



Tax year 2023 BOR no. 0235

County Ash-tabula Date received \_\_\_\_\_

### 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	Daniel and Louise DeJak	1900 Stumpville Rd. Jefferson, OH 44047	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-667-6100 djdinc@aol.com</u>			
5. Complainant's relationship to property, if not owner			
<b>If more than one parcel is included, see "Multiple Parcels" instruction.</b>			
6. Parcel numbers from tax bill		Address of property	
29-007-00-015-00		1900 Stumpville Rd. Jefferson, OH 44047	
7. Principal use of property <u>residence/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
29-007-00-015-00	438525	584700	146175
9. The requested change in value is justified for the following reasons: <u>See enclosed letter.</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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/20/2024 Complainant or agent (printed) Daniel DeJak Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Daniel DeJak*

Sworn to and signed in my presence, this 28 day of March 2024  
(Date) (Month) (Year)

Notary *[Signature]*



**Situs : 1900 STUMPVILLE RD**

**Map ID: 29-007-00-015-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

CURRENT OWNER	
DE JAK DANIEL J LOUISE C 1900 STUMPVILLE RD.	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	007-00 015-00
Class	A
Living Units	1
Neighborhood	40000
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b>	
2 N M	
CAUV # 280	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.2700		0			
A	S	10000	86.2300	25	0	1	-15	238,210
A	H	10000	1.0000	100	0			13,000
								251,210
Total Acres: 88.5		Legal Acres: 88.50		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	20,660	251,200	251,200	0	0
<b>Building</b>	116,730	333,500	333,500	0	0
<b>Total</b>	137,390	584,700	584,700	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	193,200	238,300	431,500
2021	193,200	238,300	431,500
2022	193,200	238,300	431,500

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
02/11/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1900 STUMPVILLE RD

Parcel Id: 29-007-00-015-00

LUC: 111

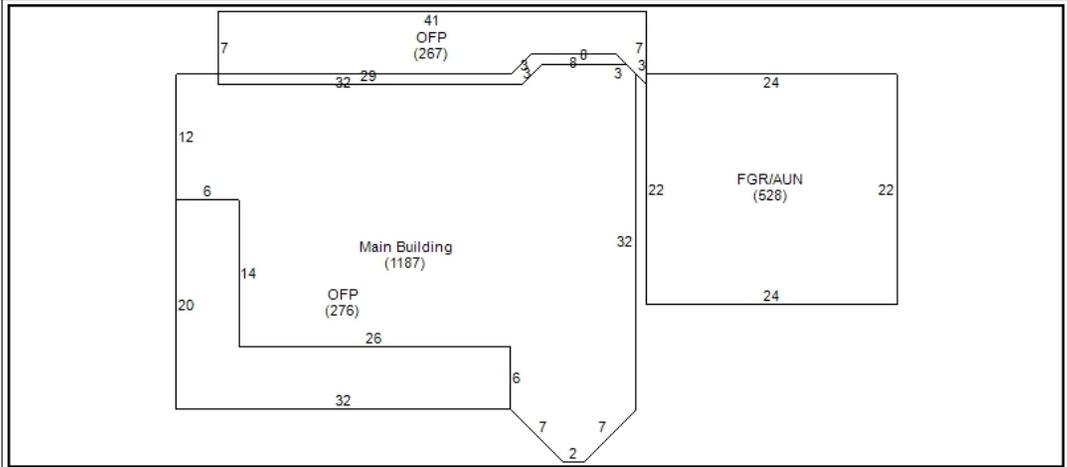
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 09-Modern	<b>Full Baths</b> 2
<b>Year Built</b> 1996	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<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> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> B+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,187						
1		OFF			276						7,500
2		FGR	AUN		528						17,800
3		OFF			267						7,300

**Dwelling Computations**

<b>Base Price</b>	172,890	<b>% Good</b>	80
<b>Plumbing</b>	10,900	<b>Market Adj</b>	
<b>Basement</b>	26,450	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	5,500	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	215,740	<b>Additions</b>	26,000
<b>Ground Floor Area</b>	1,187		
<b>Total Living Area</b>	2,374	<b>Dwelling Value</b>	290,300

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2005		60x80	4,800	C	1	11	A				40,700
2	AL1-1s Lean Tc	2005		12x60	720	C	1		A				2,500

**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 : 1900 STUMPVILLE RD

Parcel Id: 29-007-00-015-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Comments**

Number	Code	Status	Comment
1	FLD	BP	19960613 JP C#01 - 5/15/97-BP#P961134 FOR NEW DWG.50% COMPLETE.CK'98.
2	FLD	RV	19980505 JP C#01 - 4/28/98-DWG 100%-REMOVD 50% OBSOL FOR 1/1/98.
3	FLD	RV	20080312 NW C#01 - 1/17/08 EST ADDED POLE BRN FOR REVAL

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**The informal appeal period has closed. Formal appeals may be filed with the Board of Revision between January 1st and April 1st.**

