

Tax year 2023 BOR no. 0250 FILED ON  
 County Ashtabula Date received MAR 29 2024 DTE 1 Rev. 12/22

**Complaint Against the Valuation of Real Property** Ashtabula County Board of Revision

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	<u>Michael T. Galloway</u>	<u>4590 New London Rd Geneva OH 44041</u>	
2. Complainant if not owner	<u>/</u>		
3. Complainant's agent	<u>/</u>		
4. Telephone number and email address of contact person			
<u>440-228-4214 Mike_galloway5@hotmail.com</u>			
5. Complainant's relationship to property, if not owner <u>-</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>17 019 000 4200</u>		<u>4616 New London Rd Geneva OH 44041</u>	
7. Principal use of property <u>NOT KNOWN</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
<u>17 019 000 4200</u>	<u>\$140,000</u>	<u>\$227,000</u>	<u>\$87,000</u>
9. The requested change in value is justified for the following reasons: <u>Property was foreclosure appraised @ \$84,000 by 3 appraisers</u> <u>Property has no heat system no water system and septic</u> <u>systems in question.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale Dec. 18 2023

and sale price \$ \_\_\_\_\_ ; and attach information explained in "Instructions for Line 10" on back.

Closing Bid was \$158,000 But foreclosure Co. charged an extra \$15,000

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

Closing Bid was \$158,000 But had to pay \$173,976

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 3/29/24 Complainant or agent (printed) Michael T Galloway Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Michael T Galloway*

Sworn to and signed in my presence, this 29<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary *Darlene M Ward*  
expires 2.13.29



**Situs : 4616 NEW LONDON RD**

**Map ID: 17-019-00-042-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
LEWIS ROLAND A  
FREEMAN P LEWIS  
4616 NEW LONDON RD  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 019-00 042-00  
Class Residential  
Living Units 1  
Neighborhood 70300  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 1--34 N & 35

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	12500	5.2450	55	0	5	-30	32,810
A	H	12500	1.0000	100	0			16,250
								49,060

Total Acres: 6.425      Legal Acres: 6.43      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	17,190	49,100	49,100	0	0
<b>Building</b>	62,550	178,700	178,700	0	0
<b>Total</b>	79,740	227,800	227,800	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	37,700	132,400	170,100
2021	37,700	132,400	170,100
2022	37,700	132,400	170,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/18/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		JE-Judgement Entry	LEWIS ROLAND A
12/18/23	173,976	2-Land And Building	F-Foreclosure		PS-Private Seller Official De	LEWIS ROLAND A
06/24/10	156,000		U-Not Validated		WD-Warranty Deed	MONNOLLY GEORGE F
05/12/03	128,458	2-Land And Building	U-Not Validated	0216/0138	SD-Sheriff Deed	MONNOLLY GEORGE F

**Entrance Information**

Date	ID	Entry Code	Source
01/08/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4616 NEW LONDON RD

Parcel Id: 17-019-00-042-00

LUC: 511

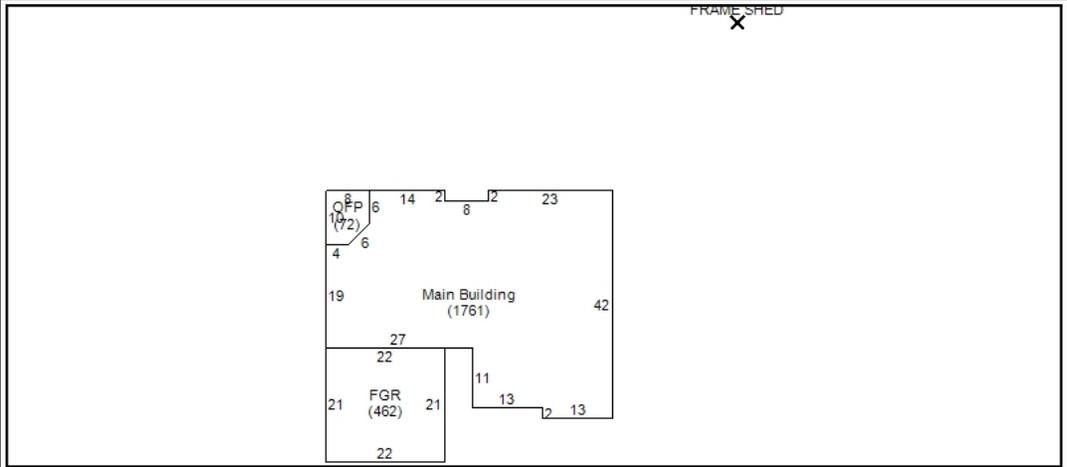
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1997	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<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> 4-Heat Pump	<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<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> C	<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> 1.35
<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					1,761						
1		FGR			462						10,100
2		OFF			72						1,500
3		WDK			25						300
4		FBY			12						600

