

Tax year 2023 BOR no. 0141
 County Ashtabula Date received _____

FILED ON
 DTE 1
 Rev. 08/21
MAR 25 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	Joshua J. Haffa	8381 Stanhope Kelloggsville Rd	
2. Complainant if not owner		Williamsfield Ohio 44093	
3. Complainant's agent			
4. Telephone number of contact person	(440) 759-4129		
5. Email address of complainant	joshuahaffa@yahoo.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
600200000601	8381 Stanhope Kelloggsville Rd		
	Williamsfield Ohio 44093		
8. Principal use of property	Homestead		
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
600200000601	130,000	192,800	
10. The requested change in value is justified for the following reasons: The property was revalued during hyperinflation and during a housing shortage due to covid-19. Prior to both of those events my property was never valued higher then 118000 up until 2020. No way I can sell my property of anything near what the county has it valued at.			

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 _____ and total cost \$ _____ .
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.
 - 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.

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 03/25/2024 Complainant or agent Joshua J Haffa Title (if agent) _____
 Signature

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 : 8381 STANHOPE KELLOGGSVILLE RD

Map ID: 60-020-00-006-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/27/24

CURRENT OWNER
HAFFA JOSHUA J
8381 STNHPE-KELOGSVLE RD
WILLIAMSFIELD OH 44093

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 020-00 006-01
Class Residential
Living Units 1
Neighborhood 10000
District
Zoning
Alternate Id



600200000601 05/30/2013

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
PART OF SEC 20

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2400		0			
A	S	9500	3.7890	58	0	1	-10	24,430
A	H	9500	1.0000	100	0	1		12,350
								36,780

Total Acres: 5.029 Legal Acres: 5.03 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,880	36,800	36,800	0	0
Building	54,600	156,000	156,000	0	0
Total	67,480	192,800	192,800	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	28,300	111,300	139,600
2021	28,300	111,300	139,600
2022	28,300	111,300	139,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/12/03	72,900	2-Land And Building	U-Not Validated	0227/0672	WD-Warranty Deed	

Entrance Information

Date	ID	Entry Code	Source
03/05/14	MJB	6-Occupant Not Home	3-Other
03/07/14	MJB	6-Occupant Not Home	3-Other
07/23/14	MJB	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 8381 STANHOPE KELLOGGSVILLE RD

Parcel Id: 60-020-00-006-01

LUC: 511

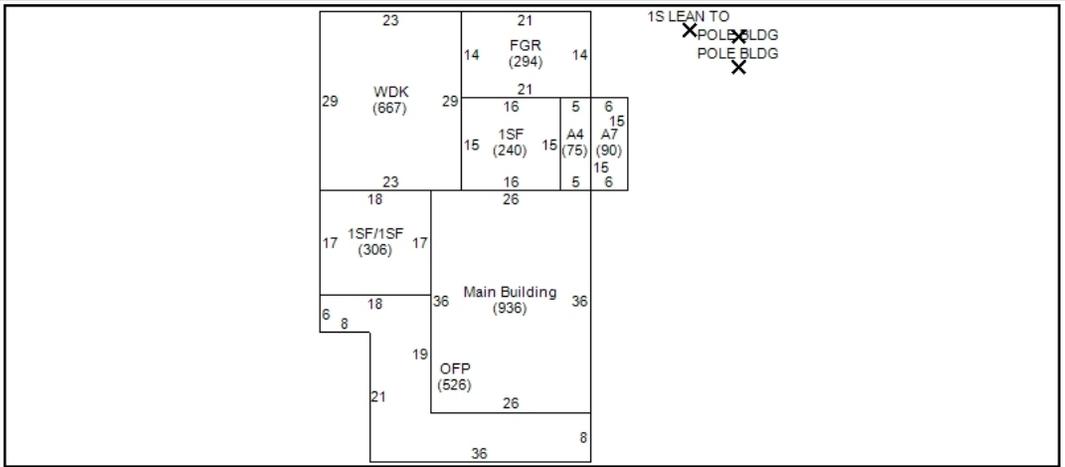
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 05-Old Style	Full Baths 1
Year Built 1900	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled 2013	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	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 G-Good 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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% 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					936						
1		1SF	1SF		306						23,600
2		1SF			240						10,900
3		FGR			294						6,100
4		EFP			75						2,700
5		WDK			667						7,200
6		OFF			526						10,500
7		WDK			90						1,000

