

Tax year 2023 BOR no. 0125 **FILED ON**  
 County Ashtabula Date received MAR 20 2024

DTE 1  
Rev. 12/22

**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 Cody Stevenson		3609 Maple Rd. Jefferson OH 44047	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-206-6197 codystevenson2002@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	
53-007-00-043-04		3609 Maple Rd. Jefferson OH 44047	
7. Principal use of property Residential			
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
53-007-00-043-04	\$84,900	\$111,200	\$26,300
9. The requested change in value is justified for the following reasons: purchased on 11/1/2023 for \$84,900. Lenders independent appraisal for purchase \$86,000			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 11/1/2023  
 and sale price \$ 84,900 ; 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 none and total cost \$ none

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 03/19/2024 Complainant or agent (printed) Cody Stevenson Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

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

Notary \_\_\_\_\_

**Situs : 3609 MAPLE RD**

**Map ID: 53-007-00-043-04**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/20/24**

**CURRENT OWNER**  
LARRISON JEREMY J  
LARRISON MARY A  
1985 STERLING RD  
CRESTON OH 44217  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No.  
Class A  
Living Units  
Neighborhood 62500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback:  
**Legal Descriptions:**  
LOT 35 SECTION 1

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6960		0			
A	H	9500	1.0000	100	0			12,350
A	S	9500	3.4370	58	0	5	-10	22,160
								34,510

Total Acres: 5.133      Legal Acres: 5.13      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,760	34,500	34,500	0	0
<b>Building</b>	26,850	76,700	76,700	0	0
<b>Total</b>	32,610	111,200	111,200	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
2022	26,500	55,100	81,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/03/23	84,900	2-Land And Building	0-Validated Sale		WD-Warranty Deed	LARRISON JEREMY J
07/06/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	LARRISON JEREMY J

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

Situs : 3609 MAPLE RD

Parcel Id: 53-007-00-043-04

LUC: 111

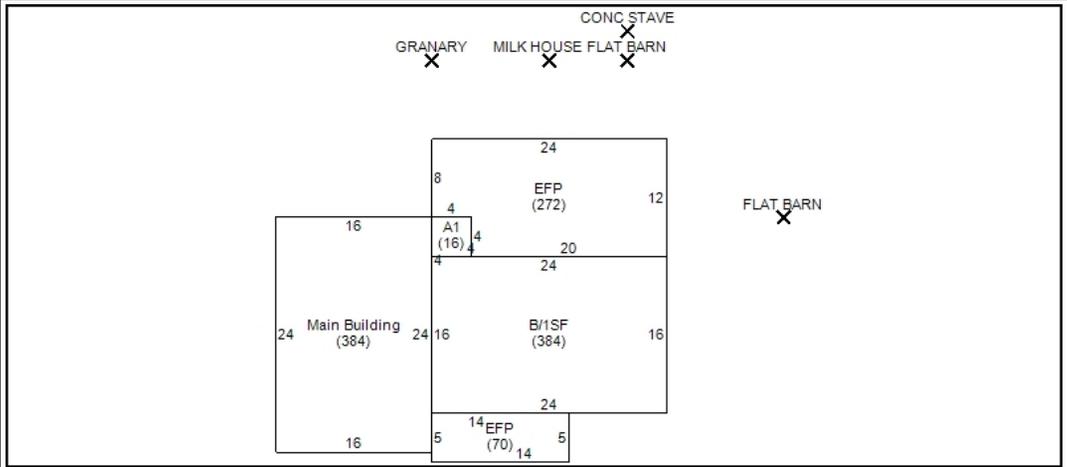
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1908	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					384						
1	BSM	1SF			16						900
2	BSM	1SF			384						20,900
3		EFP			70						2,400
4		EFP			272						9,400

**Dwelling Computations**

<b>Base Price</b>	60,260	<b>% Good</b>	40
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	9,220	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	70,780	<b>Additions</b>	13,600
<b>Ground Floor Area</b>	384		
<b>Total Living Area</b>	1,168	<b>Dwelling Value</b>	64,850

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1950		24x60	1,440	C	1		S				1,400
2	AR1-Granary	1908		14x18	252	E	1		P				400
3	AM1-Milk Hous	1948		10x14	140	C	1		S				300
4	AB2-Flat Barn	1942		38x68	2,584	C	1		F				9,700
5	AS1-Conc Stav	1942		15x30	450	C	1		S				

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Parcel Id: 53-007-00-043-04**

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	MI	MINERAL PARCEL CREATED 53-777-00-043-10 CONV# 4329 11/3/2023
1	OFC	NS	5.133 AC SPLIT OUT OF 53-0007-00-043-00 BALANCE 60.375 AC CONV# 2653 7/6/2022

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0125

**Case Name:** CODY STEVENSON & EMMA REPH

**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:** \$84900

**Subject Parcel:** 530070004304

**Auditor Value:** \$111200

# NON-HEARING MINUTES

BOR Case: 2023-0125

Owner Name: CODY STEVENSON & EMMA REPH

## Board Action

Motion to:  *Agree*       *Set Value \$*

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

*No Change*     *Withdrawal*     *Table*

*No Show*

*Other* \_\_\_\_\_

### Based Upon:

based on purchase.

**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: 2023-0125**

CODY STEVENSON & EMMA REPH  
 3609 MAPLE RD  
 JEFFERSON OH 44047

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.  <b>Result Below.</b></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
53-007-00-043-04	111-GRAIN/GEN FRM Q	53-SHEFFIELD TWP-JEFFERSON A LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$34,500	\$76,700	\$111,200	
<b>Adjustment:</b>	\$0	-\$26,300	-\$26,300	
<b>New Value:</b>	\$34,500	\$50,400	\$84,900	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$84,900</b>				

  
 Board of Revision