

188

Tax year 2023 BOR no. 0212 FILED ON MAR 26 2024  
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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Ralph C Smith	7098 Hayes Road, Andover, Ohio 44003	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number of contact person	(440) 668-4717		
5. Email address of complainant			
6. Complainant's relationship to property, if not owner	Owner		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
<u>59-007-00-009-00</u>	7098 Hayes Road, Andover Oh 44003		
<u>59-004-00-002-00</u>	<u>7098-6968</u> Hayes Road, Andover Oh 44003		<u>6968</u>
<u>59-004-00-068-00</u>			
8. Principal use of property	<u>agricultural/farming</u>		
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
<u>59-004-00-008-00</u>	<u>\$210,700.00</u>	<u>\$210,700.00</u>	<u>\$63,200.00</u>
<u>59-004-00-001-00</u>	<u>\$149,700.00</u>	<u>\$149,700.00</u>	<u>\$44,900.00</u>
<u>59-004-00-027-07</u>	<u>\$22,000.00</u>	<u>\$22,000.00</u>	<u>\$6,600.00</u>
10. The requested change in value is justified for the following reasons: <u>land is highly erodible or wetlands. Buildings in poor repair.</u>			

- 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 25 Mar 2024 Complainant or agent Ralph C Smith Signature Title (if agent) \_\_\_\_\_

Tax year 2023 BOR no. 0218  
County Ashtabula Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Ralph C. Smith	7098 Hayes Rd., Andover, OH 44003	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person			
(440) 668 - 4717			
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	
59-004-00-001-00		7098 Hayes Road, Andover, OH 44003	
59-014-00-027-07		7098 Hayes Rd	
7. Principal use of property <u>agricultural/farming</u>			
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 #
59-007-00-009-00	\$406,424.00	\$442,400.00	\$121,900.00
59-004-00-002-00	\$315,500.00	\$315,500.00	\$100,200.00
<del>59-004-00-008-00</del>	<del>\$210,700.00</del>	<del>\$210,700.00</del>	<del>\$63,200.00</del>
9. The requested change in value is justified for the following reasons: <u>Land is highly erodible or wetlands. Buildings in poor repair.</u>			

10. 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 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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_ .

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

**Situs : HAYES RD**

**Map ID: 59-004-00-001-00**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SMITH RALPH C  
SMITH KATHLEEN A  
6968 HAYES RD RT 1  
ANDOVER OH 44003  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 004-00 001-00  
Class A  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
14 & 15  
CAUV # 200

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.8500		0			
A	S	9500	74.1500	25	0	1	-15	194,600
								194,600

Total Acres: 75      Legal Acres: 75.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	9,770	194,600	194,600	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	9,770	194,600	194,600	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	149,700		149,700
2021	149,700		149,700
2022	149,700		149,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/24/14	300,000		E-Exempt Conveyance (Sale Price O		SV-Survivorship	SMITH GERTRUDE L
01/13/98		2-Land And Building			ET-Temp Exempt	SMITH LEROY C

**Entrance Information**

Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : HAYES RD

Parcel Id: 59-004-00-001-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**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 <sup>0</sup>
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 : 6968 HAYES RD**

**Map ID: 59-004-00-002-00**

**LUC: 111**

**Card: 1 of 2**

**Tax Year: 2023**

**Printed: 04/01/24**

CURRENT OWNER	
SMITH RALPH C SMITH KATHLEEN A 6968 HAYES RD RT 1 ANDOVER OH 44003	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	004-00 002-00
Class	A
Living Units	1
Neighborhood	12500
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> 12 & 13 CAUV # 200	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.4300		0			
A	S	9500	117.3600	25	0	1	-10	326,110
A	H	9500	1.0000	100	0			12,350
								338,460
Total Acres: 119.79		Legal Acres: 119.79		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	32,820	338,500	338,500	0	0
<b>Building</b>	27,020	77,200	77,200	0	0
<b>Total</b>	59,840	415,700	415,700	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	260,400	55,100	315,500
2021	260,400	55,100	315,500
2022	260,400	55,100	315,500

