

PROPERTY VALUE DISPUTE - 2023 TAXES (PREPARED 3-20-24)

Permanent Parcel: 29-001 000 06 01

LENOX TOWNSHIP

OWNER: John W Steadman Jr and Lynn Egensperger
1538 Stumpville Road, Jefferson Ohio 44047

We feel the increase in property value was unjustified for our property. This is a 12.48 Acre parcel. This property does not qualify for CAUV, this property has no mineral rights, no free gas. This property has no public water service or public waste water service. Propane gas is the heat source for this property. For the past two years, it cost \$3500.00 a year for propane to heat and cook for the main dwelling.

Compared to many other parcels in Ashtabula County, this property has no outstanding features.

The major change in values occurs due to a change in use of one of the structures. The original barn on the property was converted to a dwelling for a short time, however, now it is totally an out building used for storage. Water and heat are both shut off in this building. Each of the buildings are overvalued for the age, condition and location. Descriptions and pictures are included for each.

The proposed January 1, 2023 value as shown on the Auditor web site for this property is \$375,400 for land and buildings. We propose a value of \$261,125 for land and buildings.

SUMMARY:

| | County Valuation | Owner Valuation |
|-------------------------|-------------------|-------------------|
| Dwelling | \$180,390. | \$154,600. |
| Dwelling -2 Now Storage | \$ 91,350. | \$ 30,000. |
| Detached garage | \$ 19,700. | \$ 9,400. |
| Outbuilding 24' x 24' | \$ 3,900. | \$ 0. |
| Outbuilding Canopy | \$ 200. | \$ 100. |
| Outbuilding Shed | \$ 800. | \$ 400. |
| Barn | \$ 20,700. | \$ 10,500. |
| Land | <u>\$ 58,400.</u> | <u>\$ 56,125.</u> |
| Total | \$375,440. | \$261,125. |

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OUTBUILDING 1: County information : Frame or CB Detached Garage

1990

30' x 36'

1080 SF

Average Condition

\$19,700 value

OWNER DISPUTE: The building condition is POOR, it has the original roof, original siding and gutters. The roof leaks. The roof is sagging and contractors will not consider reroofing until the underlying problem of the sagging is corrected. We are in no position to be able to afford this reconstruction. The gutters that are on it are non-functioning due to pulling away from the roofline edge.

This building has no heat, no plumbing.

OWNER'S PROPOSED VALUATION: \$9400.00



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OUTBUILDING 2: County information : Four Sided Closed WD Pole Bldg

1985

24' x 24'

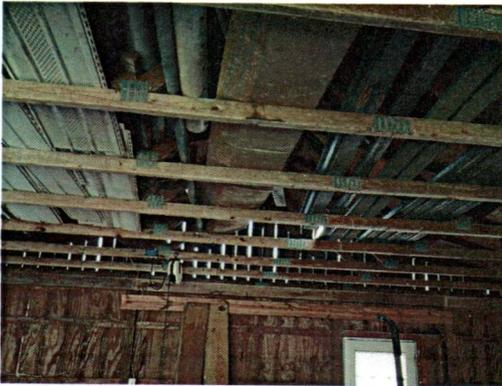
576 SF

Fair Condition

\$3,900 value

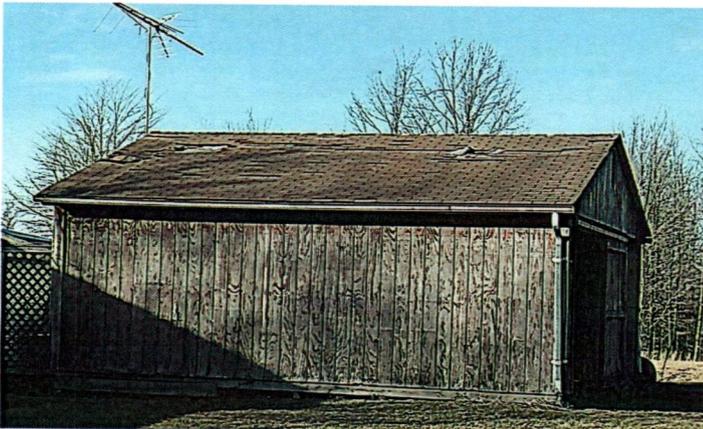
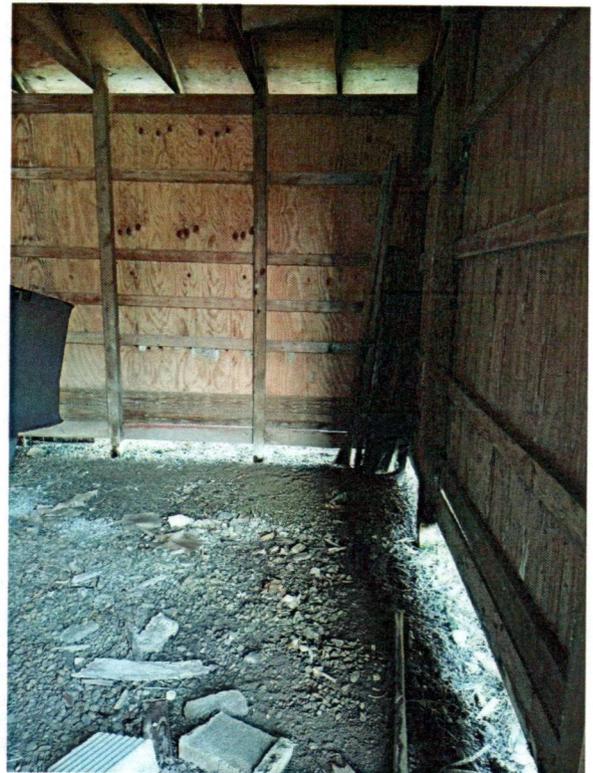
OWNER DISPUTE: The current building condition is POOR, the roof is full of holes and the building is in a state of disrepair. The building has a dirt/gravel floor and no footers. The walls do not even go all the way to the ground. The building was used as a corn crib when there was livestock on the property.. This structure should be torn down, however, we are in no position to hire someone to do this.

