

FILED ON

APR 01 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0260  
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	<u>Hal D Ammons</u>	<u>9082 State Route 46</u>	
2. Complainant if not owner		<u>Orwell OH 44076</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person	<u>330 646-8251</u> <u>halammons55@gmail.com</u>		
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		
<u>10-024-00-012-00</u>	<u>9082 S.R. 46 Orwell OH</u>		
	<u>44076</u>		
7. Principal use of property	<u>Primary Residence</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>10-024-00-012-00</u>			
	<u>169,600</u>	<u>189,000</u>	<u>19,400</u>
9. The requested change in value is justified for the following reasons: <u>Steel building leveled in and is no longer useable.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A  
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 None and total cost \$ 0

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.

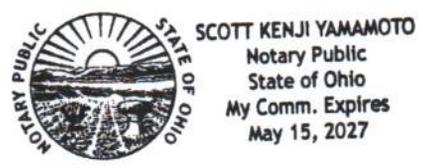
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 4-1-24 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Helij Amunur*

Sworn to and signed in my presence, this 4-1-24 day of 4 - 2024  
(Date) (Month) (Year)

Notary *[Signature]*



**Situs : 9082 STATE ROUTE 46**

**Map ID: 10-024-00-012-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
AMMONS HAL D  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 024-00 012-00  
Class A  
Living Units 1  
Neighborhood 15000  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
94 S W

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	10000	23.7800	26	0	1	-15	68,320
A	H	10000	1.0000	100	0			13,000
A	0	0	.6100		0			
								81,320

Total Acres: 25.39      Legal Acres: 25.39      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	28,460	81,300	81,300	0	0
<b>Building</b>	48,760	139,300	139,300	0	0
<b>Total</b>	77,220	220,600	220,600	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	62,600	99,500	162,100
2021	62,600	99,500	162,100
2022	62,600	99,500	162,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/25/01	43,200	1-Land Only	U-Not Validated	0058/2740	WD-Warranty Deed	BRYANT RICKEY L

**Entrance Information**

Date	ID	Entry Code	Source
03/04/14	MJB	6-Occupant Not Home	3-Other
06/28/19	KJ	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 9082 STATE ROUTE 46

Parcel Id: 10-024-00-012-00

LUC: 101

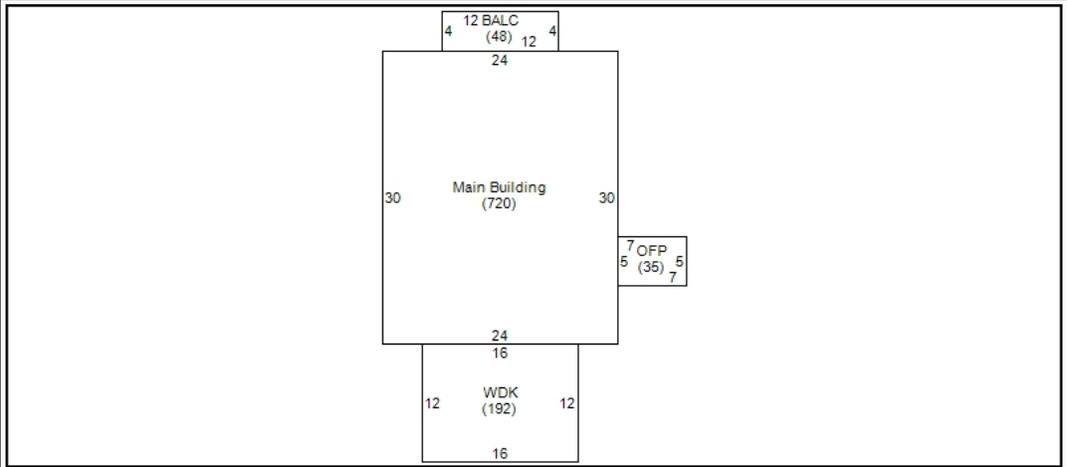
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 4
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1.5	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 1
<b>Year Built</b> 2006	<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> 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> D+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					720						
1			WDK		192						1,900
2			BAL		48						600
3			OFF		4						100

**Dwelling Computations**

<b>Base Price</b>	71,580	<b>% Good</b>	90
<b>Plumbing</b>	1,200	<b>Market Adj</b>	
<b>Basement</b>	12,430	<b>Functional</b>	
<b>Heating</b>	0	<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>	1.4
<b>Subtotal</b>	85,210	<b>Additions</b>	2,300
<b>Ground Floor Area</b>	720		
<b>Total Living Area</b>	1,080	<b>Dwelling Value</b>	124,430
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AQ1-Quonset E	2006		30x40	1,200	D	1		A				14,900

**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 : 9082 STATE ROUTE 46

Parcel Id: 10-024-00-012-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Comments**

Number	Code	Status	Comment
5	FLD	RV	REV 2020 NO ACCESS GATED VIEWED PER GIS
4	OFC	MI	ADDR 9082 ST RT 46 PER PLANNING
1	FLD	NC	20070925 DC C#01 - 9/12/07 OWN DWLG 70% 1/1/07 (100% NOW) QUONSET BLDG 100%
2	FLD	NC	20070925 DC C#01 - 1/1/07 CK 08 REMOVE PT VALUE
3	FLD	NC	20080925 DC C#01 - 9/12/07 OWN DWLG 100% 1/1/08

**Situs : 9082 STATE ROUTE 46****Parcel Id: 10-024-00-012-00****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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FILED ON

APR 01 2024

Ashtabula County

DTE 26  
Rev. 05/22

Application no. \_\_\_\_\_

Date Received

### Application for Valuation Deduction for Destroyed or Damaged Real Property

Answer all questions and type or print all information. Please read instructions on back before completing form.