**Dwelling Computations**

<b>Base Price</b>	104,570	<b>% Good</b>	80
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	27,090	<b>Functional</b>	
<b>Heating</b>	4,760	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	142,020	<b>Additions</b>	10,000
<b>Ground Floor Area</b>	1,761		
<b>Total Living Area</b>	1,773	<b>Dwelling Value</b>	178,740
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0		1	C	1		S			

**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 : 4616 NEW LONDON RD****Parcel Id: 17-019-00-042-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	OFC	LC	19970709 PJV C#01 - SPLIT 7.00 AC TO 17-019-00-042-04 04/15/97
2	OFC	LC	19970709 PJV C#01 - SPLIT 7.00 AC TO 17-019-00-042-05 04/15/97
3	OFC	LC	19970709 PJV C#01 - DROP AC TO 6.425 PER SURVEY
4	FLD	BP	19980630 JP C#01 - 6/26/98-BP#P970688 FOR NEW DWG-100% 1/1/98.

**Situs : 4616 NEW LONDON RD****Parcel Id: 17-019-00-042-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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**2022 CV 00755 UNITED STATES OF AMERICA ACTING THROUGH THE RURAL vs. LEWIS, ROLAND A et al DAS**

- Case Type:  
Civil (Common Pleas)
- Case Status:  
CLOSED
- File Date:  
12/19/2022
- DCM Track:
- Action:  
CIVIL COMPLAINT FORECLOSURE
- Status Date:  
12/19/2022
- Case Judge:  
SCHROEDER, DAVID A
- Next Event:

Copy of Court Docket on  
4616 New London Rd Geneva  
Foreclosure and Appraisal w/ 3  
Appraisers confirming amount  
Appraised @ \$84,000 in Aug. 2023

All Information Party Docket Financial Receipt Financial Dockets Disposition

High lighted  
thru out

**Party Information**

**UNITED STATES OF AMERICA ACTING THROUGH THE RURAL**  
- Plaintiff

- DOB
- Address
  - HOUSING SERVICE US DEPT AGRICULTURE
  - 200 NORTH HIGH STREET ROOM 507
  - COLUMBUS, OH 43215

Alias

**Party Attorney**

- Attorney
  - ANNOS, GEORGE J
  - Bar Code
  - 0060075
  - Address
    - LAW OFFICES OF RIEGER CARPENTER & DAUGHERTY
    - 2833 ELM ROAD NE
    - PO BOX 1429
    - WARREN, OH 44482
  - Attorney
    - DAUGHERTY, DAVID D
    - Bar Code
    - 0000031476
    - Address
      - RIEGER SPENCER CARPENTER
      - 410 MAHONING AVE N W
      - PO BOX 1429
      - WARREN, OH 44482

[More Party Information](#)

**LEWIS, ROLAND A**  
- Defendant

- DOB
- Address
  - 4616 NEW LONDON ROAD
  - GENEVA, OH 44041

Alias

**Party Attorney**

[More Party Information](#)

**LEWIS UNK SPS, ROLAND A**  
- Defendant

- DOB
- Address
  - 4616 NEW LONDON ROAD
  - GENEVA, OH 44041

Alias

**Party Attorney**

[More Party Information](#)

**ASHTABULA CO TREASURER**  
- Defendant

- DOB
- Address
- 25 W JEFFERSON STREET  
JEFFERSON, OH 44047

Alias  
ACA MAKI CLIFF, ANGIE

Party Attorney

[More Party Information](#)

