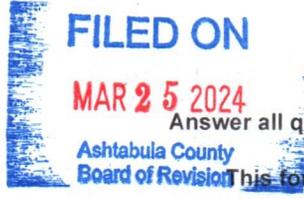


Tax year 2023 BOR no. 0135
 County Ashtabula Date received _____

DTE 1
Rev. 08/21



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	JOHN W STEADMAN JR LYNN EGENSPERGER	1538 STUMPVILLERD., JEFFERSON 44047	
2. Complainant if not owner	n/a		
3. Complainant's agent	n/a		
4. Telephone number of contact person	440 / 725-1836		
5. Email address of complainant	lmegensperger@gmail.com		
6. Complainant's relationship to property, if not owner	n/a		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
290 01 000 06 01	1538 STUMPVILLE RD, JEFFERSON 44047		
8. Principal use of property	RESIDENCE		
9. 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
29001 000 06 01	\$ 261,125.00	\$ 375,400.00	\$ 114,275.
10. The requested change in value is justified for the following reasons:			

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date n/a and total cost \$ n/a
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.
 - A substantial improvement was added to the property.
 - The property lost value due to a casualty.
 - Occupancy change of at least 15% had a substantial economic impact on my property.

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 20 March 2024 Complainant or agent [Signature] Title (if agent) n/a

Sworn to and signed in my presence, this 20 day of March year 2024

Notary Mary H. Kiehl Signature
 NOTARY PUBLIC • STATE OF OHIO
 Recorded in Ashtabula County
 My commission expires June 11, 2023

Instructions for Completing DTE 1

DTE 1
Rev. 08/21

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 11. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.



Situs : 1538 STUMPVILLE RD

Map ID: 29-001-00-006-01

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/27/24

CURRENT OWNER
STEADMAN JOHN W JR
EGENSPERGER LYNN

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 006-01
Class A
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
R2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2800		0			
A	S	10000	11.1900	39	0	1	-20	45,390
A	H	10000	1.0000	100	0			13,000
								58,390

Total Acres: 12.47 Legal Acres: 12.47 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,440	58,400	58,400	0	0
Building	110,950	317,000	317,000	0	0
Total	131,390	375,400	375,400	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
2021	44,900	226,500	271,400
2022	44,900	226,500	271,400
2023	58,400	317,000	375,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/11/03	70,000	2-Land And Building	U-Not Validated	0225/1748	SV-Survivorship	STEADMAN JOHN
11/22/02		2-Land And Building	I-Error In Description		ET-Temp Exempt	STEADMAN JOHN

Entrance Information

Date	ID	Entry Code	Source
02/14/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1538 STUMPVILLE RD

Parcel Id: 29-001-00-006-01

LUC: 101

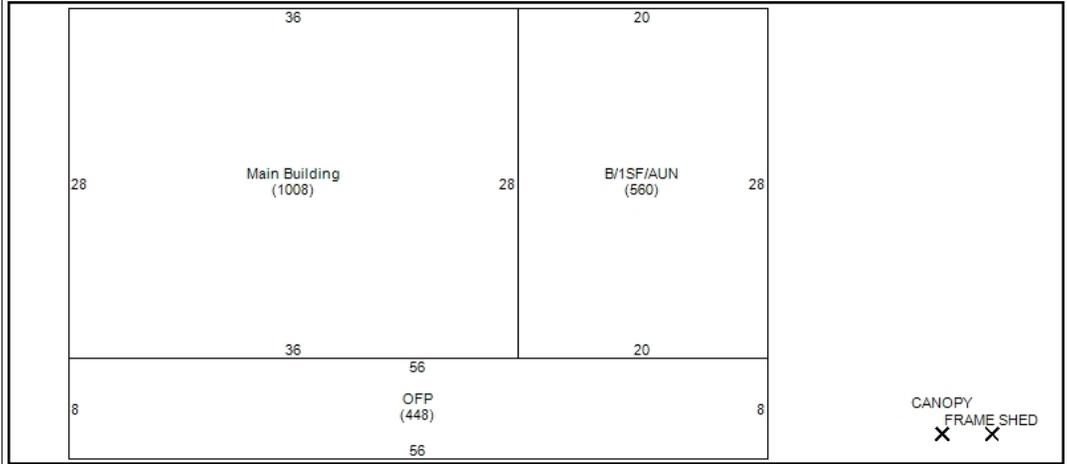
Card: 1 of 2

Tax Year: 2024

Printed: 03/27/24

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 2
Year Built 1982	Half Baths 0
Eff Year Built 1990	Addl. Fixtures 0
Year Remodeled 2001	Total Fixtures 9
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 4-Attic Fully Finished	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
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					1,008						
1			OFF		448						9,400
2			OFF		120						2,500
3	BSM	1SF	AUN		560						36,100
4			WDK		170						1,900