1. Owner's name Hal D Ammons
2. Owner's address 9082 State Route 46 ORWELL OH 44076
3. Owner's telephone number 330-646-8251
4. Parcel number of damaged property 10-024-00-012-00
5. Address of damaged property 9082 SR 46 ORWELL
6. County where located Ashtabula
7. Date damage occurred Winter of 2022
8. Cause of damage nature snow
9. Description of damage laved in stretcher
10. Estimated dollar amount of damage \$ 19400.00
11. If property insured, amount of insurance received \$ \_\_\_\_\_

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner Hal D Ammons  
Signature

4-1-2024  
Date

By the county auditor  
on behalf of the property owner \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Instructions for Completing Form

## Filing Deadlines and Schedule of Deductions

An application for a deduction from the current year's value must be filed by Dec. 31 for property that is destroyed or damaged in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is Jan. 31 of the following year. **This form should be filed with the county auditor of the county in which the property is located.** Any deduction from value approved will affect the tax bills due the following year. The amount of the deduction equals a percentage of the reduction in value caused by the damage or destruction. That percentage is determined by the calendar quarter in which the damage occurred. The filing deadline and percentage deduction allowed for each calendar quarter are shown below.

Calendar Quarter in Which Property Was Damaged	Application Deadline	Percentage Deduction Allowed
January – March	Dec. 31	100%
April – June	Dec. 31	75%
July – September	Dec. 31	50%
October – December	Jan. 31	25%

## Line Instructions

**Lines 1, 2 and 3:** Enter owner's full name, mailing address and daytime phone number.

**Line 4:** Enter parcel number(s) of damaged property. This number is shown on your tax bill.

**Line 5:** Enter the full address of the damaged property.

**Line 6:** Enter name of county where damaged property is located.

**Line 7:** Enter date the damage or destruction occurred.

**Line 8:** Explain cause of damage: fire, flood, intentional demolition, etc.

**Line 9:** Describe the damage to the property. Attach additional pages if necessary.

**Line 10:** Enter your best estimate of the reduction in the property's value caused by the damage.

**Line 11:** If property is insured, show the amount the insurance company paid or will pay, if available.

## Owner's Signature

Sign and date the application at the bottom of page 1. If the owner's signature is not provided, alternatively the Notice of Two Disinterested Persons may be completed instead.

### Notice of Two Disinterested Persons

If the owner's signature is provided on the front of this application, this notice is not necessary.

\_\_\_\_\_ and \_\_\_\_\_  

Printed Name
Printed Name

\_\_\_\_\_ and \_\_\_\_\_  

Signature
Date
Signature
Date

being duly sworn, say that they are residents of the municipal corporation or township in which the above property is or was situated, that neither of them has any interest therein, and that property was destroyed or injured on the date shown above.



10.024.00.012.00



# Ashtabula County Auditor David Thomas

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

April 22, 2024

Hal D Ammons  
9082 State Route 46  
Orwell, OH 44076

BOR 2023-0260

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 ten (10) 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 ten (10) days, it is presumed that you disagree, the offer is no longer considered, 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



# Ashtabula County Auditor David Thomas

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

BOR #2023-0260

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
10-024-00-012-00	\$220,600	\$169,600

**Resolution:** Set value at **\$205,700** removing the full value of \$14,900 for the damaged outbuilding.

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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: 2023-0260

July 24, 2024

HAL D AMMONS  
9082 STATE ROUTE 46  
ORWELL OH 44076

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

**August 29, 2024 at 1:30 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0260 filed for tax year 2023 by HAL D AMMONS and described as follows:

Parcel ID(s):

1) 10-024-00-012-00 located at STATE ROUTE 46 , the market value is \$220,600. The market value sought is \$169,600.

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 2023-0260, HAL D AMMONS is being recorded and the date is 8/29/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Hal Ammons, owner

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**Complainant Seeks: \$169,600**

**Subject Parcel: 100240001200**

**Auditor Value: \$220,600**

Hearing No # 9

# HEARING MINUTES

BOR Case: 2023-0260

Owner Name: HAL D AMMONS

## Board Action

Motion to:  Agree  Set Value \$205,700

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

removing value on quonset building due to damage.

Was Made by: David

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

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

Motion therefore:  Passed  Failed

Decision Date: 8/29/24



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: 2023-0260**

HAL D AMMONS  
 9082 STATE ROUTE 46  
 ORWELL OH 44076

<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
10-024-00-012-00	101-GRAIN GEN FARM	10-COLEBROOK TWP-GRAND VALLEY LSC	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$81,300	\$139,300	\$220,600
<b>Adjustment:</b>	\$0	-\$14,900	-\$14,900
<b>New Value:</b>	\$81,300	\$124,400	\$205,700
<b>RESULT: VALUE DECREASE. SET VALUE AT \$205,700 BASED ON REMOVING VALUE FOR DAMAGED OUTBUILDING</b>			



Board of Revision