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/24/14	300,000		E-Exempt Conveyance (Sale Price O		SV-Survivorship	SMITH GERTRUDE L
01/13/98		2-Land And Building			ET-Temp Exempt	SMITH LEROY C

Entrance Information			
Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6968 HAYES RD

Parcel Id: 59-004-00-002-00

LUC: 111

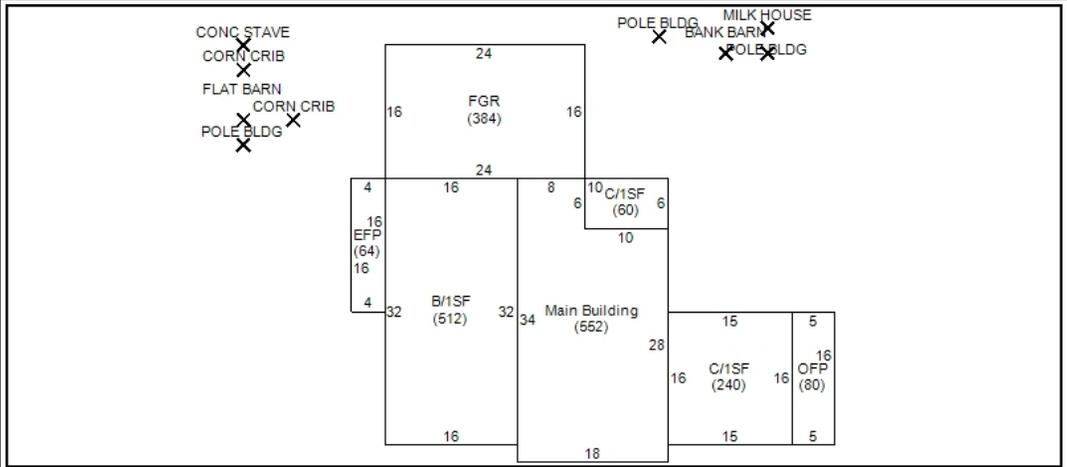
Card: 1 of 2

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<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> 1870	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<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> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> P-Poor 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-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> P--POOR -	<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					552						
1	BSM	1SF			512						29,400
2		EFP			64						2,300
3		FGR			384						8,000
4	CSP	1SF			60						3,000
5	CSP	1SF			240						12,000
6		OFF			80						1,600

**Dwelling Computations**

<b>Base Price</b>	77,470	<b>% Good</b>	15
<b>Plumbing</b>	4,000	<b>Market Adj</b>	
<b>Basement</b>	11,850	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	97,320	<b>Additions</b>	8,400
<b>Ground Floor Area</b>	552	<b>Dwelling Value</b>	34,510
<b>Total Living Area</b>	1,916		

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP3-Pole Bldg	1976		20x36	720	C	1		F				2,200
2	AB2-Flat Barn	1111		30x36	1,080	C	1		P				3,400
3	AC1-Corn Crib	1982		0x0	1	C	1		S				100
4	AC1-Corn Crib	1982		0x0	1	C	1		S				100
5	AS1-Conc Stav	1968		18x50	900	C	1		F				2,000
6	AP1-Pole Bldg	1985		16x40	640	C	1		F				4,100
7	AB1-Bank Barn	1111		40x100	4,000	C	1		F				21,700
8	AP1-Pole Bldg	1975		12x60	720	C	1		F				2,900
9	AM1-Milk Hous	1920		16x18	288	C	1		S				500

**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**

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

**Situs : 6968 HAYES RD****Parcel Id: 59-004-00-002-00****LUC: 111****Card: 1 of 2****Tax Year: 2023****Printed: 04/01/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	OFC	RV	MH, WS REMOVED
1	FLD	RV	20011203 JM C#01 - M/H VACANT
2	FLD	RV	20080116 DC C#01 - ELECTRIC WORK NVC FOR 1/1/08

**Situs : 6968 HAYES RD****Parcel Id: 59-004-00-002-00****LUC: 111****Card: 1 of 2****Tax Year: 2023****Printed: 04/01/24**