**[View Property Information on Auditor's Website](#)**

Parcel Number

**29-007-00-015-00**

Owner Name

**DE JAK DANIEL J & LOUISE C**

Location Address

**1900 STUMPVILLE RD**

Old Building Value: **\$238,300**

New Building Value: **\$333,500**

Old Land Value: **\$193,200**

New Land Value: **\$251,200**

Old Total Value: **\$431,500**

New Total Value: **\$584,700**

**\*\*\*Values do not reflect tax breaks for properties on CAUV\*\*\***

**\*\*\*If a property has new construction, the new value could be a partial value\*\*\***

David Thomas  
County Auditor  
25 West Jefferson St.  
Jefferson, OH 440047

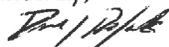
Dear David,

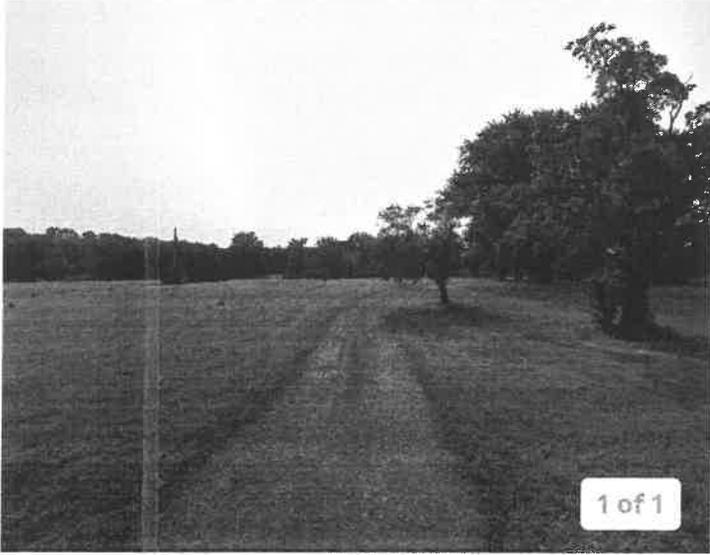
I am contesting the valuation of my home by the county. I have enclosed the documentation which I feel will justify a reduction in value. I will submit them as bullet points below for brevity.

- Underground piping for roof draining must be replaced, it will not drain properly. I had to circumnavigate until repairs could be made. (note pic1)
- The porch needs repair. Cracked concrete, and painting.
- The walkway to the front porch has sunk and is in need of repair. Difficult to step up on the front porch.
- Landscaping must be redone. major surgeries and physical condition have prevented maintenance over the last five years.
- I have looked at comparable house sales in the area and do not see why my house is valued so high. (enclosed documents)
- 33% increase is excessive in my opinion with necessary repairs needed. Zillow notoriously appraises property in a high range, yet they estimate my property to be valued at \$531,400 which is 9.5% lower than the county value.

I would appreciate your reconsidering the value of the property and ask that you lower your estimates by at least 25% based on the enclosed data.

Sincerely,

  
Daniel J. Dejak



4 bd | 2.5 ba | 2,374 sqft

1900 Stumpville Rd, Jefferson, OH 44047

**Off market**

Zestimate®: **\$531,400** | Rent Zestimate®:

**\$4,085**

**Est. refi payment:** \$3,430/mo

**Refinance your loan**

Home value | Owner tools | Home details | Neig

Zillow Home Loans



**Get pre-qualified for a loan**

At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

**Start now**

An equal housing lender. NMLS #10287.

**Home value**



Zestimate

**\$531,400**

- Parcel Summary
- Address
- Land
- Rates
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hooping & Tracking
- Tax Distribution

PARID: 290070001500 JUR: 04  
 NBHD: 40000 ROLL: RP  
 DE JAK DANIEL J 1900 STUMPVILLE RD

1 of 1  
 Return to Search Results

**Appraised Value (100%)**

Year	2023
Appraised Land	\$251,200
Appraised Building	\$333,500
Appraised Total	\$584,700
CAUV	\$59,040

**Assessed Value (35%)**

Assessed Land	\$87,920
Assessed Building	\$116,730
Assessed Total	\$204,650
CAUV	\$20,660

**Value History**

Year	Land	Building	Total	CAUV
2021	\$193,200	\$238,300	\$431,500	\$33,340
2022	\$193,200	\$238,300	\$431,500	\$33,340
2023	\$251,200	\$333,500	\$584,700	\$59,040

**Actions**

- Neighborhood Sales
- Printable Summary
- Printable Version

**Reports**

To print tax bill, click "Tax Bill" link below and press the "Go" button.  
 Please disable the pop-up blocker on your web browser before using

Tax Bill



*\$2,838 ACRE*

- Parcel Summary
- Values
- Land
- Sales
- CAJWAG DNUM
- Dwelling
- Commercial
- Outbuilding
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 290070001500 JUR: 04  
 NBHD: 40000 ROLL: RP  
 DE JAK DANIEL J 1900 STUMPVILLE RD

1 of 1  
 Return to Search Results

Residential	
Card	1
Stories	2
Construction Style	1-WOOD/VINYL 09-MODERN
Condo Type	-
Square Feet	2,374
Year Built	1996
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B+1
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	4
Family Rooms	0
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	0
Full Baths	2
Half Baths	1
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	290,300
Note 1	
Note 2	