**Docket Information**

<u>Date</u>	<u>Description</u>	<u>Docket Text</u>	<u>Amount Owed</u>
12/19/2022	DEPOSIT RECEIVED	DEPOSIT RECEIVED Receipt: 260790 Date: 12/19/2022	\$23.00
12/19/2022	COMPLAINT FOR FORECLOSURE FILED WITH EXHIBITS SITUATED IN THE PPN: BY	COMPLAINT FOR FORECLOSURE FILED WITH EXHIBITS SITUATED IN THE TOWNSHIP OF GENEVA PPN: 17-019-00-042-00 BY GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 260790 Date: 12/19/2022	\$722.00
12/19/2022	COMPLETE RECORD FEE	COMPLETE RECORD Receipt: 270449 Date: 12/18/2023	\$19.00
12/19/2022	PRELIMINARY JUDICIAL REPORT FILED.	PRELIMINARY JUDICIAL REPORT FILED. GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$5.00
12/19/2022	STATEMENT FILED FOR	STATEMENT FILED FOR VALLEY TITLE & ESCROW AGENCY INC *COPY TO BOOKKEEPER* Receipt: 267946 Date: 09/11/2023	\$1.00
12/19/2022	RIEGER CARPENTER & DAUGHERTY	RIEGER CARPENTER & DAUGHERTY- JUDICIAL COSTS Receipt: 270449 Date: 12/18/2023	\$621.00
12/20/2022	SUMMONS ISSUED	SUMMONS ISSUED  Receipt: 267946 Date: 09/11/2023	\$2.00
12/20/2022	CERTIFIED MAIL	Issue Date: 12/20/2022 Service: CIVIL SUMMONS/COMPLAINT Method: COMMON PLEAS-Certified Mail Cost Per: \$7.89  LEWIS, ROLAND A 4616 NEW LONDON ROAD GENEVA, OH 44041 Tracking No: 92148901337250032270  LEWIS UNK SPS, ROLAND A 4616 NEW LONDON ROAD GENEVA, OH 44041 Tracking No: 92148901337250032271  ASHTABULA CO TREASURER 25 W JEFFERSON STREET JEFFERSON, OH 44047 Tracking No: 92148901337250032272  Receipt: 270449 Date: 12/18/2023	\$23.67
12/27/2022	SUCCESSFUL SERVICE	SUCCESSFUL SERVICE Method : COMMON PLEAS-Certified Mail Issued : 12/20/2022 Service : CIVIL SUMMONS 5 (Commons Pleas) Served : 12/22/2022 Return : 12/27/2022 On : ASHTABULA CO TREASURER Signed By : LYNNE MINER  Reason : COMMON PLEAS SUCCESSFUL SERVICE Comment :  Tracking #: 92148901337250032272 Receipt: 267946 Date: 09/11/2023	\$1.00
12/27/2022	UNSUCCESSFUL SERVICE	UNSUCCESSFUL SERVICE Method : COMMON PLEAS-Certified Mail Issued : 12/20/2022 Service : CIVIL SUMMONS 5 (Commons Pleas)	\$1.00