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**Situs : 6968 HAYES RD**

**Map ID: 59-004-00-002-00**

**LUC: 111**

**Card: 2 of 2**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SMITH RALPH C  
SMITH KATHLEEN A  
6968 HAYES RD RT 1  
ANDOVER OH 44003  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 004-00 002-00  
Class A  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
12 & 13  
CAUV # 200

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.4300		0			
A	S	9500	117.3600	25	0	1	-10	326,110
A	H	9500	1.0000	100	0			12,350
								338,460

Total Acres: 119.79      Legal Acres: 119.79      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	32,820	338,500	338,500	0	0
<b>Building</b>	27,020	77,200	77,200	0	0
<b>Total</b>	59,840	415,700	415,700	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	260,400	55,100	315,500
2021	260,400	55,100	315,500
2022	260,400	55,100	315,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/24/14	300,000		E-Exempt Conveyance (Sale Price O		SV-Survivorship	SMITH GERTRUDE L
01/13/98		2-Land And Building			ET-Temp Exempt	SMITH LEROY C

**Entrance Information**

Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 6968 HAYES RD

Parcel Id: 59-004-00-002-00

LUC: 111

Card: 2 of 2

Tax Year: 2023

Printed: 04/01/24

**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 <sup>0</sup>
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
2	AP1-Pole Bldg	1982		30x48	1,440	C	1		F				5,700

**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 : HAYES RD**

**Map ID: 59-004-00-008-00**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SMITH RALPH C  
SMITH KATHLEEN A  
6968 HAYES RD RT 1  
ANDOVER OH 44003  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 004-00 008-00  
Class A  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
7, 14 & 15  
CAUV # 200

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	9500	104.3760	25	0	1	-15	273,920
A	0	0	1.2640		0			
								273,920

Total Acres: 105.64      Legal Acres: 105.64      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	19,620	273,900	273,900	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	19,620	273,900	273,900	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	210,700		210,700
2021	210,700		210,700
2022	210,700		210,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/24/14	300,000		E-Exempt Conveyance (Sale Price O		SV-Survivorship	SMITH GERTRUDE L
01/13/98		2-Land And Building			ET-Temp Exempt	SMITH LEROY C

**Entrance Information**

Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : HAYES RD

Parcel Id: 59-004-00-008-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**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 <sup>0</sup>
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 : HAYES RD****Parcel Id: 59-004-00-008-00****LUC: 110****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	19960708 C#01 - LOW AND WET BEYOND RXR TRACTS

**Situs : HAYES RD**

**Parcel Id: 59-004-00-008-00**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

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**Situs : 7098 HAYES RD**

**Map ID: 59-007-00-009-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SMITH RALPH  
KATHLEEN  
7098 HAYES ROAD  
ANDOVER OH 44003  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 007-00 009-00  
Class A  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
12, 13, 27 & 28  
CAUV # 200

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	9500	1.0000	100	0			12,350
A	0	0	1.6800		0			
A	S	9500	195.4900	25	0	1	-10	516,060
								528,410

Total Acres: 198.17      Legal Acres: 198.17      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	49,160	528,400	528,400	0	0
<b>Building</b>	17,360	49,600	49,600	0	0
<b>Total</b>	66,520	578,000	578,000	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	406,500	35,900	442,400
2021	406,500	35,900	442,400
2022	406,500	35,900	442,400

