

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023

BOR no. 0262

DTE 1 Rev. 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.

1. Owner of property		Name <u>AARON C. BYLER BARBARA A.</u>		Street address, City, State, ZIP code <u>8366 FLETCHER M.DD OH 44062</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>(440) 272-5218</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>61-008-00-020-02</u>			<u>8366 Fletcher Rd.</u>		
7. Principal use of property <u>Homestead Single family dwelling</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>61-008-00-02002</u>	<u>\$ 258,000</u>	<u>\$ 376,200</u>	<u>\$ 118,200</u>		
9. The requested change in value is justified for the following reasons: <u>Built 2021 \$150,000 in Building's after total done \$170,000 in Building's value</u> <u>Land Appraised value \$88,000 on Buildings 240'</u> <u>4 bedroom 2 bath house</u> <u>Increase in taxes 2022-2023</u> <u>30 x 40 barn</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 Built 2021 and total cost \$ 150,000.00

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 3-28-2024 Complainant or agent (printed) Aaron C. Byler Title (if agent) _____

Complainant or agent (signature) Aaron C. Byler

Sworn to and signed in my presence, this 3-28-2024 ^{OR 28th} day of March 2024
(Date) (Month) (Year)

Notary Jennifer L. Pazicni



Jennifer L. Pazicni
Notary Public, State of Ohio
My Commission Expires
June 12, 2024
Recorded in Lake County

Situs : 8366 FLETCHER RD

Map ID: 61-008-00-020-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
BYLER AARON C
BYLER BARBARA A
6117 HUNTLEY ROAD
WINDSOR OH 44099

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
SEC 5--3 S
MINERAL PARCEL 61-777-00-004-20

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12500	1.0000	100	0			16,250
A	0	0	.1721		0			
A	3	12500	17.8279	33	0	5	-25	71,700
								87,950

Total Acres: 19 Legal Acres: 19.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,800	88,000	88,000	0	0
Building	100,870	288,200	288,200	0	0
Total	131,670	376,200	376,200	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	58,300		58,300
2021	67,700	157,900	225,600
2022	67,700	191,700	259,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/14/20	R20200045	100,000		Residential New Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/27/20		2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	BYLER AARON C
05/29/18	142,500	1-Land Only	N-Not Open Market / Not Arm'S Leng	660/763	WD-Warranty Deed	EAST OHIO PROPERTIES LLC

Entrance Information

Date	ID	Entry Code	Source
07/19/21	AK	3-Info At Door	1-Owner
08/22/22	AK	3-Info At Door	1-Owner
08/16/23	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 8366 FLETCHER RD

Parcel Id: 61-008-00-020-02

LUC: 101

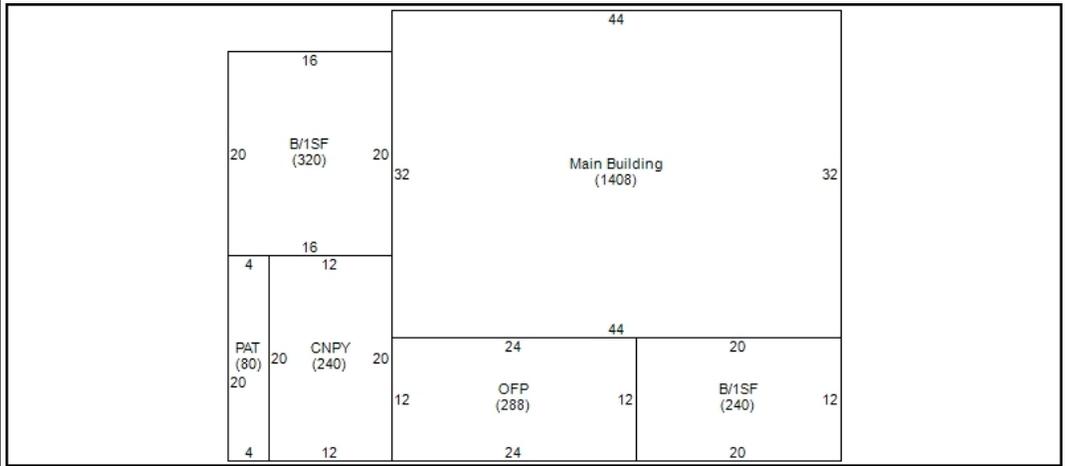
Card: 1 of 1

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Dwelling Information

Valuation Method	Total Rooms 7
Override Model	Dining Rooms
Story Height 2	Bedrooms 5
Construction 1-Wood/Vinyl	Family Rooms
Style 07-Colonial	Full Baths 2
Year Built 2020	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional 90 20-Am House
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,408						
1	BSM	1SF			320						18,400
2		OFP			288						5,700
3	BSM	1SF			240						13,800
4		CNP			240						1,600
5		PAT			80						300

Dwelling Computations

Base Price	142,610	% Good	97
Plumbing	5,300	Market Adj	
Basement	21,820	Functional	90
Heating	-7,210	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	162,520	Additions	34,800
Ground Floor Area	1,408	Dwelling Value	260,780
Total Living Area	3,376		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RC2-Canopy	2020		10x40	400	D	1		A				2,700
2	AB2-Flat Barn	2020		30x40	1,200	D	1		A				24,700

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 : 8366 FLETCHER RD

Parcel Id: 61-008-00-020-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
6	OFC	MI	APPLIED FOR CAUV FOR TY 2024
5	FLD	NC	2ND FLOOR COMPLETION 100% PER OWNER.
4	FLD		DWG 100%, PU/ CNPY AND PAT 1-1-22. RECK'23 FOR 2ND FL. FIN.
3	FLD		DWG 75% 1-1-21 (90%NOW), BARN W/CNPY 100% 1-1-21; RECK22 FOR COMPL OF DWG.
1	OFC	NS	NEW SPLIT 19.000 AC OUT OF 61-008-00-020-00 CONV#1712 5-29-18
2	OFC	MI	MINERAL PARCEL 61-777-00-004-20 CONV#1712 5-29-18

Situs : 8366 FLETCHER RD

Parcel Id: 61-008-00-020-02

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Card: 1 of 1

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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: 2023-0262

July 24, 2024

AARON C & BARBARA A BYLER
8366 FLETCHER RD
MIDDLEFIELD OH 44062

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

August 29, 2024 at 1:45 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0262 filed for tax year 2023 by AARON C & BARBARA A BYLER and described as follows:

Parcel ID(s):

1) 61-008-00-020-02 located at 8366 FLETCHER RD, the market value is \$376,200. The market value sought is \$258,000.

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

Case Type VL

The Hearing of Board of Revision Case 2023-0262, AARON C & BARBARA A BYLER 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

Complainant Seeks: \$258,000

Subject Parcel: 610080002002

Auditor Value: \$376,200

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0262

Owner Name: AARON C & BARBARA A BYLER

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence. No one present at hearing to provide
testimony.

Was Made by: David

2nd 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

Hearing No # NS

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: 2023-0262

AARON C & BARBARA A BYLER
8366 FLETCHER RD
MIDDLEFIELD OH 44062

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
61-008-00-020-02	101-GRAIN GEN FARM	61-WINDSOR TWP-GRAND VALLEY LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$88,000	\$288,200	\$376,200	
Adjustment:	\$0	\$0	\$0	
New Value:	\$88,000	\$288,200	\$376,200	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. LACK OF EVIDENCE				



Board of Revision