<u>Date</u>	<u>Description</u>	<u>Docket Text</u>	<u>Amount Owed</u>
		<p>Served :  Return : 12/27/2022  On : LEWIS, ROLAND A  Signed By :</p> <p>Reason : COMMON PLEAS UNSUCCESSFUL SERVICE  Comment : RETURN TO SENDER/NO MAIL RECEPTACLE/UNABLE TO FORWARD/ATTY NOTIFIED</p> <p>Tracking #: 92148901337250032270 Receipt: 267946 Date: 09/11/2023</p>	
01/06/2023	UNSUCCESSFUL SERVICE	<p>UNSUCCESSFUL SERVICE  Method : COMMON PLEAS-Certified Mail  Issued : 12/20/2022  Service : CIVIL SUMMONS 5 (Commons Pleas)  Served :  Return : 01/06/2023  On : LEWIS UNK SPS, ROLAND A  Signed By :</p> <p>Reason : COMMON PLEAS UNSUCCESSFUL SERVICE  Comment : RETURN TO SENDER/NO MAIL RECEPTACLE/UNABLE TO FORWARD/ATTY NOTIFIED</p> <p>Tracking #: 92148901337250032271 Receipt: 267946 Date: 09/11/2023</p>	\$1.00
01/20/2023	INSTRUCTIONS FOR SERVICE FILED.	<p>INSTRUCTIONS FOR SERVICE FILED. PERSONAL SERVICE (UNK SPS OF ROLAND A LEWIS) BY SHERIFF REQUESTED.  GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 267946 Date: 09/11/2023</p>	\$1.00
01/20/2023	INSTRUCTIONS FOR SERVICE FILED.	<p>INSTRUCTIONS FOR SERVICE FILED. PERSONAL SERVICE (ROLAND A LEWIS) BY SHERIFF REQUESTED.  GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 267946 Date: 09/11/2023</p>	\$1.00
01/24/2023	ASHTABULA CO SHERIFF DEPT	<p>Issue Date: 01/24/2023  Service: REISSUE SERVICE (SUMMONS AND COMPLAINT)  Method: COMMON PLEAS-Ashtabula County Sheriff  Cost Per: \$0.00</p> <p>LEWIS, ROLAND A  4616 NEW LONDON ROAD  GENEVA, OH 44041  Tracking No: S000039746</p> <p>LEWIS UNK SPS, ROLAND A  4616 NEW LONDON ROAD  GENEVA, OH 44041  Tracking No: S000039747</p>	\$0.00
01/26/2023	SUCCESSFUL SERVICE	<p>SUCCESSFUL SERVICE  Method : COMMON PLEAS-Ashtabula County Sheriff  Issued : 01/24/2023  Service : REISSUE SERVICE (SUMMONS AND COMPLAINT)  Served : 01/24/2023  Return : 01/26/2023  On : LEWIS, ROLAND A  Signed By : ROLAND A LEWIS</p> <p>Reason : COMMON PLEAS SUCCESSFUL SERVICE  Comment : PERSONAL SERVICE</p> <p>Tracking #: S000039746 Receipt: 267946 Date: 09/11/2023</p>	\$1.00
01/26/2023	SUCCESSFUL SERVICE	<p>SUCCESSFUL SERVICE  Method : COMMON PLEAS-Ashtabula County Sheriff  Issued : 01/24/2023  Service : REISSUE SERVICE (SUMMONS AND COMPLAINT)  Served : 01/24/2023  Return : 01/26/2023  On : LEWIS UNK SPS, ROLAND A  Signed By :</p> <p>Reason : COMMON PLEAS SUCCESSFUL SERVICE  Comment : RESIDENTIAL SERVICE - SERVED ROLAND LEWIS</p>	\$1.00