Dwelling Computations

Base Price	70,160	% Good	75
Plumbing	5,600	Market Adj	
Basement	18,170	Functional	
Heating	0	Economic	
Attic	16,850	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	110,780	Additions	37,500
Ground Floor Area	1,008	Dwelling Value	180,390
Total Living Area	1,971		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1990		30x36	1,080	C	1		A				19,700
2	AP2-Pole Bldg	1985		24x24	576	C	1		F				3,900
3	RC2-Canopy	1982		8x16	128	C	1		S				200
4	RS1-Frame Shr	1982		12x16	192	C	1		A				800
5	AP2-Pole Bldg	2004		36x66	2,376	C	1	7	A				20,700

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 : 1538 STUMPVILLE RD

Parcel Id: 29-001-00-006-01

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/27/24

Comments

Number	Code	Status	Comment
1	FLD	DC	19960115 C#01 - RB 11/20/95. #5 HAS LOFT FINISHED OFF AS LIVING AREA AND
2	FLD	DC	19960115 C#01 - LOWER LEVEL FORMER GARAGE CONVERTED TO LIVING AREA WITH
3	FLD	DC	19960115 C#01 - HEAT AND PLUMBING.ONE FULL BATH.
4	FLD	BP	20010814 C#01 - 7/17/01 BP#991615 FOR ADDN 100% FOR 1/1/01
5	FLD	RV	20011217 DC C#01 - PICKED UP ADDN FOR REVAL MADE 2 OF 2 FOR 2ND DWG ON PROPERTY
6	FLD	RV	20011217 DC C#01 - OWN REFUSED MEAS ALL EST

Situs : 1538 STUMPVILLE RD

Parcel Id: 29-001-00-006-01

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/27/24

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Situs : 1538 STUMPVILLE RD

Map ID: 29-001-00-006-01

LUC: 101

Card: 2 of 2

Tax Year: 2024

Printed: 03/27/24

CURRENT OWNER
STEADMAN JOHN W JR
EGENSPERGER LYNN

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 006-01
Class A
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
R2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2800		0			
A	S	10000	11.1900	39	0	1	-20	45,390
A	H	10000	1.0000	100	0			13,000
								58,390

Total Acres: 12.47 Legal Acres: 12.47 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,440	58,400	58,400	0	0
Building	110,950	317,000	317,000	0	0
Total	131,390	375,400	375,400	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
2021	44,900	226,500	271,400
2022	44,900	226,500	271,400
2023	58,400	317,000	375,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/11/03	70,000	2-Land And Building	U-Not Validated	0225/1748	SV-Survivorship	STEADMAN JOHN
11/22/02		2-Land And Building	I-Error In Description		ET-Temp Exempt	STEADMAN JOHN

Entrance Information

Date	ID	Entry Code	Source
02/14/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1538 STUMPVILLE RD

Parcel Id: 29-001-00-006-01

LUC: 101

Card: 2 of 2

Tax Year: 2024

Printed: 03/27/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1985	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 0-No 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 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D-2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0

10	24 OFP (240)	10	36 EFP (360)	10
24	FGR (576)	24	36 Main Building (864)	24
	24		24	12
	10		10	10
	24		12	10

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					864						
1		EFP			360						8,300
2		OFP			240						3,000
3		FGR			576						7,600
4		OFP			240						3,000
5		EFP			120						2,800

Dwelling Computations

Base Price 56,680	% Good 70
Plumbing 800	Market Adj
Basement 0	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 57,480	Additions 17,300
Ground Floor Area 864	
Total Living Area 1,296	Dwelling Value 91,350

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:	

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.