Dwelling Computations

Base Price 94,560	% Good 55
Plumbing 1,300	Market Adj
Basement 15,150	Functional
Heating 0	Economic 100
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 111,010	Additions 34,300
Ground Floor Area 936	
Total Living Area 2,256	Dwelling Value 141,960

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	1998		30x40	1,200	C	1		A				10,000
2	AP1-Pole Bldg	1111		30x40	1,200	C	1		S				1,000
3	AL1-1s Lean Tr	1111		16x40	640	C	1		S				200
4	AP1-Pole Bldg	1985		x	424	C	1		P				2,800

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 : 8381 STANHOPE KELLOGGSVILLE RD
Parcel Id: 60-020-00-006-01
LUC: 511
Card: 1 of 1
Tax Year: 2023
Printed: 03/27/24
Comments

Number	Code	Status	Comment
11	FLD	NC	DWG REHAB 100% 1-1-19.
10	FLD	RV	DWLG REHAB 100% AS OF 5/4/19 REMOVE % COMP & ADJUST VALUE
9	FLD	MI	NO CHG TO 306SQFT AREA 1-1-18, RECK 2019.
8	FLD	MI	NO FINISH TO 306SF AREA 1-1-17; RECK 2018.
7	FLD	NC	OFP, WDDKS & EFP 100% 1-1-16. UNABLE TO VERIFY COMPLETION OF 2SFR; RECK 2017.
6	FLD	NC	7-23-14 MJB-NC14 2ND FLR ADDN 306 SF/INT/EXT REHAB/EFP/WDK 50% 1/1/14.RECK 2015
5	FLD	RV	3-5-14 MJB-RECHECK 2014 NC FOR NEW ADDITION ON DWELLING.
1	FLD	RV	20020417 DC C#01 - BARN,MILK HSE,LEAN TO,SILO RAZED PICKED UP POLE BLDG FOR
2	FLD	RV	20020417 DC C#01 - REVAL
3	OFC	NS	20030613 TML C#01 - SPLIT 5.0294 ACRES FROM 60-020-00-006-00 ON 6/12/2003
4	OFC	NS	20030613 TML C#01 - ALL BUILDINGS GO WITH SPLIT CONVEY # 2197

Situs : 8381 STANHOPE KELLOGGSVILLE RD

Parcel Id: 60-020-00-006-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/27/24

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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: 2023-0141

June 11 2024

JOSHUA J. HAFFA
8381 STANHOPE KELLOGGSVILLE RD
WILLIAMSFIELD OH 44093

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

July 10, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0141 filed for tax year 2023 by JOSHUA J. HAFFA and described as follows:

Parcel ID(s):

1) 60-020-00-006-01 located at 8381 STANHOPE KELLOGGSVILLE RD, the market value is \$192,800. The market value sought is \$130,000.