<u>Date</u>	<u>Description</u>	<u>Docket Text</u>	<u>Amount Owed</u>
		Tracking #: S000039747 Receipt: 267946 Date: 09/11/2023	
01/26/2023	ASHTABULA CO SHERIFF	ASHTABULA CO SHERIFF Receipt: 270449 Date: 12/18/2023	\$102.00
03/13/2023	STATEMENT FILED FOR	STATEMENT FILED FOR VALLEY TITLE & ESCROW AGENCY INC *COPY TO BOOKKEEPER* Receipt: 267946 Date: 09/11/2023	\$1.00
03/13/2023	RIEGER CARPENTER & DAUGHERTY	RIEGER CARPENTER & DAUGHERTY Receipt: 270449 Date: 12/18/2023	\$50.00
03/14/2023	MOTION FOR DEFAULT JUDGMENT FILED WITH CERTIFICATE OF SERVICE	MOTION FOR DEFAULT JUDGMENT FILED WITH CERTIFICATE OF SERVICE Attorney: ANNOS, GEORGE J (0060075) GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$5.00
03/14/2023	FINAL JUDICIAL REPORT FILED.	FINAL JUDICIAL REPORT FILED. GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$6.00
04/10/2023	DECREE OF FORECLOSURE FILED. JUDGMENT AMOUNT IS \$ COPIES TO:	DECREE OF FORECLOSURE FILED. JUDGMENT AMOUNT IS \$143,373.41. COPIES TO: ROLAND A LEWIS (Defendant); ROLAND A LEWIS UNK SPS (Defendant); ; GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$10.00
04/10/2023	COMPLETE RECORD FEE	COMPLETE RECORD FEE Receipt: 270449 Date: 12/18/2023	\$5.00
04/10/2023	COPIES MADE	COPIES MADE Receipt: 267946 Date: 09/11/2023	\$2.50
04/10/2023	POSTAGE COSTS (MAILED ON	POSTAGE COSTS (MAILED ON 4/11/23) Receipt: 267946 Date: 09/11/2023	\$1.20
04/26/2023	MOTION	MOTION TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS BY PRIVATE SELLING OFFICER PURSUANT TO ORC 2329.152 FILED WITH CERTIFICATE OF SERVICE BY Attorney: ANNOS, GEORGE J (0060075) GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$9.00
05/23/2023	ORDERED THAT	ORDERED TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS BY PRIVATE SELLING OFFICER PURSUANT TO O.R.C 2329.152- BYCE AUCTION, LTD. DBA BYCE REALTY IS HEREBY APPOINTED AS PRIVATE SELLING OFFICER TO CONDUCT A PUBLIC AUCTION OF THE PROPERTY. COPY TO: GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 270449 Date: 12/18/2023	\$8.00
05/23/2023	DOCKET ENTRY FILED RE:	DOCKET ENTRY FILED-NOTICE WHEN USING PRIVATE SELLING OFFICER- THE PLAINTIFF WILL TAKE NOTICE THAT THE COURT SHALL ENFORCE O.R.C. 2329.26 (A)(2)(B) WHICH REQUIRES PUBLIC NOTICE BE GIVEN IN THE NEWSPAPER CUSTOMARILY USED OR DESIGNATED BY THE COUNTY SHERIFF. A SALE WILL NOT BE APPROVED OR CONFIRMED IF THE NEWSPAPER PUBLICATION DOES NOT COMPLY WITH THIS STATUTE. Receipt: 267946 Date: 09/11/2023	\$1.00
05/23/2023	COMPLETE RECORD FEE	COMPLETE RECORD FEE Receipt: 267946 Date: 09/11/2023	\$3.00
06/08/2023	ORDER OF SALE AND ORDER OF APPRAISAL; PRECIPE FILED. ADDITIONAL DEPOSIT REQUIRED AS OF	ORDER OF SALE AND ORDER OF APPRAISAL; PRECIPE FILED. ADDITIONAL DEPOSIT REQUIRED AS OF MARCH 1, 2009 \$100.00 TO CIVIL FORECLOSURE MEDIATION FUND	
06/08/2023	ORDER OF SALE FORECLOSURE FEE/MEDIATION FUND - NON REFUNDABLE	ORDER OF SALE FORECLOSURE FEE/MEDIATION FUND - NON REFUNDABLE Receipt: 265325 Date: 06/08/2023	\$100.00
06/08/2023	DEPOSIT RECEIVED	DEPOSIT RECEIVED Receipt: 265325 Date: 06/08/2023	\$225.00
06/12/2023	ORDER OF APPRAISAL ISSUED	ORDER OF APPRAISAL ISSUED	
06/12/2023	ORDER OF SALE ISSUED	ORDER OF SALE ISSUED	
06/12/2023	FOR	NOTICE SENT TO PRIVATE SELLING OFFICER REGARDING ORDER OF SALE	
06/12/2023	CLERK AND CLERK RECORD	CLERK AND CLERK RECORD Receipt: 270449 Date: 12/18/2023	\$17.00
06/12/2023	POSTAGE COSTS (MAILED ON	POSTAGE COSTS (MAILED ON 6/12/2023 Receipt: 267946 Date: 09/11/2023	\$1.71