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Entrance Information**

Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 7098 HAYES RD

Parcel Id: 59-007-00-009-00

LUC: 111

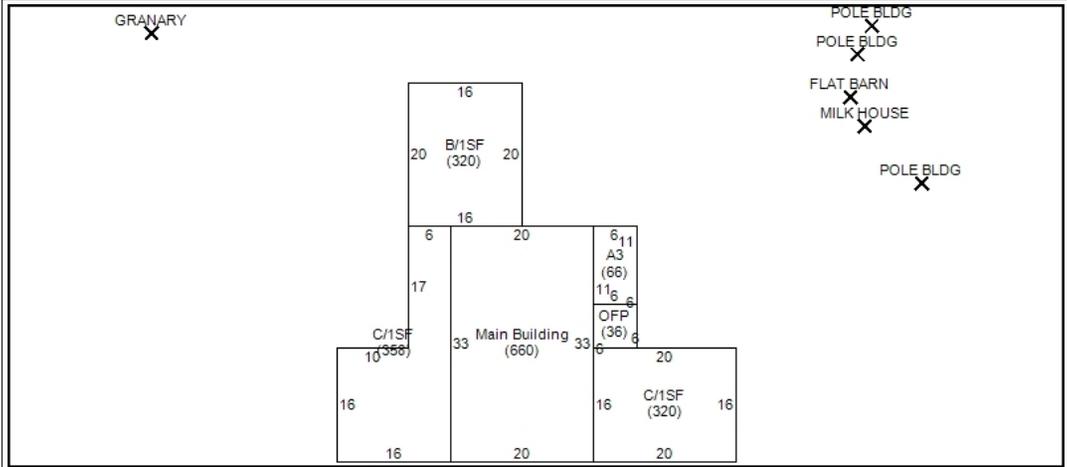
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 9
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<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> 1920	<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> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 3
<b>Phy. Condition</b> P-Poor 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-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> PR-POOR	<b>Functional</b> 25
<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					660						
1	CSP	1SF			358						17,900
2	BSM	1SF			320						18,400
3	CSP	1SF			66						3,300
4		OFF			36						700
5	CSP	1SF			320						16,000

**Dwelling Computations**

<b>Base Price</b>	85,990	<b>% Good</b>	20
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	13,160	<b>Functional</b>	25
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	7,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	107,850	<b>Additions</b>	2,800
<b>Ground Floor Area</b>	660		
<b>Total Living Area</b>	2,384	<b>Dwelling Value</b>	12,250

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	1920		27x37	999	C	1		P				3,200
2	AP2-Pole Bldg	1960		36x65	2,340	C	1		P				3,300
3	AM1-Milk Hous	1958		16x16	256	C	1		S				500
4	AP5-Pole Bldg	1950		36x42	1,512	C	1		F				2,200
6	AP1-Pole Bldg	1111		24x15	360	C	1		S				500
7	AR1-Granary	1920		15x20	300	C	1		S				200
8	AP5-Pole Bldg	2010		40x100	4,000	C	1		A				27,400

**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>	

**Situs : 7098 HAYES RD**

**Parcel Id: 59-007-00-009-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	FLD	RV	ADDED 40X100 POLE BLDG KJ 4/17/19 EST
1	FLD	DC	19951127 C#01 - OWNER SAYS 40% SWAMPY. DWG HAS DIRT FLR BSMT ONLY 6' HIGH.

**Situs : 7098 HAYES RD**

**Parcel Id: 59-007-00-009-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

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**Situs : HAYES RD**

**Map ID: 59-014-00-027-07**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SMITH RALPH C  
SMITH KATHLEEN ANN

---

CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 014-00 027-07  
Class A  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
LOT 48  
CAUV # 200

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1600		0			
A	S	9500	4.9980	58	0	5	-20	28,640
								28,640

Total Acres: 5.158      Legal Acres: 5.16      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,020	28,600	28,600	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	2,020	28,600	28,600	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	22,000		22,000
2021	22,000		22,000
2022	22,000		22,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/28/12			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	SMITH RALPH C
03/03/06	7,221	2-Land And Building	U-Not Validated		WD-Warranty Deed	SMITH RALPH C

**Entrance Information**

Date	ID	Entry Code	Source
03/27/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : HAYES RD

Parcel Id: 59-014-00-027-07

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**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 <sup>0</sup>
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 : HAYES RD

Parcel Id: 59-014-00-027-07

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Comments**

Number	Code	Status	Comment
5	OFC	MI	PIPELINE RIGHT OF WAY TO ENERVEST ENERGY INSTITUTIONAL FUND CONV 4882 12/28 /12
1	OFC	NS	20060323 SLS C#01 - SPLIT FROM PARCEL 59-014-00-027-00 CONV 770 3/3/06
2	OFC	NS	20060323 SLS C#01 - I HAD TO DO THIS LAST SPLIT AS A CORRECTION CHICAGO TITLE
3	OFC	NS	20060323 SLS C#01 - DIDN'T TELL ME THERE WAS A BAL IT SHOULD OF WENT TO
4	OFC	NS	20060323 SLS C#01 - PLANNING COMMISSION.