Permanent Parcel: 29-001 000 06 01

OWNER: John W Steadman Jr and Lynn Egensperger

1538 Stumpville Road

Jefferson Ohio 44047

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



Permanent Parcel: 29-001 000 06 01

OWNER: John W Steadman Jr and Lynn Egensperger

1538 Stumpville Road

Jefferson Ohio 44047

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

1985

24' x 24'

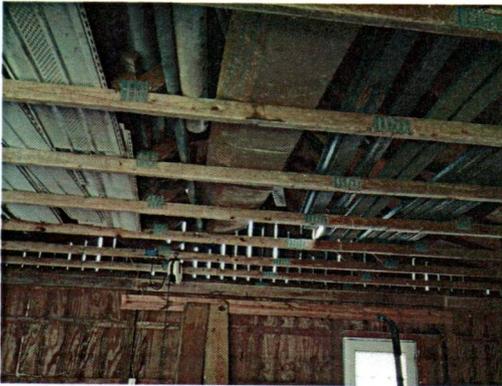
576 SF

Fair Condition

\$3,900 value

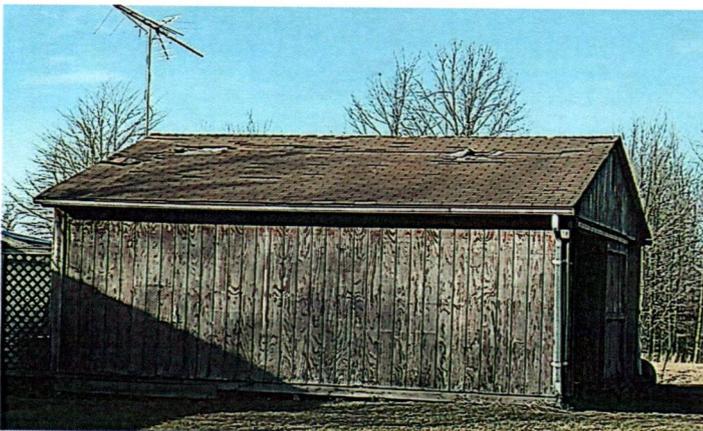
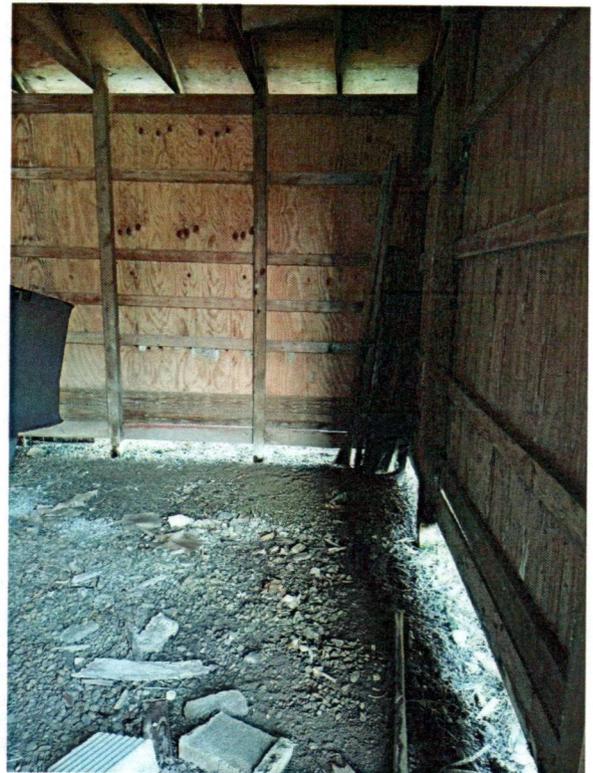
OWNER DISPUTE: The current building condition is POOR, the roof is full of holes and the building is in a state of disrepair. The building has a dirt/gravel floor and no footers. The walls do not even go all the way to the ground. The building was used as a corn crib when there was livestock on the property.. 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



Permanent Parcel: 29-001 000 06 01

OWNER: John W Steadman Jr and Lynn Egensperger

1538 Stumpville Road

Jefferson Ohio 44047

OUTBUILDING 3: County information : Canopy

1982

8' x 16'

