

Tax year 2023 BOR no. 0099 **FILED ON** DTB Rev. 12/22
 County Ashtabula Date received ~~2/17/24~~ **FEB 27 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.

1. Owner of property		Name		Street address, City, State, ZIP code	
		William D Miller		5771 S. Windsor Rd	
2. Complainant if not owner				Middlefield OH 44062	
3. Complainant's agent					
4. Telephone number and email address of contact person					
1-234-600-0000					
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		
60-004-00-006-00			6241 Twitchell Road		
60-004-00-009-00			Andover OH 44003		
60-004-00-009-01					
7. Principal use of property					
Recreation + hunting					
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		
60-004-00-006-00	73,700	121,000	47,300		
60-004-00-009-00	48,400	48,400	0		
60-004-00-009-01	40,800	40,800	0		
9. The requested change in value is justified for the following reasons:					
The cabins are of no value + sitting on skids					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 6-22-22
 and sale price \$ 192,500 ; 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 5-20-23 and total cost \$ 22,000. on land

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 2-17-24 Complainant or agent (printed) William O Miller Title (if agent) owner

Complainant or agent (signature) *William O Miller*

Sworn to and signed in my presence, this 17th day of Feb 2024
(Date) (Month) (Year)

Notary *Barry J Davignon*



Barry J Davignon
Notary Public, State of Ohio
My Commission Expires 04-02-2027
Registered in Trumbull County
Commission # - 2017-RE-640777

Situs : 6421 TWITCHELL RD

Map ID: 60-004-00-006-00

LUC: 122

Card: 1 of 2

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER
MILLER WILLIAM D
MILLER KATIE MAE
5771 S WINDSOR ROAD
MIDDLEFIELD OH 44062

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 006-00
Class A
Living Units 1
Neighborhood 10000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: 608880005818 **Addl. Tieback:** N
Legal Descriptions:
SEC 4--5 N
CAUV # 3895

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3987		0			
A	S	9500	21.4193	29	0	1	-20	61,370
A	H	9500	1.0000	100	0			12,350
								73,720

Total Acres: 22.818 Legal Acres: 22.82 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,590	73,700	73,700	0	0
Building	16,560	47,300	47,300	0	0
Total	28,150	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	56,700	34,000	90,700
2021	56,700	34,000	90,700
2022	56,700	34,000	90,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/22/22	192,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER JAKE S
06/19/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CSUHRAN ROBERT J SR
06/19/20	205,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	CSUHRAN ROBERT J JR TRUSTEE
08/18/00		1-Land Only	U-Not Validated	0086/3219	ET-Temp Exempt	CSUHRAN ROBERT J SR

Entrance Information

Date	ID	Entry Code	Source
03/13/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6421 TWITCHELL RD

Parcel Id: 60-004-00-006-00

LUC: 122

Card: 1 of 2

Tax Year: 2023

Printed: 03/04/24

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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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	RM9-Mh Real	1111		0x0	1	C	1		S				
2	WS1-W/Septic	1111		0x0	1	C	1		A				5,600
3	CB1-Cabin	1999		16x24	384	E	1		A				4,000
4	CB1-Cabin	1999		16x24	384	E	1		A				4,000
5	CB1-Cabin	1999		16x24	384	E	1		A				4,000
6	CB1-Cabin	1999		16x24	384	E	1		A				4,000
7	CB1-Cabin	1999		16x24	384	E	1		A				4,000
8	CB1-Cabin	1999		16x24	384	E	1		A				4,000