**Situs : HAYES RD****Parcel Id: 59-014-00-027-07****LUC: 110****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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## Complaint Against Valuation of Real Property

As indicated by the maps from the Orwell USDA office most of my crop land is either highly erodible or wetland. The first requires special management where some crop land is lost because grass strips must be left when planting to prevent erosion. This causes the loss of crop production.

On the east side of the railroad there is approximately 130 acres of wetland some of which is under water most of the year. This land is land locked and not farmable or sellable. There are two creeks that start on my property that contain a substantial amount of land that is not useable.

All buildings are in need of major repairs which I am working on but will not be complete for awhile. I would appreciate this would be taken into consideration in regards to taxation of my real property.

Ralph C Smith

RECEIVED

MAR 26 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS



Measurements using this tool are not official

Measure Graphics L

Measure




 | Acres

Measurement Results

Curr : 59.65 Acres

Prev : ----

Reset

 PLSS Search

 Farm Search



Farm Service Agency  
33 Grand Valley Ave.  
Orwell, Ohio 44076  
440-437-6330

**Ralph C Smith**

**Farm: 6473**  
**Tract: 11239**

**Ashtabula County**

**OW: Ralph C Smith**

April 28, 2022



1 inch = 333 feet

**Tract Cropland Total: 4.99 acres**

2021 Imagery By: BT



**All of the following are true unless otherwise indicated:**  
**All crops=Non-Irrigated. All crops are used for grain.**  
**Wheat=SRW ; Corn=Yellow; Soybeans=COM**

CLU Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Legend**

- HEL** Highly Erodible Land Determination
- NHEL** Not Highly Erodible Land Determination
- UHEL** Undetermined Highly Erodible Land Determination
- CRP** Conservation Reserve Program

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Farm Service Agency  
33 Grand Valley Ave.  
Orwell, Ohio 44076  
440-437-6330

Ralph C Smith

Farm: 7051  
Tract: 11237

Ashtabula County

OW: Charles C Cole

April 28, 2022



1 inch = 333 feet

Tract Cropland Total: 4.29 acres

2021 Imagery By: BT



**All of the following are true unless otherwise indicated:**  
**All crops=Non-Irrigated. All crops are used for grain.**  
**Wheat=SRW ; Corn=Yellow; Soybeans=COM**

Legend	
CLU Boundary	HEL Highly Erodible Land Determination
<b>Wetland Determination Identifiers</b>	NHEL Not Highly Erodible Land Determination
Restricted Use	UHEL Undetermined Highly Erodible Land Determination
Limited Restrictions	CRP Conservation Reserve Program
Exempt from Conservation Compliance Provisions	

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Farm Service Agency  
33 Grand Valley Ave.  
Orwell, Ohio 44076  
440-437-6330