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

within 3 miles of me

Building Value

S-K

8440 \$ 33,500

8846 \$ 30,000

8332 \$ 17,200

8154 \$ 33,800

8531 \$ 76,800

7961 \$ 62,700

Tide Rd

5528 \$ 20,000

Creek Rd

7981 \$ 84,100

7909 \$ 36,800

8267 \$ 66,300

322

4826 \$ 73,600

5422 \$ 42,900

old salt

7974 \$ 83,800

8450 \$ 36,200

8788 \$ 76,200

within 5 miles

Homes sold NEAR ME

SIMILAR Age & SIZE

Sold JUNE 10th 2024

6738 Pymatung LAKE Rd

1900 Y 2AC 1880 SF \$ 128,900

Sold APRIL 15th 2024

6719 Busnell Campbell Rd

1900 Y 4.6 AC 2200 SF \$ 110,000

Sold APRIL 17th 2024

8947 WARREN Meadville

1890 Y 3.1 AC 1270 SF \$ 90,000

VALUE COUNTY WEB

8337 \$ 47,800 \$ 100,611

8381 \$ 192,800 \$ 134,000

8483 \$ 129,000 \$ 175,656

within 1 mile of me

8381 2256 SF 5A \$ 192,800

8483 2452 SF 3A \$ 129,000

8573 2688 SF 177A \$ 200,100

8494 2200 SF 19A \$ 252,000

8056 2028 SF 5A \$ 125,300

Property Value

5528 Tide 4.9A \$ 27,200

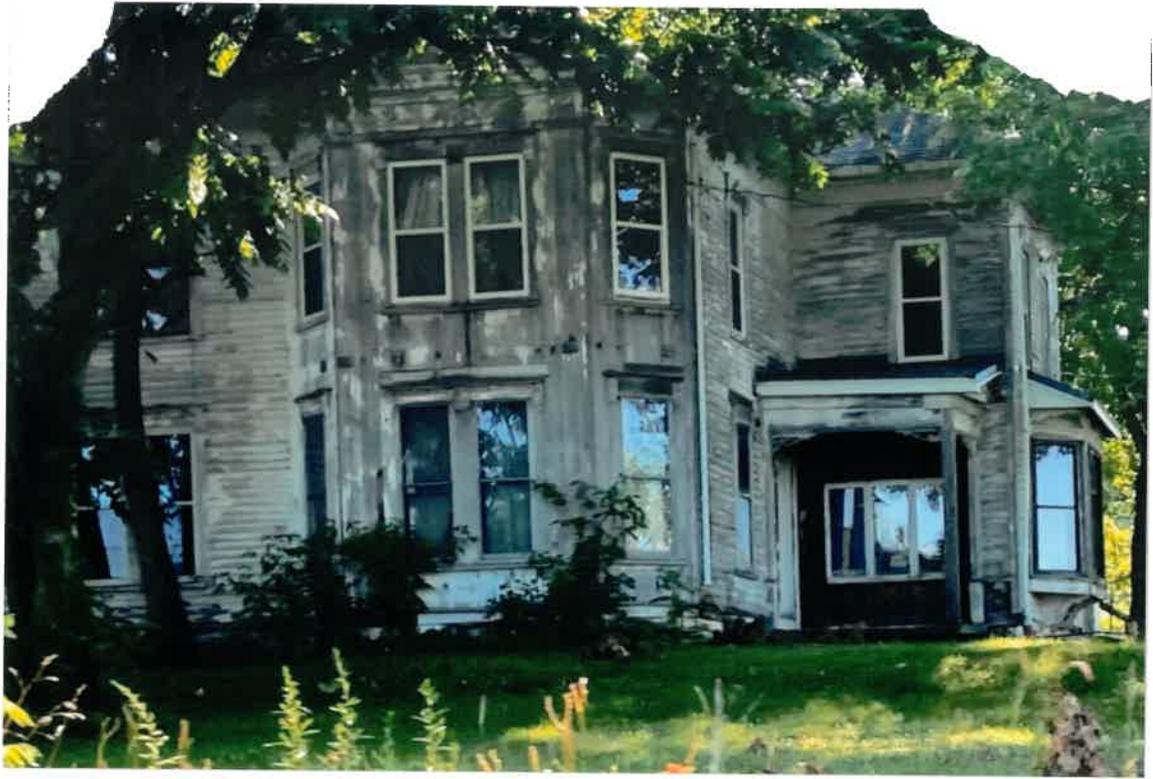
5208 322 5.08A \$ 28,700

