

Tax year 2023

BOR no. 0265 FILED ON

DTE 1 Rev. 08/21

County Ashtabula

Date received APR 01 2024

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.

Name		Street address, City, State, ZIP code	
1. Owner of property		James and Pamela Pierce-Ruhland	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(440) 536-0310	
5. Email address of complainant		pamruhland@gmail.com	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
03-042-00-091-00		3324 Homewood Ave N. Ashtabula	
8. Principal use of property			
Rental property			
9. 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
03-042--00-091-00	100,000	113,800	13,800
10. The requested change in value is justified for the following reasons: This property is a rental house so not in the same condition as a private resident. It was rented for \$950 a month for 2022-23. It needed major repairs on the back roof which were done in November (see attached). Also the property shares a wall with subway which has doors into the yard.			

- 11. 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 11" on back.
- 12. 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.
- 13. If any improvements were completed in the last three years, show date 11/23/2024 and total cost \$ 5,400.00.
- 14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
- 15. 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.

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 03/30/2024 Complainant or agent Pamela PRuhland Title (if agent) _____
Signature