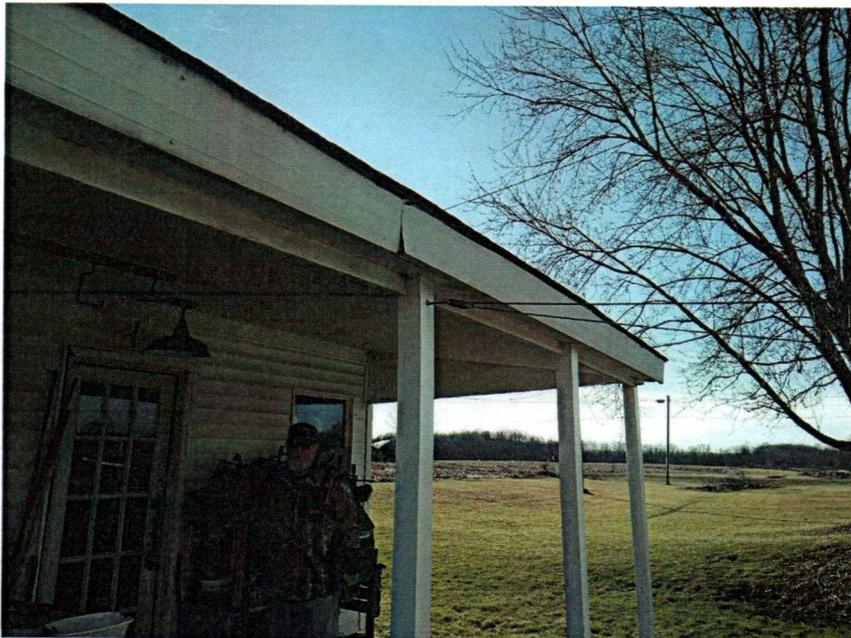
128 SF

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



Permanent Parcel: 29-001 000 06 01

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

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



Permanent Parcel: 29-001 000 06 01

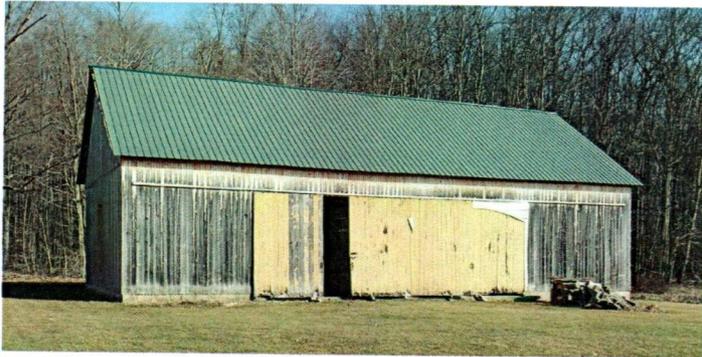
OWNER: John W Steadman Jr and Lynn Egensperger
1538 Stumpville Road
Jefferson Ohio 44047

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



Permanent Parcel: 29-001 000 06 01

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

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



Permanent Parcel: 29-001 000 06 01

OWNER: John W Steadman Jr and Lynn Egensperger

1538 Stumpville Road

Jefferson Ohio 44047

OUTBUILDING 6: County information : Dwelling

1990

30' x 36'

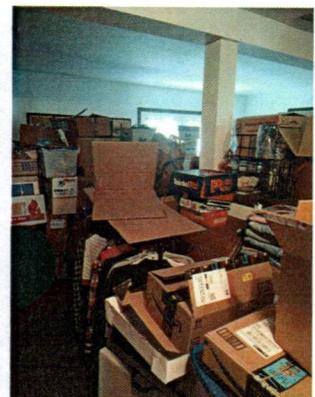
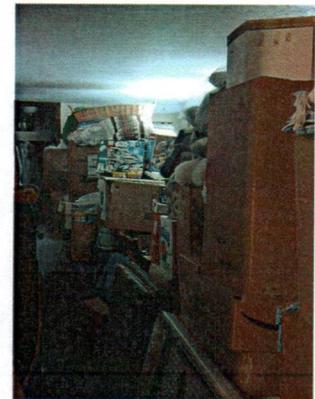
1080 SF

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



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: 2023-0135

May 14, 2024

JOHN W STEADMAN JR
LYNN EGENSBERGER
1538 STUMPVILLE RD
JEFFERSON OH 44047

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

June 12, 2024 at 2:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0135 filed for tax year 2023 by JOHN W STEADMAN JR and described as follows:

Parcel ID(s):

1) 29-001-00-006-01 located at 1538 STUMPVILLE RD, the market value is \$375,400. The market value sought is \$261,125.