8381 S-K 5.03A \$ 36,800

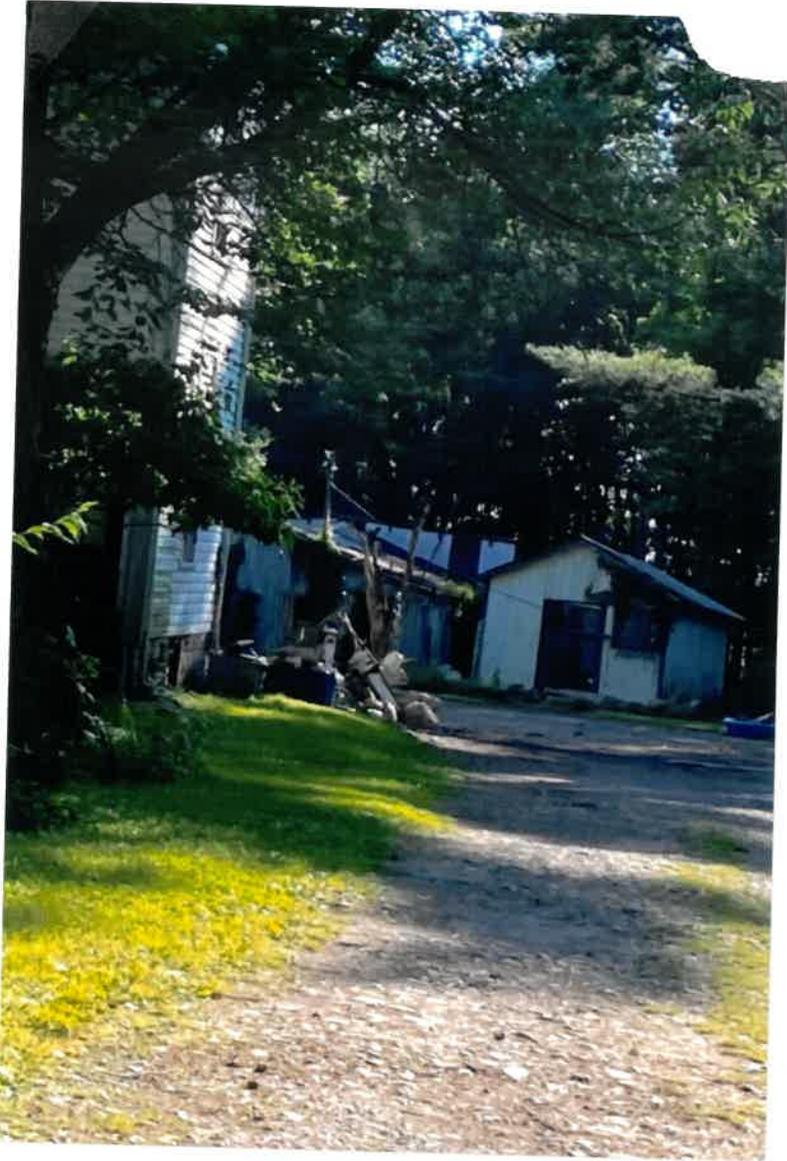


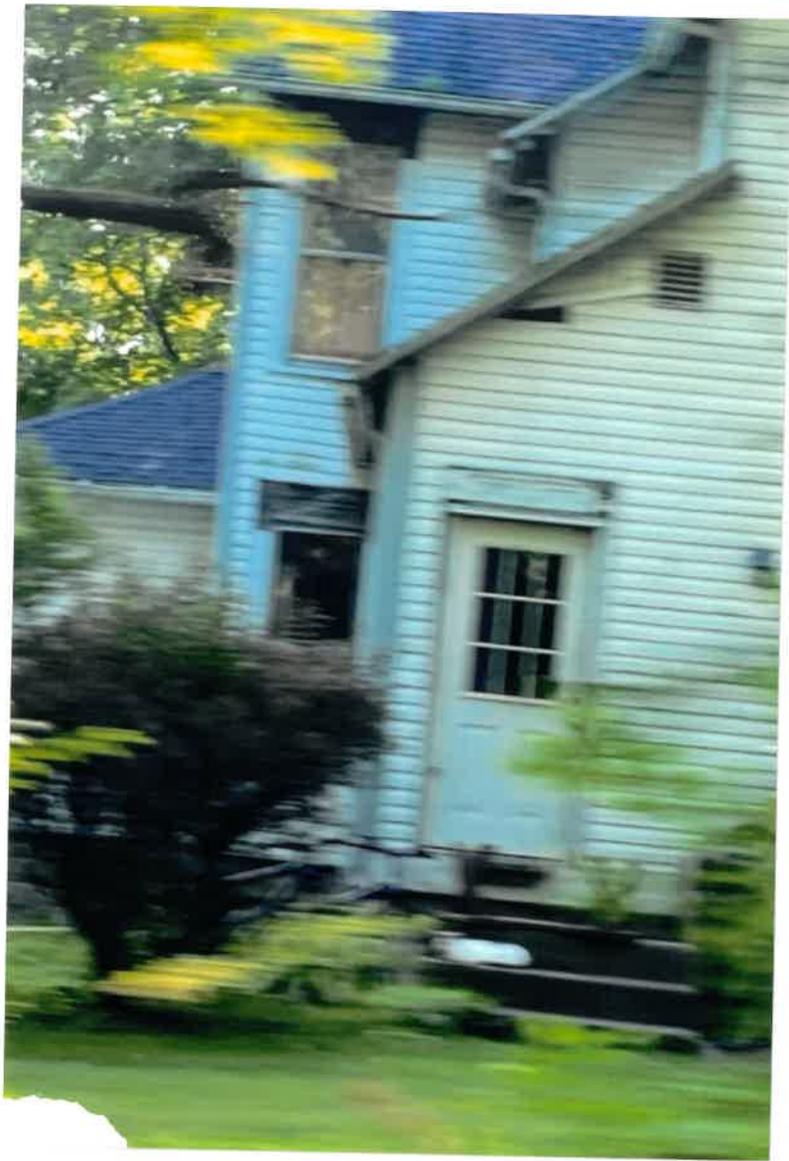


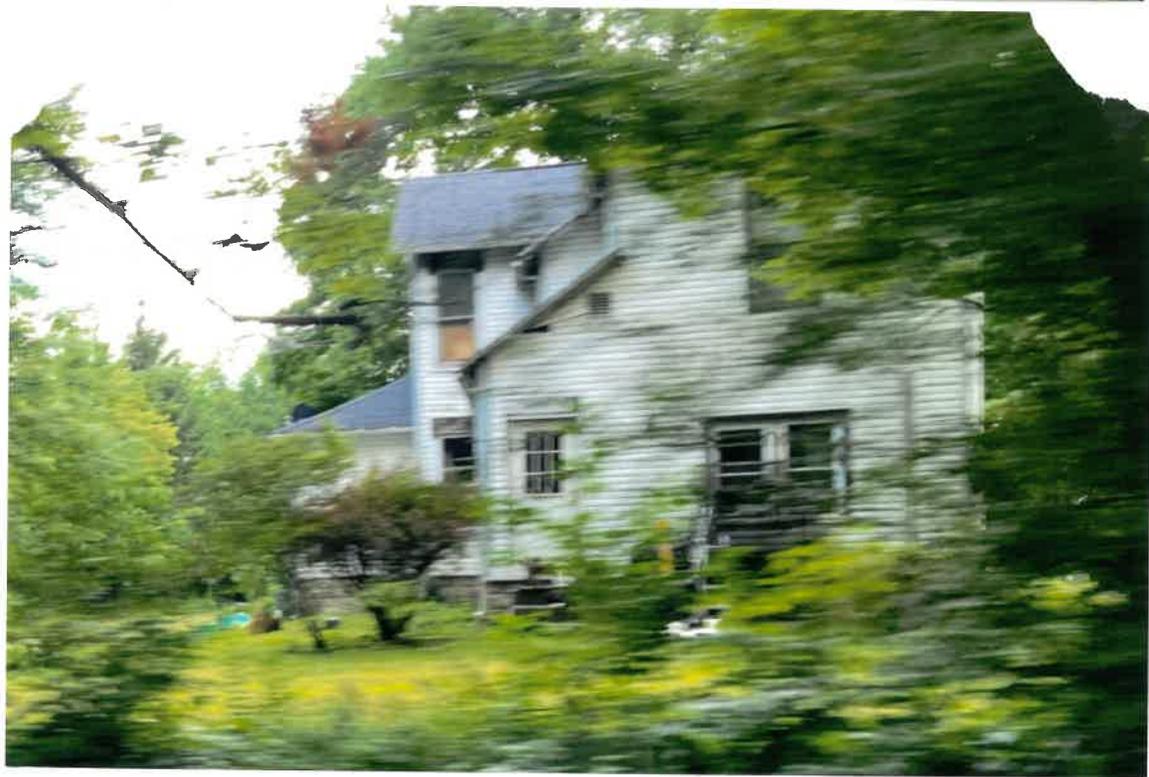
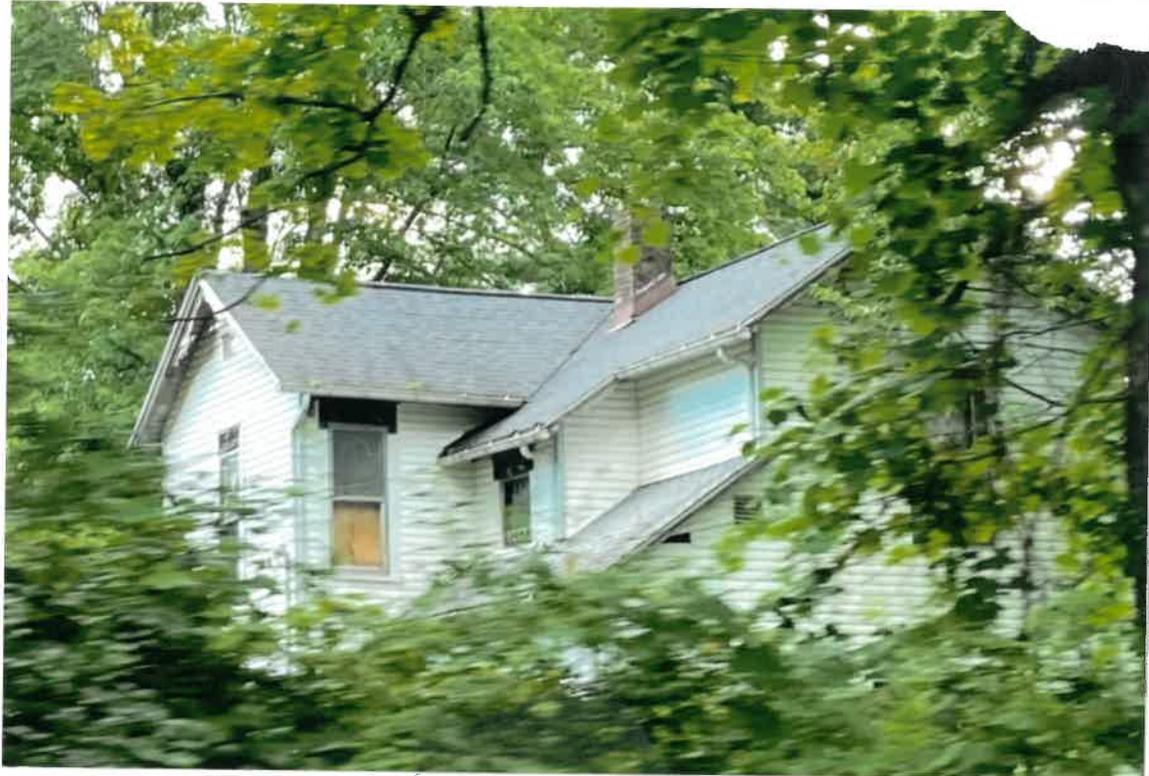












HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0141, JOSHUA J. HAFFA is being recorded and the date is 7/10/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Joshua Haffa, owner

Complainant Seeks: \$130,000

Subject Parcel: 600200000601

Auditor Value: \$192,800

Hearing No # 6

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: 2023-0141

JOSHUA J. HAFFA
 8381 STANHOPE KELLOGGSVILLE RD
 WILLIAMSFIELD OH 44093

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
60-020-00-006-01	511-1FMLY UNPL 0-9	60-WILLMSFLD TWP-PYMATU VAL LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$36,800	\$156,000	\$192,800		
Adjustment:	\$0	-\$15,700	-\$15,700		
New Value:	\$36,800	\$140,300	\$177,100		
RESULT: VALUE DECREASE. SET VALUE AT \$177,100 BASED ON ADJUSTING CONDITION PER OWNER TESTIMONY					



Board of Revision