**Actions**

- Neighborhood Sales
- Printable Summary
- Printable Version

**Reports**

To print tax bill, click "Tax Bill" link below and press the "Go" button.  
 Please disable the pop-up blocker on your web browser before using

Tax Bill

Go

Addition Details										
Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,187			\$0
1	1		OFF				276			\$6,000
1	2		FGR	AUN			528			\$14,200
1	3		OFF				267			\$5,800

88.5 ACRES

Emailed: **Never** PropertyFit: 12

# 89 Rockaway Dr , Roaming Shores, OH 44085

MLS#: **4435491**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$240,000**  
 List Price: **\$239,900**  
 DOM/CDOM: **11/129**



List Dt Rec: **02/01/2023**  
 Unit:  
 County: **Ashtabula**

List Date: **02/01/2023**  
 Contract: **02/12/2023**  
 Off Mkt Dt: **02/12/2023**  
 Close Dt: **03/13/2023**  
 Exp Dt:

Parcel ID: **TX 670011002700 670011002800**  
 Twp:  
 Subdiv: **Roaming Rock**  
 School Dist: **Grand Valley LSD - 405**  
 Bedrooms: **4**  
 Total Baths: **2 (2/0)**  
 Yr Built: **2005**  
 Liv Area: **2100/NA/2100**  
 Acres: **0.49**  
 Photo Opt Out: **No**

Stories: **2**  
 Tot Stories:  
 Levels:  
 \$/SqFt: **\$114.29**

Directions: **Rome Rock Creek Road then a right onto Callender Rd, left onto Roaming Rock BLVD, right onto Rockaway Dr, the house is on the left.**

### Association Information

Maint Fee: **No** Unit Floor #:  
 Association: **Yes/\$1100/Annually/RomeRock Association** Unit Location:  
 Assoc Includes: **Other, Property Management, Recreation**  
 Restrictions: **No Restrictions**  
 Association Bylaws: <https://www.roamingshores.org/RRA1/wp-content/uploads/bylaws-rev12-7-17.pdf>

### Legal/Taxes

Taxes: **\$2,962** Tax Year:  
 Legal: **NO 1 LOT 89 ROAMING ROCK** Assessment: **Yes** Homestead: **No**

### Rooms/SqFt Information

Beds: <b>4</b>	Main	Upper	Lower
Beds Main:	<b>2</b>		
Full Baths:	<b>1</b>	<b>1</b>	<b>0</b>
Half Baths:	<b>0</b>	<b>0</b>	<b>0</b>
Laundry:	<b>1</b>	<b>0</b>	<b>0</b>

SqFt Approximate FINISHED/Source:  
 Above Gr: **2,100/Auditors Website**  
 Below Gr: **-**  
 TOTAL: **2,100**

Lot Information  
 Lot Dim: **154x140**  
 Lot Sz Src: **Auditors Website**

# Rooms: **10** # FP: **0**

Room	Level	Dimensions	Floors	Features
Great Room	1st	17 x 14	Carpet	
Kitchen	1st	19 x 15	Ceramic	
Dining Room	1st	14 x 13	Ceramic	
Master Bedroom	2nd	20 x 12	Carpet	
Bedroom	1st	11 x 14	Carpet	
Bedroom	1st	10 x 14	Carpet	
Bedroom	2nd	23 x 14	Carpet	
Bathroom	1st	8 x 6	Ceramic	
Primary Bath	2nd	7 x 18	Ceramic	
Laundry Room	1st	5 x 5	Ceramic	
Loft	2nd	20 x 10	Wood	
Office	2nd	9 x 14	Wood	

### Features

Architect Style: **Contemporary** Year Built: **2005**  
 Prop Attached: **No** Builder Name:  
 Prop Condn: **Actual YBT**  
 Basement: **No, Slab**  
 Heating: **Electric, Hot Water/Steam** Cooling: **Other**  
 Appliances: **Dishwasher, Microwave, Range**  
 Fireplace: **No**  
 Patio/Porch: **Deck, Patio**  
 Lot Features: **Lake Privileges/Acfe**  
 Parking: **2/Attached Garage, Garage Door Opener, Electric, Unpaved, Water Available**  
 Construction: **Stone, Vinyl Siding** Garage: **Yes/2.0**  
 Roof: **Asphalt/Fiberglass** Carport: **No**  
 Water: **Private** Sewer: **Public**  
 Pool: **/Above Ground**  
 Community: **Common Facility, Lake, Other, Playground, Pool, Tennis Court(s)**

Remarks: **Looking for something out of the ordinary? Treat yourself to scenic lakeside living with this gorgeous 4-5 bedroom custom-built Roaming Shores home! The desirable location includes its own above-ground pool for added warm weather fun, easily enjoyed from the prominent concrete patio. A towering, glass-lined entryway is trimmed in elegant stonework that really sets this home apart from the crowd. Sunshine cascades down across the immediate dining area as you make your way inside. Sculpted ceilings reveal the nearby spacious kitchen w/ wrapping countertops, breakfast bar, and warm wood cabinetry, accented by bright stainless appliances while tiled flooring runs below. Opposite, a cozy,**

