELLE WINCHELL  
 C/O CHAD EDGAR  
 2332 STATE ROUTE 45  
 ROCK CREEK OH 44084

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
33-013-00-010-00	101-GRAIN GEN FARM	33-MORGAN TWP-JEFFERSON AREA LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$64,000	\$12,400	\$76,400	
<b>Adjustment:</b>	-\$24,100	\$0	-\$24,100	
<b>New Value:</b>	\$39,900	\$12,400	\$52,300	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$52,300 BASED ON SIGNED OFFER LETTER</b>				

  
 Board of Revision