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

Steadman

a

PERM	PARCEL	ADDRESS	NAME	ACRE	BLDG VAL	LAND VAL	TOT VALUE	2022 VALUE	% INCR	HSE SQ	2023 O O DEDUCT	DWELLING DWEL VALUE	\$/SF	TAXES YEAR	2022 TAXES	% TAX INCREASE	2022 O O DEDUCT
2900100003-02	1477	HAMPERS		9.18	\$399,700.00	\$50,800.00	\$450,500.00	\$324,600.00	38.7%	1,852	\$125.20	\$338,130.00	\$182.58	\$6,740.94	\$5,227.72	28.90%	\$95.82
290010000305	n/a	MOMINEY		5.17	n/a							n/a		458.34	379.8		
290010000305	1501	JOSH CORNELIUS		2.5	\$149,000.00	\$25,800.00	\$174,800.00	\$126,300.00	38.4%	1,536	\$52.52	\$134,600.00	\$87.63	\$2,617.28	\$2,036.78	28.50%	\$40.44
290010000900	1581	BOB'S OLD CORR		54.93	\$71,500.00	\$151,800.00	\$223,300.00	\$167,800.00	33.1%	864	\$0.00	\$50,180.00	\$58.08	\$2,005.02	n/a		
290010000705	1695	JR TAMMY		9.185	\$268,700.00	\$46,600.00	\$315,300.00	\$265,300.00	18.8%	2,560	\$99.50	\$266,140.00	\$103.96	\$4,708.94	\$4,352.62	8.10%	\$0.00
290010000801	1777	PETTI		9.2	\$114,200.00	\$49,700.00	\$163,900.00	\$119,800.00	36.8%	984	\$35.56	\$77,350.00	\$78.61	\$2,079.24	\$1,543.42	34.70%	\$27.46
290070000100	1817	BONNIE		101.4	\$286,700.00	\$289,800.00	\$576,500.00	\$427,700.00	36.8%	3,778	\$93.78	\$250,070.00	\$66.19	\$5,084.04	\$3,517.08	44.50%	\$71.88
290070000807	2173	HATHY		5	130400	33100	163500	118600		1004	51.14	\$130,400.00	\$129.88	2446.98	\$1,912.12	39.32%	
290070000804		HATHY		5	\$15,400.00	\$26,800.00	\$42,200.00	\$31,600.00		n/a	n/a	n/a		\$651.80	\$526.78		
290010000400		CART		3	\$17,100.00	\$23,500.00	\$40,600.00	\$40,000.00	-1.5%	1,436	\$10.78	\$17,080.00	\$11.89	\$227.68	\$252.40	-10.86%	\$12.16
290010000601	1539	STEADMAN		12.47	\$317,000.00	\$58,400.00	\$375,400.00	\$271,400.00	38.3%	1,971	\$44.24	\$180,390.00	\$91.52	\$5,678.70	\$4,418.62	28.50%	\$34.06
290010000700	1638	CORRIGAN BL		13.13	\$170,800.00	\$59,900.00	\$230,700.00	\$168,100.00	37.2%	2,648	\$0.00	\$150,150.00	\$56.70	\$2,922.54	n/a		
290070001500	1900	DEJAK		88.5	\$333,500.00	\$251,200.00	\$584,700.00	\$431,500.00	35.5%	2,374	\$0.00	\$290,300.00	\$122.28	\$5,983.86	\$4,456.44	34.30%	\$0.00
290070001300	2000	CORKREAN		17.93	\$98,000.00	\$87,100.00	\$185,000.00	\$137,000.00	35.0%	1,632	\$37.40	\$91,840.00	\$56.27	\$2,789.44	\$2,252.16	23.90%	\$0.00
290070000808	2291	MILINSKI		5	\$211,900.00	\$33,100.00	\$245,000.00	\$199,200.00	23%	1680	\$68.14	\$178,050.00	\$105.98	\$3,670.60	\$3,209.96	14.40%	
290070001200	2042	JOHNSTON		28.27	\$267,500.00	\$82,900.00	\$350,400.00	\$254,800.00	37.5%	2,422	\$94.54	\$225,040.00	\$92.91	\$3,646.96	\$2,550.90	42.90%	\$72.44
290070000900	2330	WILSON		1	\$133,400.00	\$12,600.00	\$146,000.00	\$105,000.00	39%	1020	45.14	\$114,070.00	\$111.83	\$2,186.44	\$1,694.08	29%	
290070000201	1967	HAMSKI		37.3	\$124,300.00	\$106,300.00	\$230,600.00	\$170,600.00	35%	1680	46.58	\$117,630.00	\$70.02	\$2,698.52	\$1,941.76	39%	
290070000700	2041	DRESNIK								2041		\$138,180.00	\$67.70				
290070000600	2045	TOBIE								1464		\$114,900.00	\$78.48				
290010000309	1318	THEIL KUPER		4.99	\$279,000.00	\$33,700.00	\$313,600.00	\$201,400.00	55.7%	1,522	\$0.00	\$166,610.00	\$109.47	\$4,782.78	\$3,306.36	44.60%	\$0.00
290020001100	HOLCOMB	GINNARD		36.67	\$160,000.00	\$104,500.00	\$264,500.00	\$194,700.00	35.9%	2,364	\$60.74	\$157,400.00	\$66.58	\$2,843.96	\$2,150.32	32.20%	\$46.64 30%
260350003300	DORSET RD -	BOWMAN								1972		\$148,190.00	\$75.15				
90250000106	SR 193	RUDY								2918		\$180,150.00	\$61.74				
590030001200	SR 193	ELI								2664		\$162,150.00	\$60.87				
290160001600	1333	FOOTVILLE		2.47						1776		\$106,640.00	\$60.05				
290270000100	1313	FOOTVILLE		2.48						1344		\$114,090.00	\$84.89				
290270000200	1293	FOOTVILLE		2.56						1456		\$117,360.00	\$80.60				0
290270000300	1275	FOOTVILLE		2.64						1512		\$134,150.00	\$88.72				
290270000500	1231	FOOTVILLE		2.79						1344		\$101,920.00	\$75.83				