Emailed: Never PropertyFit: 12

## 5830 Lenox-New Lyme Rd , New Lyme, OH 44047

MLS#: **4402330**  
Status: **Sold**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Close Price: **\$280,000**  
List Price: **\$299,900**  
DOM/CDOM: **178/178**



List Dt Rec: **08/23/2022**  
Unit:  
County: **Ashtabula**

List Date: **08/23/2022**  
Contract: **02/16/2023**  
Off Mkt Dt: **02/16/2023**  
Close Dt: **03/17/2023**  
Exp Dt:

Parcel ID: **TX 360120001700**  
Twp:  
Subdiv:  
School Dist: **Pymatuning Valley LS - 407**  
Bedrooms: **4**  
Total Baths: **3 (3/0)**  
Yr Built: **1990**  
Liv Area: **2522/NA/2522**  
Acres: **5.00**  
Photo Opt Out: **No**

Stories: **2**  
Tot Stories:  
Levels:  
\$/SqFt: **\$111.02**

Directions: **Lenox-New Lyme Rd is south off RT-6 and east of RT-46.**

### Legal/Taxes

Taxes: **\$2,941** Tax Year: Assessment: **No** Homestead: **Yes**

### Rooms/SqFt Information

Bed:	4	Main	Upper	Lower
Beds Main:	0			
Full Baths:	1	2	0	
Half Baths:	0	0	0	
Laundry:	0	0	1	

SqFt Approximate FINISHED/Source:  
Above Gr: **2,522/Realist**  
Below Gr: **-**  
TOTAL: **2,522**

# Rooms: **10** # FP: **1**

Lot Information  
Lot Dim: **390x552**  
Lot Sz Src: **Realist**

Room	Level	Dimensions	Floors	Features
Bedroom	2nd	12 x 13		
Bedroom	2nd	13 x 13		
Bedroom	2nd	14 x 11		
Master Bedroom	2nd	16 x 19		
Kitchen	1st	11 x 22		
Family Room	1st	14 x 24		Window Treatment
Office	1st	14 x 12		
Living Room	1st	14 x 24		

### Features

Architect Style: <b>Colonial</b>	Year Built: <b>1990</b>
Prop Condn: <b>Actual YBT</b>	
Basement: <b>Yes, Full</b>	
Heating: <b>Forced Air, Other, Propane</b>	Cooling: <b>Central Air</b>
Appliances: <b>Dishwasher, Microwave</b>	
Fireplace: <b>Yes/#FP:1</b>	
Patio/Porch: <b>Deck, Porch</b>	
Direction Faces: <b>W</b>	Nat Rsrce Rgts:
Lot Features: <b>Wooded/Treed</b>	
View Desc: <b>Trees/Woods</b>	
Parking: <b>2/Attached Garage, Paved</b>	
Construction: <b>Vinyl Siding</b>	Garage: <b>Yes/2.0</b>
Roof: <b>Asphalt/Fiberglass</b>	Carport: <b>No</b>
Water: <b>Well</b>	Sewer: <b>Septic</b>
Pool: <b>/In Ground</b>	

Remarks: **Enjoy country living in this spacious 2520 sq.ft colonial built in 1990 on wooded 5 acre lot with 390 frontage, covered front porch & deck in back. Master suite with full bathroom and 3 additional spacious bedrooms and main bathroom on second floor. All bedrooms have very spacious closet space and large windows. With some modification, 5th bedroom could be setup on the first floor. First floor provides a full bath with shower near entrance from the garage, huge eat-in kitchen with lots of cabinets & counter space open to spacious & airy family room with hardwood floors. Full tall basement offers possible extra living space, recreation rooms, office or hobby area. Oversized 2 car garage with extra wide parking area in front, large in ground pool (not used for 3.5 years). This home offers privacy, tranquility, but it does need some finishes, decorating, personal touches and refreshing. Seller is offering \$3,000 credit to buyers for carpet/flooring or you can use it for closing costs. Refer to photos, rooms needing carpet/flooring: room with glass top table (living room), room with some paint splattered on floor (office/dining-room), all 4 upstairs bedrooms. Located south off RT-6 and just east of RT-46. Please give some notice for appointments. Back on the market because previous buyer could not sell their current home.**

### Agent/Broker Info

List Agent: **Daniel A Dabrowski (406721)**  
Contact #: **216-642-3001**  
LA Email: **danieldabrowski@howardhanna.com**  
LA License #: **OH SAL.0000406721**

List Office: **Howard Hanna (2815)**  
Office Phone: **440-248-3000**  
Office Fax: **440-248-7540**  
Brokerage Lic: **189163**

Emailed: Never PropertyFit: 12

### 6723 Hilldom Rd , Conneaut, OH 44030

MLS#: **4462061**  
Status: **Sold**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Close Price: **\$226,083**  
List Price: **\$226,083(Auc)**  
DOM/CDOM: **35/35**