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 : 6421 TWITCHELL RD

Parcel Id: 60-004-00-006-00

LUC: 122

Card: 1 of 2

Tax Year: 2023

Printed: 03/04/24

Comments

Number	Code	Status	Comment
10	OFC	MI	APPLIED FOR CAUV FOR TY 2023 - LUC 122
9	OFC	SS	NEW SURVEY FROM 22.16 AC TO 22.818 AC CONV# 1989 6/19/2020
1	FLD	RV	20020416 DC C#01 - PICKED UP MBL HM,SHED,CPY,CABINS FOR REVAL
2	FLD	RV	20020416 DC C#01 - NOTE:6 CABINS ALL ON BLOCKS
3	FLD	RV	20080404 DC C#01 - 1/24/07 ADDED 3 CABINS FOR REVAL (TOTAL 9)
4	FLD	NC	20081010 DC C#01 - 10/6/08 EST - SHED (16X32) 100% 1/1/08 PAVILLION 0% 1/1/08
5	FLD	NC	20081010 DC C#01 - (FRAME AS OF DATE) SHED & CNPY RAZED, RECHECK'09 FOR COMP
6	FLD	NC	20081010 DC C#01 - OF PAVILLION
7	FLD	NC	20090626 KJ C#01 - 4/2/09 EST - PAVILLION (20X24) & MH 100% 1/1/09 EST OLD MH
8	FLD	NC	20090626 KJ C#01 - REMOVED (MH VALUED AS FR)

Situs : 6421 TWITCHELL RD**Parcel Id: 60-004-00-006-00****LUC: 122****Card: 1 of 2****Tax Year: 2023****Printed: 03/04/24**

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Situs : 6421 TWITCHELL RD

Map ID: 60-004-00-006-00

LUC: 122

Card: 2 of 2

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER	
MILLER WILLIAM D	
MILLER KATIE MAE	
5771 S WINDSOR ROAD	
MIDDLEFIELD OH 44062	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	004-00 006-00
Class	A
Living Units	1
Neighborhood	10000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback: 608880005818	Addl. Tieback: N
Legal Descriptions:	
SEC 4--5 N	
CAUV # 3895	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3987		0			
A	S	9500	21.4193	29	0	1	-20	61,370
A	H	9500	1.0000	100	0			12,350
								73,720
Total Acres: 22.818		Legal Acres: 22.82		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	11,590	73,700	73,700	0	0
Building	16,560	47,300	47,300	0	0
Total	28,150	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	56,700	34,000	90,700
2021	56,700	34,000	90,700
2022	56,700	34,000	90,700

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/22/22	192,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER JAKE S
06/19/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CSUHRAN ROBERT J SR
06/19/20	205,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	CSUHRAN ROBERT J JR TRUSTEE
08/18/00		1-Land Only	U-Not Validated	0086/3219	ET-Temp Exempt	CSUHRAN ROBERT J SR

Entrance Information			
Date	ID	Entry Code	Source
03/13/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6421 TWITCHELL RD

Parcel Id: 60-004-00-006-00

LUC: 122

Card: 2 of 2

Tax Year: 2023

Printed: 03/04/24

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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
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

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	CB1-Cabin	2005		16x24	384	E	1		A				4,100
2	CB1-Cabin	2005		16x24	384	E	1		A				4,100
3	CB1-Cabin	2005		16x24	384	E	1		A				4,100
4	RS1-Frame Shr	2007		16x32	512	E	1		A				2,300
5	SH7-Shelter	2008		20x24	480	C	1		A				3,100

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 : TWITCHELL RD

Map ID: 60-004-00-009-00

LUC: 122

Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER
MILLER WILLIAM D
MILLER KATIE MAE
5771 S WINDSOR ROAD
MIDDLEFIELD OH 44062

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 009-00
Class A
Living Units 1
Neighborhood 10000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 4--5 N
CAUV # 3895

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1639		0			
A	S	9500	12.5511	39	0	1	-20	48,360
								48,360

Total Acres: 12.715 Legal Acres: 12.72 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,490	48,400	48,400	0	0
Building	0	0	0	0	0
Total	1,490	48,400	48,400	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	37,200		37,200
2021	37,200		37,200
2022	37,200		37,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/22/22	192,000	2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER JAKE S
06/19/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CSUHRAN ROBERT J SR
06/19/20	205,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-Warranty Deed	CSUHRAN ROBERT J TR TRUSTEE
08/18/00		1-Land Only	U-Not Validated	0106/7624	ET-Temp Exempt	CSUHRAN ROBERT J SR

Entrance Information

Date	ID	Entry Code	Source
03/13/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : TWITCHELL RD

Parcel Id: 60-004-00-009-00

LUC: 122

Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

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 ⁰
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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : TWITCHELL RD