Steadman 1/3

STUMPVILLE RD OUTBUILDING COMPARABLES

W=west side of Street

PERM	PARC #	ACRES	NAME	ADDRESS	DWELL	OUT-BLDS	YEAR	SIZE	SQ FT	CONDITION	VALUE	CAUV		
W1	290010000302	9.18	HAMPERS	1477	Y	Y-1	2016	4S MTL POLE 58X76	4408	AVG	\$61,600	N	\$14	
W2	290010000305	2.5	CORNELIUS	1505	Y	Y-1	1996	4S MTL POLE 30X64	1920	FAIR	\$14,400	N	\$8	
W3	290010000310	5.17	MONINEY	N/A	N	N								
W4	290010000900	54.93	CORRIGAN B	1581	Y	Y-6	1985	4S MTL POLE 54X70	3780	FAIR	\$14,800	Y	\$4	
							1985	STL GRAIN BIN 20X18	5252	POOR	\$0			
							1985	STL GRAIN BIN 12X12	1696	POOR	\$0			
							1900	CANOPY 12X36	432	S	\$200		\$0	
							1900	FLAT BARN 36X68	2448	POOR	\$6,200		\$3 BARN	
							1970	WD CORN CRIB 0X0	1	S	\$100			
W5	290010000703	9.8	CORRIGAN B	N/A	N	N						Y		
W6	290010000701	9.596	INGALL	N/A	N	N						Y		
W7	290010000702	9.39	INGALL	N/A	N	Y		MTL POLE 44 X 48	2112	AVG	\$25,400	N	\$12	
W8	290010000705	9.185	MISINEC	1695	Y	Y	2022	POLE 3 SIDED 21 X 16	336	FAIR	\$2,600	N	\$8	
W9	290010000801	9.2	PETTI	1777	Y	Y	1977	DET GAR 24X24	576	AVG	\$9,500		\$16	
							2016	DET GAR 30X36	1080	AVG	\$27,300		\$25	
W10	290070000100	101.4	MUNZ	1817	Y	Y-5	1982	DET GAR 24 X 30	720	AVG	\$12,600	Y	\$18	
							1960	FLAT BARN 38 X 53	2128	AVG	\$11,000		\$5 BARN	
							1990	SHED 12 X 12	144	S	\$500		\$3	
							1960	MTL POLE BLD 24 X 28	672	POOR	\$1,400		\$2	
							2001	CABIN 20 X 24	480	AVG	\$11,100		\$23	
W11	290070000200	50.905	HAMSKI	N/A	N	N						Y		
W12	290070000201	37.345	HAMSKI	1967	Y	Y-1	1981	4 S CLSD MTL POLE BLDG	40 X 48	1920	AVG	\$6,700		\$3 BARN
								4 CLOSED SIDED WD						
W13	290070000500	6.134	FRANCHINA	1970	N	Y-4	1956	POLE ?	4786	FAIR	\$5,400	COMMERCIAL	\$1	

