



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
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BOR # 2023-0242

Geraldine Campbell
2983 Mink St.
Johnstown, OH 43031

April 25, 2024

RE: Counter-Complaint filed on parcels #48-005-00-041-01, 48-005-00-043-00

Ms. Campbell,

This letter is notification of receipt of a counter-complaint filed against the value of your original complaint, numbered 2023-0242, with the Ashtabula County Board of Revision. The counter-complaint was filed on 04/23/2024, by the Ashtabula Area City Schools Board of Education for tax year 2023. Attached is a copy of the counter-complaint filed. You will be notified by certified mail not less than ten days prior to any scheduled hearing.

If you have any questions, please feel free to call 440-576-1484 Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,

David Thomas
Secretary of the Board of Revision

COPY

FILED ON

APR 23 2024

Clear Form

Tax year 2023 BOR no. 0242 Ashtabula County Board of Revision DTE 1 NOV. 12/22
County Ashtabula 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.

Form with sections 1-8 and 9. Section 1: Owner of property (Geraldine M. Campbell, 2983 Mink St., Johnstown, OH 43031). Section 2: Complainant (Ashtabula Area City Schools Board of Education, 6610 Sanborn Road, Ashtabula, OH 44004). Section 3: Complainant's agent (Jason L. Fairchild, Esq., 4810 State Rd., Ashtabula, OH 44004). Section 4: Contact info (Phone: 440-998-6835, Email: jfairchild@andrewspontius.com). Section 5: Relationship (Board of Education). Section 6: Parcel numbers (480050004101, 480050004300) and addresses (7230 Lake Rd. West, 7256 Lake Rd. West). Section 7: Principal use (Residential). Section 8: Market value table with columns for Parcel number, Column A (Complainant's Opinion), Column B (Current Value), and Column C (Change in Value). Section 9: Reason for change (The Board of Education opposes any reduction in the fair market value of these parcels).

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 04/23/2024 Complainant or agent (printed) Jason L. Fairchild Title (if agent) Attorney

Complainant or agent (signature) *J. L. Fairchild* 0079939

Sworn to and signed in my presence, this 23rd day of April 2024

Notary *Jill M Deutsch*



JILL M DEUTSCH
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
11-16-25