<u>Date</u>	<u>Description</u>	<u>Docket Text</u>	<u>Amount Owed</u>
06/21/2023	INVENTORY AND APPRAISAL FILED SHOWING LANDS APPRAISED AT	INVENTORY AND APPRAISAL FILED SHOWING LANDS APPRAISED AT (\$84,000.00) EIGHTY FOUR THOUSAND DOLLARS BY CLORICE DLUGOS, CAROL FULWILER, DENNIS TENNEY	\$0.00
06/21/2023	DENNIS TENNEY APPRAISER	DENNIS TENNEY APPRAISER Receipt: 265701 Date: 06/21/2023	\$75.00
06/21/2023	CAROL FULWILER APPRAISER	CAROL FULWILER APPRAISER Receipt: 265701 Date: 06/21/2023	\$75.00
06/21/2023	CLORICE DLUGOS APPRAISER	CLORICE DLUGOS APPRAISER Receipt: 265701 Date: 06/21/2023	\$75.00
07/17/2023	NOTICE OF PUBLIC AUCTION SET FOR	NOTICE OF PUBLIC AUCTION IS SET FOR AN ON-LINE AUCTION AUGUST 9, 2023 AT 4:00 P.M. AT WWW.BYCEONLINE.COM IF THE PROPERTY REMAINS UNSOLD AFTER THE AUCTION LISTED ABOVE, ANOTHER ON-LINE AUCTION SHALL BE HELD FROM AUGUST 10, 2023 AND CLOSING ON AUGUST 23, 2023 AT 4:00 P.M. SUBJECT TO O.R.C. 2329.52(B). FILED WITH CERTIFICATE OF SERVICE BY GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff) Receipt: 267946 Date: 09/11/2023 Receipt: 270449 Date: 12/18/2023	\$3.00
09/05/2023	NOTICE OF FILING REPORT OF PRIVATE SELLING OFFICER. PROPERTY SOLD TO FOR THE TOTAL PURCHASE	NOTICE OF FILING REPORT OF PRIVATE SELLING OFFICER. PROPERTY SOLD TO MICHAEL T GALLOWAY AND SANDRA ; GALLOWAY FOR THE TOTAL PURCHASE PRICE OF: \$ 173,976.00 Receipt: 270449 Date: 12/18/2023	\$5.00
09/11/2023	FOR	CLERK FEES /COURT COSTS EMAILED TO: GEORGE J ANNOS (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff)	
10/03/2023	MOTION FOR CONFIRMATION OF SALE FILED WITH CERTIFICATE OF SERVICE FILED	MOTION FOR CONFIRMATION OF SALE FILED WITH CERTIFICATE OF SERVICE FILED BY Attorney: DAUGHERTY, DAVID D (0000031476) DAVID D DAUGHERTY (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff)	\$0.00
10/03/2023	NOTICE OF	NOTICE OF SUBSTITUTE OF COUNSEL FILED BY DAVID D DAUGHERTY (Attorney) on behalf of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL (Plaintiff)	\$3.00
10/04/2023	FOR	COS CIRCULATED	
12/12/2023	CONFIRMATION OF SALE FILED. CERTIFIED COPY TO SHERIFF, COPIES RETURNED TO ATTY	CONFIRMATION OF SALE FILED. CERTIFIED COPY TO SHERIFF, COPIES RETURNED TO ATTY	\$0.00
12/12/2023	CONFIRMATION CHECK FIGURES FORM	CONFIRMATION CHECK FIGURES FORM FILED SHOWING FIGURES ARE CORRECT SIGNED BY RECORDER'S OFFICE; AUDITOR'S OFFICE TREASURER'S OFFICE AND SHERIFF'S OFFICE.	
12/18/2023	DEPOSIT RECEIVED	DEPOSIT RECEIVED Receipt: 270447 Date: 12/18/2023	\$1,134.08
12/18/2023	RIEGER CARPENTER & DAUGHERTY	RIEGER CARPENTER & DAUGHERTY-DEPOSIT RETURN Receipt: 270449 Date: 12/18/2023	\$248.00

### Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
COST	\$2,207.08	\$2,204.08	\$3.00	\$0.00
	\$2,207.08	\$2,204.08	\$3.00	\$0.00

### Money on Deposit with the Court

<u>Account</u>	<u>Applied Amount</u>
DEPOSIT RECEIVED	\$1,382.08
	\$1,382.08

**Receipts**

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Received From</u>	<u>Payment Amount</u>
260790	12/19/2022	LAW OFFICES OF RIEGER CARPENTER & DAUGHE	\$745.00
265325	06/08/2023	RIEGER, CARPENTER & DAUGHERTY	\$325.00
265701	06/21/2023	RIEGER, CARPENTER & DAUGHERTY	\$225.00
267946	09/11/2023	RIEGER, CARPENTER & DAUGHERTY	\$23.00
270447	12/18/2023	VALLEY TITLE & ESCROW AGENCY INC	\$1,134.08
270449	12/18/2023	RIEGER, CARPENTER & DAUGHERTY	\$1,134.08
			<b>\$3,586.16</b>