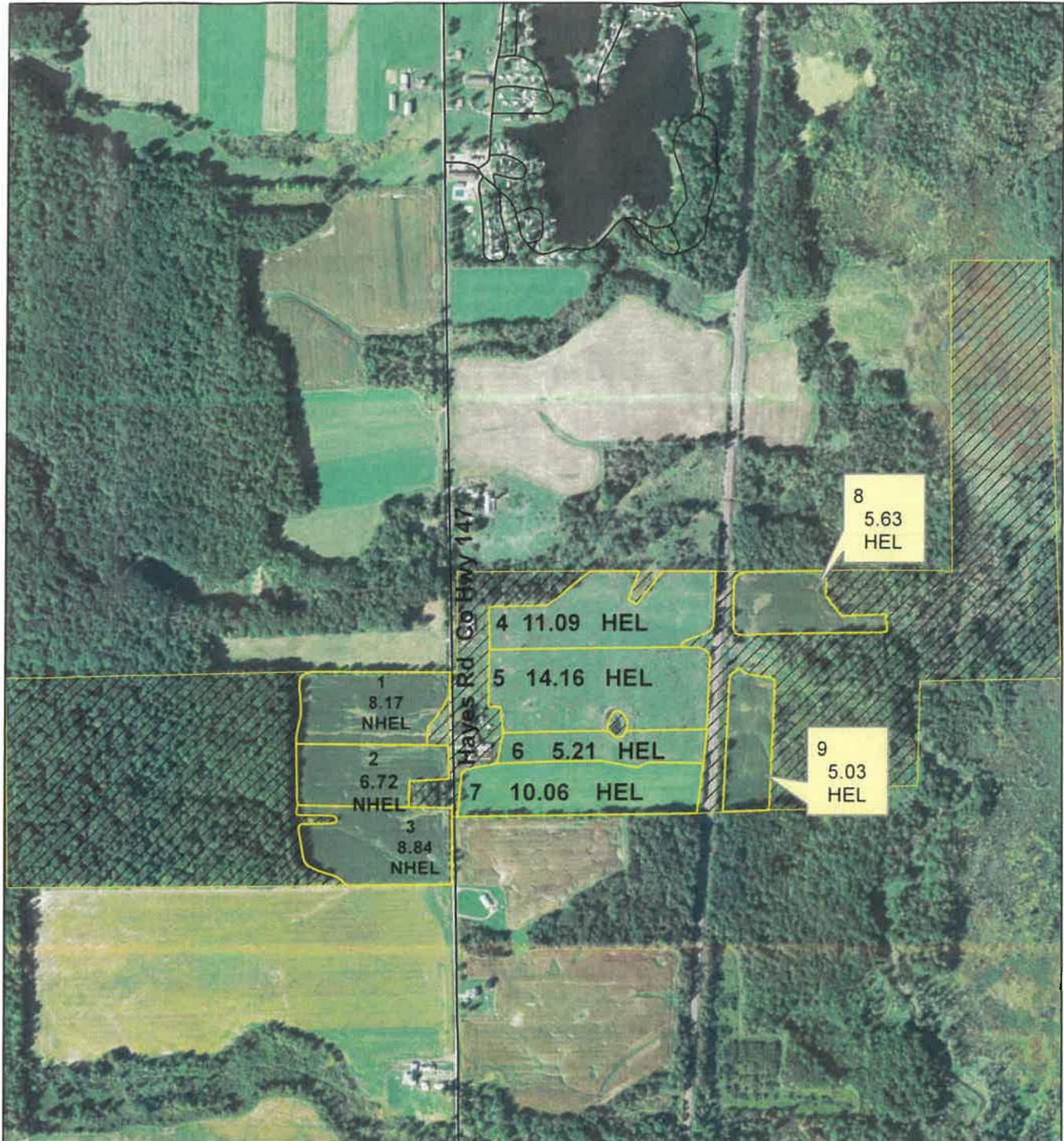
Ralph C Smith  
H Hamilton Farms LLC - OT

Farm: 8364  
Tract: 2720

Ashtabula County

OW: Ralph C Smith

April 28, 2022



1 inch = 855 feet

Tract Cropland Total: 74.91 acres

2021 Imagery By: BT



**All of the following are true unless otherwise indicated:  
All crops=Non-Irrigated. All crops are used for grain.  
Wheat=SRW ; Corn=Yellow; Soybeans=COM**

Legend	
CLU Boundary	HEL Highly Erodible Land Determination
<b>Wetland Determination Identifiers</b>	NHEL Not Highly Erodible Land Determination
Restricted Use	UHEL Undetermined Highly Erodible Land Determination
Limited Restrictions	CRP Conservation Reserve Program
Exempt from Conservation Compliance Provisions	

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# Ashtabula County Auditor David Thomas

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

**RECEIVED**  
 JUN 26 2024

ASHTABULA COUNTY AUDITOR  
 DAVID THOMAS

BOR #2023-0212

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
59-004-00-001-00	\$194,600	\$149,700	\$80,100
59-004-00-002-00	\$415,700	\$315,500	\$325,100
59-004-00-008-00	\$273,900	\$210,700	\$273,900 *no change
59-007-00-009-00	\$578,000	\$442,400	\$291,300
59-014-00-027-07	\$28,600	\$22,000	\$28,600 *no change
<b>Totals:</b>	<b>\$1,490,800</b>	<b>\$1,140,300</b>	<b>\$999,000</b>

**Resolution:** See chart above for Auditor's settlement figures. The changes above are due to increasing the negative influence factor amounts on the land for parcels impacted by wetlands. The parcels noted \*no change already have an appropriate negative influence factor amount taking into account the wetlands.