This building has no heat, no plumbing.



OWNER'S PROPOSED VALUATION:

\$00.00



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OUTBUILDING 3: County information : Canopy

1982

8' x 16'

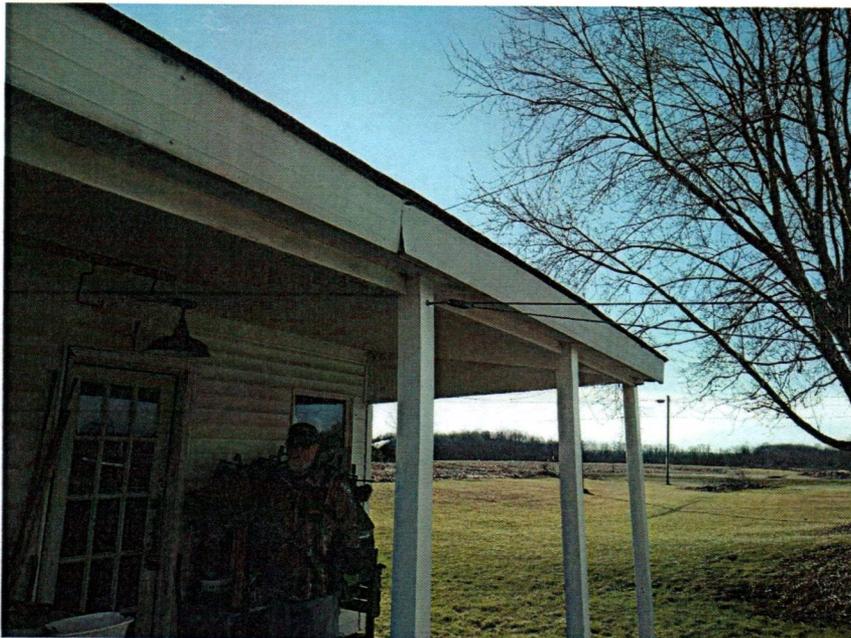
128 SF

S

\$200 value

OWNER DISPUTE: The current condition is POOR. The structure attached to this canopy is sinking into the clay mud. The sinking of the building is causing the canopy posts to bend and the roof to break away from the structure.

OWNER'S PROPOSED VALUATION: \$100



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OUTBUILDING 4: County information : Frame Utility Shed
1982
12' x 16'
192 SF
Average Condition
\$800 value

OWNER DISPUTE: The current condition of this building is FAIR. The structure has a concrete floor, but no sound footers and the building is sinking which is causing the building to break apart from the canopy overhang.

This building has no heat, no plumbing.

OWNER'S PROPOSED VALUATION: \$400.00



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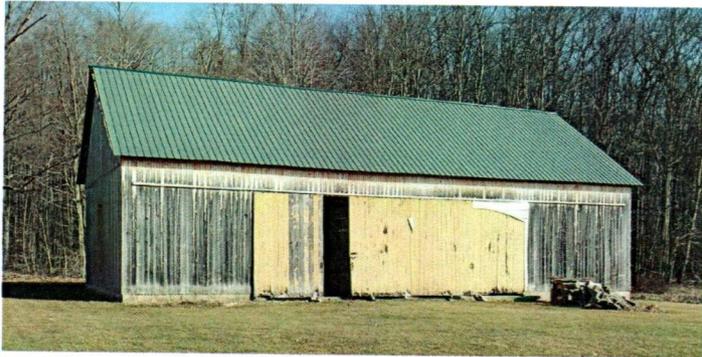
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OUTBUILDING 5: County information : Four Sided Closed Wd Pole Building
2004
33' x 66'
2376 SF
Average Condition
\$20,700 value

OWNER DISPUTE: This barn has no electricity, no water/plumbing, no heat. It does not have a drive access to it. The building is not secure, the doors cannot be shut nor locked.

This building has no heat, no plumbing.

OWNER'S PROPOSED VALUATION: \$10,500.00



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MAIN DWELLING: County information : Dwelling
1990
28' x 58'
1971 SF
Average Condition
\$180,390 value

OWNER DISPUTE: The original house was constructed in 1982. The house was added on in 2001 and has had no major improvements since. This dwelling needs a new roof. We based our proposed valuation on the square foot price of comparable dwellings on our block as found on the Auditor web site.

OWNER'S PROPOSED VALUATION: \$154,600.00



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OUTBUILDING 6: County information : Dwelling

1990

30' x 36'

1080 SF

Average Condition

\$91,350 value

OWNER DISPUTE: The structure was used as a dwelling at one time, however, it is now a storage building. It has electric service, but not its own meter. It has plumbing, but no water turned on for several years. The current condition would not allow it to revert back to a dwelling without a substantial investment. The building is used for storage.

OWNER'S PROPOSED VALUATION: \$30,000.00