**Financial Docket Information**

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
12/19/2022	DEPOSIT RECEIVED	\$23.00	\$0.00	\$23.00	\$0.00	
12/19/2022	COMPLAINT FOR FORECLOSURE FILED WITH EXHIBITS SITUATED IN THE PPN: BY	\$722.00	\$0.00	\$722.00	\$0.00	
12/19/2022	COMPLETE RECORD FEE	\$19.00	\$0.00	\$19.00	\$0.00	
12/19/2022	PRELIMINARY JUDICIAL REPORT FILED.	\$5.00	\$0.00	\$5.00	\$0.00	
12/19/2022	STATEMENT FILED FOR	\$1.00	\$0.00	\$1.00	\$0.00	
12/19/2022	RIEGER CARPENTER & DAUGHERTY	\$621.00	\$0.00	\$621.00	\$0.00	
12/20/2022	SUMMONS ISSUED	\$2.00	\$0.00	\$2.00	\$0.00	
12/20/2022	CERTIFIED MAIL	\$23.67	\$0.00	\$23.67	\$0.00	
12/27/2022	SUCCESSFUL SERVICE	\$1.00	\$0.00	\$1.00	\$0.00	
12/27/2022	UNSUCCESSFUL SERVICE	\$1.00	\$0.00	\$1.00	\$0.00	
01/06/2023	UNSUCCESSFUL SERVICE	\$1.00	\$0.00	\$1.00	\$0.00	
01/20/2023	INSTRUCTIONS FOR SERVICE FILED.	\$1.00	\$0.00	\$1.00	\$0.00	
01/20/2023	INSTRUCTIONS FOR SERVICE FILED.	\$1.00	\$0.00	\$1.00	\$0.00	
01/24/2023	ASHTABULA CO SHERIFF DEPT	\$0.00	\$0.00	\$0.00	\$0.00	
01/26/2023	SUCCESSFUL SERVICE	\$1.00	\$0.00	\$1.00	\$0.00	
01/26/2023	SUCCESSFUL SERVICE	\$1.00	\$0.00	\$1.00	\$0.00	
01/26/2023	ASHTABULA CO SHERIFF	\$102.00	\$0.00	\$102.00	\$0.00	
03/13/2023	STATEMENT FILED FOR	\$1.00	\$0.00	\$1.00	\$0.00	
03/13/2023	RIEGER CARPENTER & DAUGHERTY	\$50.00	\$0.00	\$50.00	\$0.00	
03/14/2023	MOTION FOR DEFAULT JUDGMENT FILED WITH CERTIFICATE OF SERVICE	\$5.00	\$0.00	\$5.00	\$0.00	
03/14/2023	FINAL JUDICIAL REPORT FILED.	\$6.00	\$0.00	\$6.00	\$0.00	
04/10/2023	DECREE OF FORECLOSURE FILED. JUDGMENT AMOUNT IS \$ COPIES TO:	\$10.00	\$0.00	\$10.00	\$0.00	
04/10/2023	COMPLETE RECORD FEE	\$5.00	\$0.00	\$5.00	\$0.00	
04/10/2023	COPIES MADE	\$2.50	\$0.00	\$2.50	\$0.00	
04/10/2023	POSTAGE COSTS (MAILED ON	\$1.20	\$0.00	\$1.20	\$0.00	
04/26/2023	MOTION	\$9.00	\$0.00	\$9.00	\$0.00	
05/23/2023	ORDERED THAT	\$8.00	\$0.00	\$8.00	\$0.00	
05/23/2023	DOCKET ENTRY FILED RE:	\$1.00	\$0.00	\$1.00	\$0.00	
05/23/2023	COMPLETE RECORD FEE	\$3.00	\$0.00	\$3.00	\$0.00	
06/08/2023	ORDER OF SALE AND ORDER OF APPRAISAL; PRECIPE FILED.	\$0.00	\$0.00	\$0.00	\$0.00	
		<b>\$3,589.16</b>	<b>\$3.00</b>	<b>\$3,586.16</b>	<b>\$0.00</b>	