Parcel Id: 60-004-00-009-00

LUC: 122

Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

Comments

Number	Code	Status	Comment
3	OFC	MI	APPLIED FOR CAUV FOR TY 2023 - LUC 122
2	OFC	SS	NEW SURVEY RESIDUAL 12.715 AC CONV#1989 6-19-20
1	OFC	NS	NEW SPLIT 10.004 AC TO 60-004-00-009-01 CONV# 1989 6/19/2020

Situs : TWITCHELL RD**Parcel Id: 60-004-00-009-00****LUC: 122****Card: 1 of 1****Tax Year: 2023****Printed: 03/04/24**

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Situs : TWITCHELL RD

Map ID: 60-004-00-009-01

LUC: 122

Card: 1 of

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER
MILLER WILLIAM D
MILLER KATIE MAE
5771 S WINDSOR ROAD
MIDDLEFIELD OH 44062

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units
Neighborhood 10000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
LOT 5 SEC 4
CAUV # 3895

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	9500	9.8318	42	0	1	-20	40,800
A	0	0	.1722		0			
								40,800

Total Acres: 10.004 Legal Acres: 10.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	980	40,800	40,800	0	0
Building	0	0	0	0	0
Total	980	40,800	40,800	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	31,400		31,400
2021	31,400		31,400
2022	31,400		31,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : TWITCHELL RD

Parcel Id: 60-004-00-009-01

LUC: 122

Card: 1 of

Tax Year: 2023

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Dwelling Information

Valuation Method	Total Rooms
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Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
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Year Remodeled	Total Fixtures
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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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : TWICHELL RD

Parcel Id: 60-004-00-009-01

LUC: 122

Card: 1 of

Tax Year: 2023

Printed: 03/04/24

Comments

Number	Code	Status	Comment
2	OFC	MI	APPLIED FOR CAUV FOR TY 2023 - LUC 122
1	OFC	NS	NEW SPLIT 10.004 AC FROM 60-004-00-009-00 CONV# 1989 6/19/2020

Situs : TWITCHELL RD

Parcel Id: 60-004-00-009-01

LUC: 122

Card: 1 of

Tax Year: 2023

Printed: 03/04/24

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This is a legally binding contract when signed by all parties.

AUCTION PURCHASE AGREEMENT

Andover, OH, June 22, 2022

BROKER ONLY | Date: _____ Time: _____

1. LEGAL DESCRIPTION/ADDRESS. The undersigned buyer ("Buyer") hereby offers and agrees to purchase from seller ("Seller") through Kaufman Realty & Auctions, LLC ("Broker"), and the Seller agrees to sell the following described property.

Tax Parcel No. (s) 600040000600, 600040000900, 600040000901

Street/City/Address: 6421 Twitchell Road, Andover, OH 44003

Parcel#/Lot/Acreage Description: Combination Parcels 1-3: 45.537 acres with older mobile trailer w/septic & well, 7 storage buildings

Together with the buildings thereon, if any, and all hereditaments, appurtenances, rights, privileges, and easements belonging thereto (all of which are referred to as the "Property"), (a) Any mortgages, liens and encumbrances created or assumed by Buyer; (b) restrictions, reservations, covenants, conditions, limitations and easements of record; (c) oil and gas leases of record; (d) zoning ordinances, if any; (e) legal highways; (f) taxes and assessments, which are a lien, or which have not been certified to the auditor or which have been certified but have not been placed on the duplicate or have been deferred, but not yet due and payable; and (g) all coal and other mineral rights and interests previously transferred or reserved of record, and any other matters of record identified and excluded from coverage in any title insurance policy obtained in accordance with paragraph 8 of this Purchase Agreement (the "Permitted Exceptions"). If the Property requires a survey prior to Closing, Buyer acknowledges that the amount of acreage comprising the Property, the dimensions of the Property and the road frontage amounts are approximate and are subject to final survey. Buyer further acknowledges that the amount of acreage determined by the survey, if any, may be more or less than the amount stated in this Purchase Agreement and that the Purchase Price will be adjusted accordingly if a per-acre price calculation is used.