While the values being proposed are less than your request, we are sending this offer to be sure you are in agreement with the proposed changes.

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

Signature: Ralph C Smith Date: 22 June 2024  
 Print Name: Ralph C Smith

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name: \_\_\_\_\_



# Ashtabula County Auditor David Thomas

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

June 11, 2024

Ralph C. Smith  
7098 Hayes Rd.  
Andover, OH 44003

BOR 2023-0212

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 fourteen (14) 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 fourteen (14) days, it is presumed that you disagree, 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

# NON-HEARING MINUTES

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**BOR Case:** 2023-0212

**Case Name:** RALPH C SMITH

**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:** \$1140300

**Subject Parcels:** 590040000100, 590040000200, 590040000800, 590070000900,  
590140002707

**Auditor Value:** \$1490800

# NON-HEARING MINUTES

BOR Case: 2023-0212

Owner Name: RALPH C SMITH

## Board Action

Motion to:  Agree  Set Value \$999,000

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

signed offer letter, adjust negative influence factors on land parcels impacted by wetlands.

Parcel 590040000100 change influence to -65% to set value at \$80,100. Parcel 590070000900

change influence to -60% to set value at \$291,300. Parcel 590040000200 change influence to

-35% to set value at \$325,100. No change to parcels 590040000800 and 590140002707.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

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: 2023-0212**

RALPH C SMITH  
7098 HAYES RD  
ANDOVER OH 44003

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
59-004-00-001-00	110-VACANT LAND Q	59-WAYNE TWP-PYMATUNING VAL LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$194,600	\$0	\$194,600		
<b>Adjustment:</b>	-\$114,500	\$0	-\$114,500		
<b>New Value:</b>	\$80,100	\$0	\$80,100		
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$80,100 PER SIGNED OFFER LETTER</b>					
59-004-00-002-00	111-GRAIN/GEN FRM Q	59-WAYNE TWP-PYMATUNING VAL LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$338,500	\$77,200	\$415,700		
<b>Adjustment:</b>	-\$90,600	\$0	-\$90,600		
<b>New Value:</b>	\$247,900	\$77,200	\$325,100		
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$325,100 PER SIGNED OFFER LETTER</b>					
59-004-00-008-00	110-VACANT LAND Q	59-WAYNE TWP-PYMATUNING VAL LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$273,900	\$0	\$273,900		
<b>Adjustment:</b>	\$0	\$0	\$0		
<b>New Value:</b>	\$273,900	\$0	\$273,900		
<b>RESULT: NVC - NO VALUE CHANGE. NO VALUE CHANGE FOR THIS PARCEL PER SIGNED OFFER LETTER</b>					

  
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: 2023-0212**

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
59-007-00-009-00	111-GRAIN/GEN FRM Q	59-WAYNE TWP-PYMATUNING VAL LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$528,400	\$49,600	\$578,000
<b>Adjustment:</b>	-\$286,700	\$0	-\$286,700
<b>New Value:</b>	\$241,700	\$49,600	\$291,300
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$291,300 PER SIGNED OFFER LETTER</b>			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
59-014-00-027-07	110-VACANT LAND Q	59-WAYNE TWP-PYMATUNING VAL LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$28,600	\$0	\$28,600
<b>Adjustment:</b>	\$0	\$0	\$0
<b>New Value:</b>	\$28,600	\$0	\$28,600
<b>RESULT: NVC - NO VALUE CHANGE. NO VALUE CHANGE FOR THIS PARCEL PER SIGNED OFFER LETTER</b>			