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
	ADDITIONAL DEPOSIT REQUIRED AS OF					
06/08/2023	ORDER OF SALE FORECLOSURE FEE/MEDIATION FUND - NON REFUNDABLE	\$100.00	\$0.00	\$100.00	\$0.00	
06/08/2023	DEPOSIT RECEIVED	\$225.00	\$0.00	\$225.00	\$0.00	
06/12/2023	ORDER OF APPRAISAL ISSUED	\$0.00	\$0.00	\$0.00	\$0.00	
06/12/2023	ORDER OF SALE ISSUED	\$0.00	\$0.00	\$0.00	\$0.00	
06/12/2023	FOR	\$0.00	\$0.00	\$0.00	\$0.00	
06/12/2023	CLERK AND CLERK RECORD	\$17.00	\$0.00	\$17.00	\$0.00	
06/12/2023	POSTAGE COSTS (MAILED ON	\$1.71	\$0.00	\$1.71	\$0.00	
06/21/2023	INVENTORY AND APPRAISAL FILED SHOWING LANDS APPRAISED AT	\$0.00	\$0.00	\$0.00	\$0.00	
06/21/2023	DENNIS TENNEY APPRAISER	\$75.00	\$0.00	\$75.00	\$0.00	
06/21/2023	CAROL FULWILER APPRAISER	\$75.00	\$0.00	\$75.00	\$0.00	
06/21/2023	CLORICE DLUGOS APPRAISER	\$75.00	\$0.00	\$75.00	\$0.00	
07/17/2023	NOTICE OF PUBLIC AUCTION SET FOR	\$3.00	\$0.00	\$3.00	\$0.00	
09/05/2023	NOTICE OF FILING REPORT OF PRIVATE SELLING OFFICER. PROPERTY SOLD TO FOR THE TOTAL PURCHASE	\$5.00	\$0.00	\$5.00	\$0.00	
09/11/2023	FOR	\$0.00	\$0.00	\$0.00	\$0.00	
10/03/2023	MOTION FOR CONFIRMATION OF SALE FILED WITH CERTIFICATE OF SERVICE FILED	\$0.00	\$0.00	\$0.00	\$0.00	
10/03/2023	NOTICE OF	\$3.00	\$3.00	\$0.00	\$0.00	
10/04/2023	FOR	\$0.00	\$0.00	\$0.00	\$0.00	
12/12/2023	CONFIRMATION OF SALE FILED. CERTIFIED COPY TO SHERIFF, COPIES RETURNED TO ATTY	\$0.00	\$0.00	\$0.00	\$0.00	
12/12/2023	CONFIRMATION CHECK FIGURES FORM	\$0.00	\$0.00	\$0.00	\$0.00	
12/18/2023	DEPOSIT RECEIVED	\$1,134.08	\$0.00	\$1,134.08	\$0.00	
12/18/2023	RIEGER CARPENTER & DAUGHERTY	\$248.00	\$0.00	\$248.00	\$0.00	
		\$3,589.16	\$3.00	\$3,586.16	\$0.00	

### Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
(COC) Default	04/10/2023	SCHROEDER, DAVID A

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: 2023-0250

MICHAEL T GALLOWAY  
4590 NEW LONDON RD  
GENEVA OH 44041

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

**September 27, 2024 at 10:00 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0250 filed for tax year 2023 by MICHAEL T GALLOWAY and described as follows:

Parcel ID(s):

1) 17-019-00-042-00 located at 4616 NEW LONDON RD, the market value is \$227,800. The market value sought is \$140,000.

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

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0250, MICHAEL T GALLOWAY is being recorded and the date is 9/27/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Michael Galloway, owner via phone

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**Complainant Seeks: \$140000**

**Subject Parcel: 170190004200**

**Auditor Value: \$227800**

Hearing No # 1



# NON-HEARING MINUTES

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**BOR Case:** 2023-0250

**Case Name:** MICHAEL T GALLOWAY

**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:** \$140000

**Subject Parcel:** 170190004200

**Auditor Value:** \$227800



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: 2023-0250**

MICHAEL T GALLOWAY  
 4590 NEW LONDON RD  
 GENEVA OH 44041

<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
17-019-00-042-00	511-1FMLY UNPL 0-9	17-GENEVA TWP-GENEVA CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$49,100	\$178,700	\$227,800	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$49,100	\$178,700	\$227,800	
<b>RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE</b>				



Board of Revision