2. PURCHASE PRICE: The total Purchase price for the property Sold via: Lump Sum: Per Acre:

(a) Acreage Amount (If Applicable): _____

(b) Price Per Acre Amount (If Applicable): _____ \$

(c) Gavel Price: (Acreage X Per Acre Price if Applicable): _____ \$ 1,125,000

(d) Buyers Premium 10 % of Gavel Price: (If Applicable): _____ \$

(e) Total Purchase Price: (Combination of lines (c) and (d), If Applicable): _____ \$ 1,237,500

Non-Refundable-Deposit in an amount to or greater than 10% of the Total Purchase Price as defined in (e) or \$1,000 whichever amount is greater, (the "Deposit") is due and payable to the Broker on the day of sale in U.S. Dollars in immediately available funds. The Deposit is non-refundable. The Deposit shall be deposited in the Broker's trust account upon Acceptance, unless other arrangements have been made and agreed to by the "Buyer" and the "Seller".

Seller Initials _____ Made Payable to **Kaufman Realty & Auctions Trust Acct.**

Deposit Type: Wire Transfer Check # 123456

(f) Non Refundable Deposit: _____ \$ 123,750

(g) Balance of Purchase Price: _____ \$ 1,113,750

3. PAYMENT OF PURCHASE PRICE/DEPOSIT. At or before the Closing, Broker shall deliver the Deposit to the escrow agent/title agent ("Escrow Agent") and it shall be credited against the Purchase Price at the Closing. No interest shall accrue on the Deposit or other funds held in trust by Broker. Buyer agrees to pay the balance of the Purchase Price in U.S. Dollars in immediately available funds on or before the Closing Date. Buyer acknowledges that its obligations under this Purchase Agreement are not contingent on obtaining financing and Buyer represents to Seller and Broker that it either has cash or is approved for a loan at _____ financial institution in an amount sufficient to discharge its payment obligations under this Purchase Agreement.

In the event that Buyer fails to close the transaction in accordance with Paragraph 5, and upon written verification from Seller that Seller remains ready willing and able to close; provided, however, that Broker shall be entitled to retain a portion of the Deposit equal to the expenses paid by and billable time provided by Broker in relation to the transaction contemplated by this Agreement. Broker shall disburse the Deposit to Seller. Should Seller be unable to close in accordance with Paragraph 5 for any reason other than through fault of the Buyer, the Deposit shall be disbursed to the Buyer. Loan Officer _____
Phone _____

4. INSPECTIONS. This Purchase Agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction. If Buyer or Buyer's lender requires any inspections including but not limited to, well, septic, and termite, Buyer shall be responsible for any cost of said inspections and for any remedy Buyer or Buyer's lender may request because of any inspections performed. The result of inspection(s) shall not be contingent to Buyer's obligation to purchase the Property.

5. CLOSING. Closing shall be on or before August 22, 2022 (the "Closing" or "Closing Date") or 30 days following receipt of all administrative, governmental and/or judicial approvals necessary for closing, whichever is later. Time is of the essence in the performance by Buyer of its obligations under this Purchase Agreement. If Seller is unable to close the transaction contemplated by this Agreement on or before the Closing Date, the Closing Date shall be automatically extended for

Initials: Seller [Signature]