List Dt Rec: **05/26/2023**  
Unit:  
County: **Ashtabula**  
  
Parcel ID: **TX 310240000401**  
Twp: **Monroe Twp**  
Subdiv: **H D & M J Shetler Lands**  
School Dist: **Conneaut Area CSD - 403**  
Bedrooms: **4**  
Total Baths: **1 (1/0)**  
Yr Built: **1996**  
Liv Area: **1944/NA/1944**  
Acres: **45.11**  
Photo Opt Out: **No**

List Date: **05/26/2023**  
Contract: **06/30/2023**  
Off Mkt Dt: **06/30/2023**  
Close Dt: **08/08/2023**  
Exp Dt:

Stories: **2**  
Tot Stories:  
Levels:  
\$/SqFt: **\$116.30**

Directions: **From the Conneaut exit 241 on I-90 head south on OH-7 for 3.6 miles, turn left on OH-84, in 1.6 miles right onto Middle Rd. 2.9 miles to location on right at the corner of Middle Rd and Hilldom Rd.**

#### Legal/Taxes

Taxes: **\$1,820** Tax Year: Assessment: **Yes** Homestead: **No**  
Legal: **PART OF LOT 20 CAUV # 2360**

#### Rooms/SqFt Information

Beds: **4** **Main Upper Lower**  
Beds Main: **1**  
Full Baths: **1 0 0**  
Half Baths: **0 0 0**  
Laundry: **0 0 0**

SqFt Approximate FINISHED/Source:  
Above Gr: **1,944/Auditors Website**  
Below Gr: **-**  
TOTAL: **1,944**

# Rooms: **4** # FP: **1**

#### Features

Architect Style: **Conventional** Year Built: **1996**  
Prop Condn: **Actual YBT**  
Basement: **Yes, Full**  
Heating: **Wood, Fireplace-Wood, None** Cooling: **None**  
Fireplace: **Yes/#FP:1**  
Parking: **0/Unpaved, No Garage**  
Construction: **Vinyl Siding** Garage: **0.0**  
Roof: **Asphalt/Fiberglass** Carport: **No**  
Water: **Private** Sewer: **Private**

Remarks: **Property to be sold at onsite auction: Thursday, June 29th at 5:00 PM. Check out this NE Ashtabula County 45.1 Acre Amish Homestead! South of Conneaut, this property offers level tillable ground and 9 acres of woods. The 2-story home provides all the amenities for country living, while the 30 x 60 barn with a 26 ft lean-to accommodates your livestock. A 30 x 50 woodshop suits a home-based business. Fenced pastures and outbuildings complete the picture. With additional building lots or agricultural acreage available, this multiple parcel auction is an exciting opportunity. Embrace self-sufficiency and endless possibilities at this remarkable property!**

#### Agent/Broker Info

List Agent: <b>Eli Troyer (W2011001623)</b>	List Office: <b>Kaufman Realty &amp; Auction, LLC. (C10720)</b>
Contact #: <b>330-317-9259</b>	Office Phone: <b>330-857-7777</b>
LA Email: <b>eli@kaufmanrealty.com</b>	Office Fax:
LA License #: <b>OH SAL.2011001623</b>	Brokerage Lic: <b>2011001623</b>
Co List Agt: <b>Kevin Lehman (W2017004380)</b>	Co List Off: <b>Kaufman Realty &amp; Auction, LLC. (C10720)</b>
Co License #: <b>OH SAL.2017004380</b>	Brokerage Lic: <b>2011001623</b>
Contact #: <b>330-601-2339</b>	Co LA Email: <b>kevin@kaufmanrealty.com</b>
Attrib Cnt: <b>eli@kaufmanrealty.com (330) 317-9259</b>	
Buyer Agent: <b>Kevin Lehman (W2017004380)</b>	Buyer Office: <b>Kaufman Realty &amp; Auction, LLC. (C10720)</b>
Contact #: <b>330-601-2339</b>	Office Phone: <b>330-857-7777</b>
BA Email: <b>kevin@kaufmanrealty.com</b>	Office Fax:
BA License #: <b>OH SAL.2017004380</b>	Brokerage Lic: <b>2011001623</b>
Co Buyer Agt: <b>Eli Troyer (W2011001623)</b>	Co Buyer Off: <b>Kaufman Realty &amp; Auction, LLC. (C10720)</b>
Co License #: <b>OH SAL.2011001623</b>	Brokerage Lic: <b>2011001623</b>
Co BA Email: <b>eli@kaufmanrealty.com</b>	

#### Showing

Showing Contact: **330-857-7777** Type:  
Showing Rqmts: **Call Listing Agent, Call Listing Office**  
Showing Remarks: **Open House: Thursday, June 15th from 3-5:00 PM**  
Show Address to Client: **Yes**

#### Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N:

Emailed: Never PropertyFit: 12

# 1520 State Route 307 E , Jefferson, OH 44047

MLS#: **4464171**  
 Status: **Sold**

Prop Type: **Residential**  
 Sub Type: **Single Family Residence**

Close Price: **\$450,000**  
 List Price: **\$479,000**  
 DOM/CDOM: **18/18**



List Dt Rec: **06/05/2023**  
 Unit:  
 County: **Ashtabula**

List Date: **06/05/2023**  
 Contract: **06/23/2023**  
 Off Mkt Dt: **06/23/2023**  
 Close Dt: **07/07/2023**  
 Exp Dt:

Parcel ID: **TX 290050001300 290280001300**  
 Twp: **Lenox Twp**  
 Subdiv: **Jefferson**  
 School Dist: **Jefferson Area LSD - 406**  
 Bedrooms: **4**  
 Total Baths: **2 (2/0)**  
 Yr Built: **1880**  
 Liv Area: **2514/NA/2514**  
 Acres: **94.60**  
 Photo Opt Out: **No**

Stories: **2**  
 Tot Stories:  
 Levels:  
 \$/SqFt: **\$179.00**

Directions: **Take Rt 307 east from Jefferson or Rt 307 west from Dorset.**

### Legal/Taxes

Taxes: **\$2,846** Tax Year: Assessment: **No** Homestead: **No**  
 Legal: **TRACT 3 CAUV # 287**

### Rooms/SqFt Information

Beds: 4	Main	Upper	Lower
Beds Main:	0		
Full Baths:	1	1	0
Half Baths:	0	0	0
Laundry:	1	0	0

SqFt Approximate FINISHED/Source:  
 Above Gr: **2,514/Auditors Website**  
 Below Gr: -  
 TOTAL: **2,514**

Lot Information  
 Lot Dim: **1400x2498**  
 Lot Sz Src: **Auditors Website**

# Rooms: **9** # FP: **1**

Room	Level	Dimensions	Floors	Features
Kitchen	1st	15 x 10	Wood	
Dining Room	1st	7 x 14	Wood	
Living Room	1st	16 x 17		
Master Bedroom	1st	10 x 17	Wood	
Bedroom	2nd	11 x 14	Carpet, Wood	
Bedroom	2nd	17 x 16	Wood	
Bedroom	2nd	9 x 15	Carpet	
Bathroom	1st	6 x 8		
Bathroom	2nd	11 x 6		
Laundry Room	1st	8 x 11		
Office	1st	7 x 10		

### Features

Architect Style: **Colonial** Year Built: **1880**  
 Prop Condn: **Actual YBT**  
 Basement: **Yes, Full, Unfinished**  
 Heating: **Propane, Wood, Baseboard** Cooling: **None**  
 Appliances: **Dryer, Humidifier, Refrigerator, Washer, Water Softener**  
 Fireplace: **Yes/#FP:1**  
 Patio/Porch: **Enclosed Patio/Porch**  
 Direction Faces: **N** Nat Rsrce Rgts: **Gas, Mineral, Oil, Timber**  
 Lot Features: **Horse Property, Irregular Lot, Level/Flat, Oil/Gas Well, Pond, Wooded/Treed**  
 View Desc: **Trees/Woods**  
 Parking: **1/Detached Garage, Unpaved**  
 Construction: **Vinyl Siding** Garage: **Yes/1.0**  
 Roof: **Asphalt/Fiberglass** Carport: **No**  
 Water: **Public** Sewer: **Septic**  
 Fence: **Other** Waterfront:  
 Other Struct: **Barn/Stable, Outbuilding, Shed**  
 Community: **Golf, Health Club, Laundromat, Medical Service, Park, Playground, Shopping/Mall**

Remarks: **Crops are planted and ready for you to harvest! Start out farming with this Charming century farmhouse on just over 94 acres! 4, maybe 5 bedrooms with 2 full bathrooms, living room, family room with woodburning fireplace & insert, dining room and country kitchen. Lots of living space for your growing family! Two ponds, Detached garage, workshop, machine shed with attached cattle pen. Ideal for horses. all on 94+ acres. Property fronts on 2 roads (Rt. 307 and Black Sea Rd.) Plenty of frontage to split acreage. Gas well on property, needs swabed for free gas (Seller may swab it out). Approximately 75 acres tillable and 16 acres of timber ready to harvest with lots of maple, oak, and hickory. Property is currently a working farm with corn, oats, brewers barley, rye and peas. Family garden with tomatoes, potatoes, peppers, elephant garlic, & sweet corn. Several Fruit trees! Just bring your hoe!!! Conveniently located close to Jefferson and Rt. 11. So many possibilities!**

Emailed: Never PropertyFit: 12

## Footville Richmond Rd W , Jefferson, OH 44047

MLS#: **4443964**  
Status: **Sold**

Prop Type: **Land and Lots**  
Sub Type: **Land**

Close Price: **\$280,000**  
List Price: **\$375,000**  
DOM/CDOM: **79/79**



List Dt Rec: **03/13/2023**      List Date: **03/13/2023**  
Lot #:      Contg Dt:  
Unit:      Pend Dt: **04/21/2023**  
County: **Ashtabula**      Off Mkt Dt: **04/21/2023**  
Close Dt: **05/30/2023**  
Exp Dt:

Parcel ID: **TX 29-016-00-021-00 TBD split 22 acres with gas and oil TBD split 10+ acres TBD split middle 22 acres**

Twp:  
Subdiv:  
School Dist: **Jefferson Area LSD - 406**  
\$/Acre: **\$5,093.22**

Directions: **Take S on st. rt 46 to Footville Richmond Rd. turn right, Head west for about 5 miles to Stumpville Rd. Property is on the southside of the road corner property.**