Steadman 2/3

							1966	4 SIDED WD CLOSED POLE	104x40	4160	UN SOUND	\$0		
							1969	LEAN TO	104x18	1872	UN SOUND	\$0.00		
							1978	4 SIDED MTL POLE CLSD	70x60	4200	FAIR	\$8,700.00		
W14	290070000700	3.06	DRESNICK	2041	Y	N							N	
W15	290070000600	2.06	TOBIE	2045	Y	Y-2	1985	FR SHED	10 X 12	120	S	\$300.00	N	\$2.50
							2021	DET GAR	28 X 30	840	AVG	\$17,400.00		\$20.71
W16	290070000801	3.41	CHAYKOSKY	N/A	N	N							N	
W17	290070000805	2.76	NEMEROVSKY	2109	Y	Y-3	1997	DET GAR	24 X 24	576	AVG	\$12,100.00	N	\$21.01
							2004	SHELTER OPEN	16 X 20	320	AVG	\$1,900.00		\$5.94
							2019		28 X 40	1120	AVG	\$28,300.00		\$25.27
W18	290070000806	2.75	NEMEROVSKY	N/A	N	N							N	
W19	290070000802	2.76	BRAND,JASON	2157	Y	Y-1	1997	DET GAR	32 X 40	1280	AVG	\$24,900.00	N	\$19.45
W20	290070000807	5	HATHY	2173	Y	N								
W21	290070000804	5	HATHY	2173	N	Y	1996	4 SIDED CLSD MTL POLE	36 X 60	2160	AVG	\$15,400	N	\$7 BARN
W22	290070000803	5	BRADY	2241	Y	Y-1	1996	DET GAR	24 X 24	576	AVG	\$12,100	N	\$21
W23	290070000810	5	FORRISTAL	2279	N	N							N	
W24	290070000808	5	MILINSKI	2291	Y	Y-1	2006	DET GAR	32 X 48	1536	AVG	\$33,800	N	\$22
FR	290070000809	13	CHAYKOSKY	1429 F.R.	N	Y-1	1997	4 SIDE CLSD MTL POLE	24 X 48	1153	FAIR	\$8,700	Y	\$8
E01	290010000311	9.3	ELLIOT	N/A	N	N							N	
E02	290010000400	3	CART	1520	Y	Y-1	1111			0		\$0	N	
E03	290010000300	12.28	REUSCHLING	1482	N	N							N	
E04	290010000601	12.47	STEADMAN	1538	Y	Y-4	1990	DET GARAGE	30 X 36	1080	AVG	\$19,700	N	\$18
							1985	4 SIDE CLSE POLE	24 X 24	576	FAIR	\$3,900	CORN CRIB	\$7
							1982	CANOPY	8 X 16	128	S	\$200		\$2