Initials: Buyer _____

PARID 60-004-00-006-00
 NBHD 10000
 MILLER WILLIAM D

JUR 04
 ROLL RP_OH
 6421 TWITCHELL RD

OBY

Card Line #	Code Desc	Yr Built	Width x Length	Area	Units	Grade	Mod	Cds	Rate	Condition	Depr	Make	Model	Serial No.	Title	No	Value	
1	1	RM9	MH VALUES LIKE REAL ESTATE	1111	0 X 0	1 #	C		.0000	S	3						0	NO Value
1	2	WS1	WELL SEPTIC	1111	0 X 0	1 #	C		4,000.0000	AVERAGE							5,600	NO Value
1	3	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
1	4	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
1	5	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
1	6	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
1	7	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
1	8	CB1	CABIN	1999	16 X 24	384 #	E		15.0000	AVERAGE	50						4,000	NO Value
2	1	CB1	CABIN	2005	16 X 24	384 #	E		15.0000	AVERAGE	60						4,100	NO Value
2	2	CB1	CABIN	2005	16 X 24	384 #	E		15.0000	AVERAGE	60						4,100	NO Value
2	3	CB1	CABIN	2005	16 X 24	384 #	E		15.0000	AVERAGE	60						4,100	NO Value
2	4	RS1	FRAME UTILITY SHED	2007	16 X 32	512 #	E		5.0000	AVERAGE	65						2,300	NO Value
2	5	SH7	SHELTER ALL SIDES OPEN	2008	20 X 24	480 #	C		7.0000	AVERAGE	65						3,100	\$800



Ashtabula County Auditor David Thomas

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

April 9, 2024

William D & Katie Mae Miller
5771 S. Windsor Rd.
Middlefield, OH 44062

BOR 2023-0099

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



Ashtabula County Auditor David Thomas

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

BOR #2023-0099

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
60-004-00-006-00	\$121,000	\$73,700
60-004-00-009-00	\$48,400	\$48,400
60-004-00-009-01	\$40,800	\$40,800
Totals:	\$210,200	\$162,900

Resolution: Set value at **\$192,500** for all parcels based on July 2022 purchase.

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

Signature: _____ Date: _____

Print Name: _____

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

Signature: _____ Date: _____

Print Name: _____

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: 2023-0099

July 8 2024

WILLIAM D & KATIE MAE MILLER
5771 S WINDSOR RD
MIDDLEFIELD OH 44062

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

July 31, 2024 at 2:15 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0099 filed for tax year 2023 by WILLIAM D & KATIE MAE MILLER and described as follows:

Parcel ID(s):

- 1) 60-004-00-006-00 located at 6421 TWITCHELL RD, the market value is \$121,000. The market value sought is \$73,700.
- 2) 60-004-00-009-00 located at TWITCHELL RD, the market value is \$48,400. The market value sought is \$48,400.
- 3) 60-004-00-009-01 located at TWITCHELL RD, the market value is \$40,800. The market value sought is \$40,800.

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 2023-0099, WILLIAM D & KATIE MAE MILLER is being recorded and the date is 7/31/2024.

Board Members

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

Others present:

William D. Miller, owner via phone

Complainant Seeks: \$162900

Subject Parcels: 600040000600, 600040000900, 600040000901

Auditor Value: \$210200

Hearing No # 9

HEARING MINUTES

BOR Case: 2023-0099

Owner Name: WILLIAM D & KATIE MAE MILLER

Board Action

Motion to: Agree Set Value \$173,900 for all parcels

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony, remove value of outbuildings that are on skids that are listed as cabins on

parcel 60-004-00-006-00, setting value at \$84,700. No change to vacant land parcels

60-004-00-009-00 and 60-004-00-009-01.

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 7/31/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 9

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: 2023-0099

WILLIAM D & KATIE MAE MILLER
5771 S WINDSOR RD
MIDDLEFIELD OH 44062

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
60-004-00-006-00	122-COMM TIMB CAUV	60-WILLMSFLD TWP-PYMATU VAL LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$73,700	\$47,300	\$121,000		
Adjustment:	\$0	-\$36,300	-\$36,300		
New Value:	\$73,700	\$11,000	\$84,700		
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$84,700 BASED ON REMOVING VALUE ON CABINS					
PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
60-004-00-009-00	122-COMM TIMB CAUV	60-WILLMSFLD TWP-PYMATU VAL LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$48,400	\$0	\$48,400		
Adjustment:	\$0	\$0	\$0		
New Value:	\$48,400	\$0	\$48,400		
RESULT: NVC - NO VALUE CHANGE. FOR THIS PARCEL					
PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
60-004-00-009-01	122-COMM TIMB CAUV	60-WILLMSFLD TWP-PYMATU VAL LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$40,800	\$0	\$40,800		
Adjustment:	\$0	\$0	\$0		
New Value:	\$40,800	\$0	\$40,800		
RESULT: NVC - NO VALUE CHANGE. FOR THIS PARCEL					



Board of Revision