Land Lease: **No Monthly Lot Rent**

### Legal/Taxes

Taxes: **\$282**      Tax Year:  
CAUV: **Yes**      Assessment: **No**      Homestead: **No**

### Features

Waterfront:      Lot Dim:      Lot Sz Src: **Owner**  
# Lots: **10**      Front Feet: **200**      Lot Sz Acre: **54.98**      Divisible: **Yes**  
Pasture Acre: **32.98**      Tillable Acre: **32.98**      Lake Acres:      Wood Acres: **20.00**

Association: **No**      Sewer: **None**  
Water: **None**  
Parking: **Unpaved**

Lot Features: **Corner, Level/Flat, Oil/Gas Well, Spring/Creek, Wooded/Treed**

Road Front: **County Road, Unimproved**

View Desc: **Trees/Woods**

Topography: **Ravined, Rolling, Sloping, Wooded**

Restrictions: **Architectural**

Utilities Avail: **Electricity Available, Natural Gas Available**

Req Prop Rpt: **Easements**

Remarks: **Total property is 54.975 acres. The property can be split into three main parcels or split into 10 smaller parcels. The front 10 plus areas can have 5 parcels divided into 2+ acres per parcel. The middle 22 acres can be split into 4 parcels which consist of 5+ acres per parcel. The back property which is wooded has the gas and well rights. The trees were valued 10 years ago at \$60,000. The area has never been harvested for its wood. The ravine runs along the back side of the property which is full of wildlife. Currently CAUV the property is listed and receives. Prices for other parcels on supplemental listings.**

### Agent/Broker Info

List Agent: <b>Rick L Furmage (408337)</b>	List Office: <b>BHHS Professional Realty (9390)</b>
Contact #: <b>440-862-0906</b>	Office Phone: <b>440-998-4663</b>
LA Email: <b>rfurmage@bhhspro.com</b>	Office Fax: <b>440-998-0187</b>
LA License #: <b>OH SAL.0000408337</b>	Brokerage Lic: <b>2011002366</b>
Co List Agt: <b>John H Szewczyk (2020001017)</b>	Co List Off: <b>BHHS Professional Realty (9390)</b>
Co License #: <b>OH SAL.2020001017</b>	Brokerage Lic: <b>2011002366</b>
Contact #: <b>507-382-8570</b>	Co LA Email: <b>johnszewczyk17@gmail.com</b>
Buyer Agent: <b>Matthew C Stouffer (C2014001605)</b>	Buyer Office: <b>BHHS Stouffer Realty (C19789)</b>
Contact #: <b>330-814-4616</b>	Office Phone: <b>330-835-4900</b>
BA Email: <b>mattstouffer@stoufferrealty.com</b>	Office Fax: <b>234-678-6213</b>
BA License #: <b>OH BRKM.2019006397</b>	Brokerage Lic: <b>2010001109</b>

### Showing

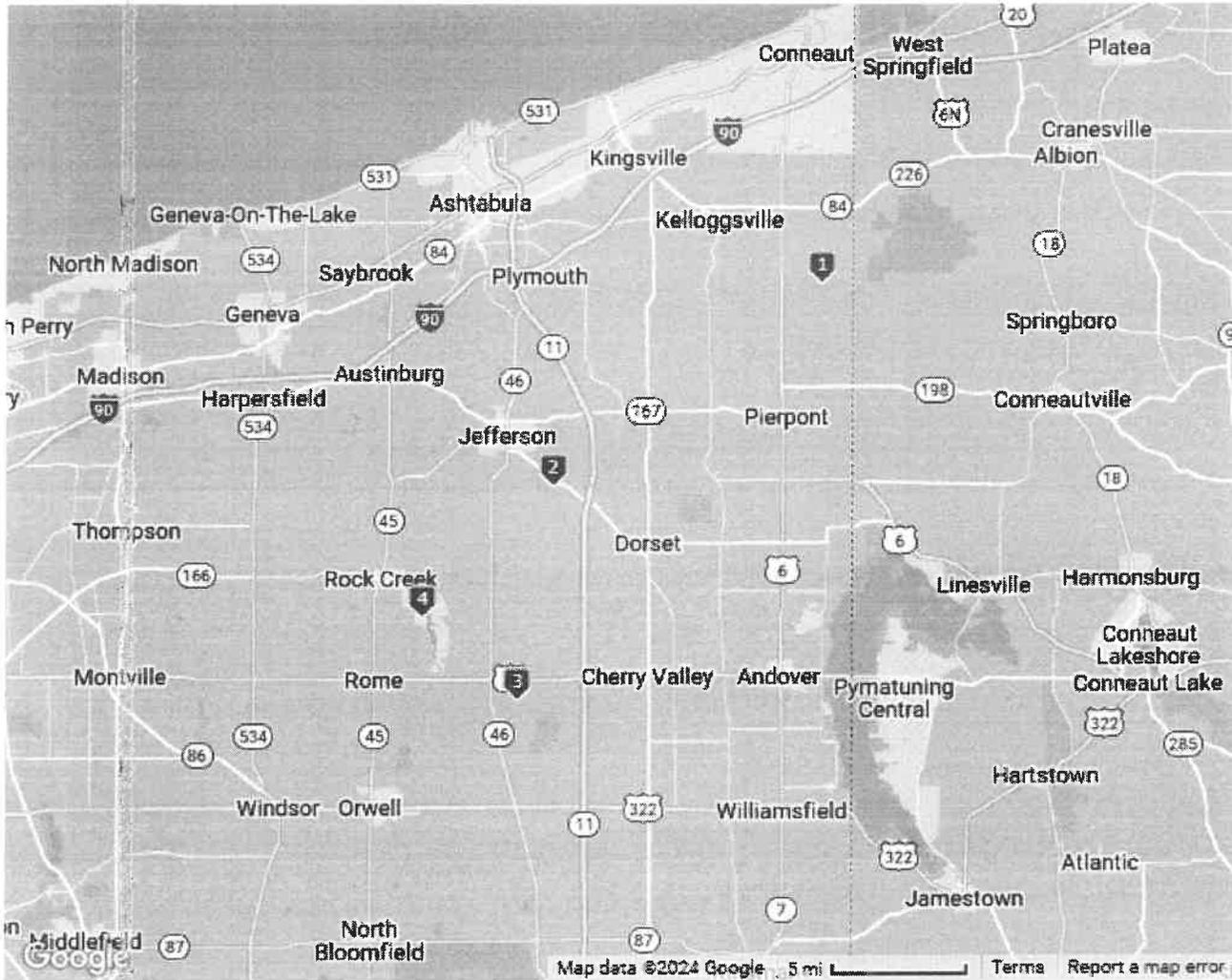
Showing Rqmts: **Showing Service**  
Show Address to Client: **No**