E = East side of street

Steadman 3/3

Parcel ID	Address	Area	Owner	Year	Condition	Structure	Size	Value	Notes
				1982		FRAME UTIL SHED	12 X 16	192	AVG \$800 LITTLE BLDG
				2004		4 SIDE CLSD POLE	36 X 66	2376	AVG \$20,700 BARN
E05	290010000600	10.14	CORRIGAN	N/A	N				Y
E06	290010000602	13.34	CORRIGAN	N/A	N				Y
E07	290010000700	13.13	CORRIGAN BL	1638	Y	Y-8			
				1950		DET GARAGE		240	\$3,400 Y \$14
				1950		POULTRY HSE		168	\$600 \$4
				1950		LEAN TO		320	\$300 \$1
				1950		STAVE		0	\$0
				1950		MILK HSE		120	\$200 \$2
				1950		FLAT BARN		3200	\$11,500 (\$4) BARN
				1950		FLAT BARN		504	\$3,300 \$7
				1950		LEAN TO		1488	\$1,300 \$1
E08	290010000704	116.5	CORRIGAN	1647	N	Y-1			
E09	290010000800	83.3	YODER	N/A	N	N			Y
E10	290070001500	88.5	DEJAK	1900	Y	Y-2			
				2005		4 SIDE CLSD MTL POLE	60 X 80	4800	AVG \$40,700 Y \$8
				2005		1S LEAN TO	12 X 60	720	AVG \$2,500 \$3
E11	290070001300	17.93	CORKREAN	2000	Y	Y			
				1960		4SD CLSD MTL	30 X 60	1800	AVG \$5,300 \$3
				1960		LEAN TO	6X24	144	AVG \$200 \$1
				1985		PAVILION	12X30	360	S \$700 \$2
E12	290070001200	28.27	JOHNSTON	2042	Y	Y-7			
				1111		BANK BARN	40X50	2000	FAIR \$12,100 Y (\$6) BARN
				1990		FR SHED	10X12	120	S \$400 \$3
				1111		FR SHED	0X0	1	S \$0 \$0
				1111		FR SHED	0X0	1	S \$0 \$0
				2006		DET GAR	32X30	960	AVG \$27,200 \$28
				2006		LEAN TO 1S	12X30	360	AVG \$1,400 \$4
				2006		LEAN TO 1S	12X30	360	AVG \$1,400 \$4
E13	290070001201	100	SPRINGER F	N/A	N	N			Y
E14	290070001100	1	TRYON	N/A	N	N			N
E15	290070001000	46.9	WILSON	N/A	N	N			Y
E16	290070000900	1	WILSON	1020	Y	Y-2			
				1988		DET GAR	24X30	720	AVERAGE \$13,600 \$19
				1990		DET GAR	14X24	336	\$5,700 \$17

\$4 → 2,00
\$9 → 4,50

(4) BARN

(6) BARN

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0135, JOHN W STEADMAN JR is being recorded and the date is 6/12/2024.

Board Members

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

Others present:

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

John W. Steadman Jr. & Lynn Egensperger, owners

Complainant Seeks: \$261125

Subject Parcel: 290010000601

Auditor Value: \$375400

Hearing No # 11

HEARING MINUTES

BOR Case: 2023-0135

Owner Name: JOHN W STEADMAN JR

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review data and condition of outbuildings

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Discher-

Motion therefore: Passed Failed

Decision Date: 6/12/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 11

NON-HEARING MINUTES

BOR Case: 2023-0135

Case Name: JOHN W STEADMAN JR

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$261125

Subject Parcel: 290010000601

Auditor Value: \$375400

NON-HEARING MINUTES

BOR Case: 2023-0135

Owner Name: JOHN W STEADMAN JR

Board Action

Motion to: Agree Set Value \$321,400

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review and owner testimony adjust condition of outbuildings. Dwelling card 2

change to 1 story with unfinished attic, functional 75% for no heat, condition to fair. Adjust

OBY #1 CDU to fair, grade D; OBY #2 CDU to poor, grade D; OBY #5 grade to D.

Was Made by: David

2nd by: Alex

Roll: Thomas=yes/Iarocci=yes/Discher-not present

Motion therefore: Passed Failed

Decision Date: 6/27/24

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: 2023-0135

JOHN W STEADMAN JR
 LYNN EGENSPERGER
 1538 STUMPVILLE RD
 JEFFERSON OH 44047

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
29-001-00-006-01	101-GRAIN GEN FARM	29-LENOX TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$58,400	\$317,000	\$375,400	
Adjustment:	\$0	-\$54,000	-\$54,000	
New Value:	\$58,400	\$263,000	\$321,400	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$321,400 ADJUSTING CONDITIONS OF OUTBUILDINGS				



Board of Revision