### Distribution

Internet Listing Y/N: **Yes**      Internet Address Y/N: **Yes**      Internet Consumer Comm Y/N:

### Listing/Contract Info

Owner Name: <b>Vincenzina Martuccio;</b>	Owner Phone:	Owner Agent:	Warranty:
<b>POA: Pasquale Martuccio</b>			
Listing Agreement: <b>Exclusive Right To Sell</b>		Listing Service: <b>Full Service</b>	
Listing Contract Date: <b>03/13/2023</b>	Expiration Date:	Purchase Contract Date: <b>04/21/2023</b>	
Possession: <b>Time of Transfer</b>		Orig List Price: <b>\$375,000</b>	
Occupant: <b>Vacant</b>			
Special Listing Conditions: <b>Resident Owned</b>			
Buyer Agency Comp: <b>3%</b>			
Other Comp: <b>None</b>			
Comp Explain: <b>3% on total property sale.</b>			



**6723 Hilldom RD**



**MLS#:** 4462061  
**St:** Sold  
**Price:** \$226,083  
**SqFt:** 1944/NA/1944  
**Beds:** 4  
**Baths:** 1 (1/0)

**1520 State Route 307**



**MLS#:** 4464171  
**St:** Sold  
**Price:** \$450,000  
**SqFt:** 2514/NA/2514  
**Beds:** 4  
**Baths:** 2 (2/0)

**5830 Lenox-New Lyme RD**



**MLS#:** 4402330  
**St:** Sold  
**Price:** \$280,000  
**SqFt:** 2522/NA/2522  
**Beds:** 4  
**Baths:** 3 (3/0)

**89 Rockaway DR**



**MLS#:** 4435491  
**St:** Sold  
**Price:** \$240,000  
**SqFt:** 2100/NA/2100  
**Beds:** 4  
**Baths:** 2 (2/0)













# 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 24 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0235

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
29-007-00-015-00	\$584,700	\$438,525

**Resolution:** Set total value at **\$535,500** adjusting grade and adding a negative influence factor to the land due to nearby wetlands.

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

Signature: *Daniel J. DeJAK* Date: 6-20-24

Print Name: DANIEL J. DEJAK

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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

Daniel & Louise Dejak  
1900 Stumpville Rd.  
Jefferson, OH 44047

BOR 2023-0235

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:** 2023-0235

**Case Name:** DANIEL & LOUISE DEJAK

**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:** \$438525

**Subject Parcel:** 290070001500

**Auditor Value:** \$584700

# NON-HEARING MINUTES

BOR Case: 2023-0235

Owner Name: DANIEL & LOUISE DEJAK

## Board Action

Motion to:  Agree  Set Value \$535,500

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

signed offer letter change grade to B and increase land influence to -25%.

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: 2023-0235**

DANIEL & LOUISE DEJAK  
 1900 STUMPVILLE RD  
 JEFFERSON OH 44047

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b></p>	<p>An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
29-007-00-015-00	111-GRAIN/GEN FRM Q	29-LENOX TWP-JEFFERSON AREA LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$251,200	\$333,500	\$584,700	
<b>Adjustment:</b>	-\$28,000	-\$21,200	-\$49,200	
<b>New Value:</b>	\$223,200	\$312,300	\$535,500	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$535,500 PER SIGNED OFFER LETTER</b>				

  
 \_\_\_\_\_  
 Board of Revision