

FILED ON

FEB 18 2025

Ashtabula County Board of Revision

Tax year ~~2023~~ 2024

BOR no. 0013

DTE 1 Rev. 12/22

County Ashtabula

Date received Feb 5, 2025

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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

		Name		Street address, City, State, ZIP code	
1. Owner of property		Yost, W. Hershberger		8217 Hayes Rd	
2. Complainant if not owner				Williamsfield Oh.	
3. Complainant's agent				44093	
4. Telephone number and email address of contact person					
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		
59-017-00-004-00			8217 Hayes Rd		
			Williamsfield Ohio		
			44093		
7. Principal use of property					
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		
59-017-00-004-00	635,000.00	803,000.00	168,000.00		
9. The requested change in value is justified for the following reasons:					

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 Dec 2023 and total cost \$ 98,000.00

13. Do you intend to present the testimony or report of a professional appraiser? [] Yes [] No [X] 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 2-18-25 Complainant or agent (printed) Yosha N. Herskberger Title (if agent) owner

Complainant or agent (signature) *Yosha N. Herskberger*

A Firm
~~Sworn~~ to and signed in my presence, this _____ day of _____ (Date) _____ (Month) _____ (Year)

Notary _____

Situs : 8217 HAYES RD

Map ID: 59-017-00-004-00

LUC: 111

Card: 1 of 2

Tax Year: 2024

Printed: 02/20/25

CURRENT OWNER
HERSHBERGER YOST N
MARTHA F

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 017-00 004-00
Class A
Living Units 1
Neighborhood 12500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
67 & 74
CAUV # 2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.8700		0			
A	S	9500	146.0930	25	0	1	-10	405,960
A	H	9500	1.0000	100	0			12,350
								418,310

Total Acres: 148.963 Legal Acres: 148.96 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	45,970	418,300	418,300	0	0
Building	134,650	384,700	384,700	0	0
Total	180,620	803,000	803,000	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
2021	321,800	152,100	473,900
2022	321,800	152,100	473,900
2023	418,300	212,900	631,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
01/25/23	R-2022-009	70,000	ADDN		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/22/06		2-Land And Building	U-Not Validated	0110/6705	WD-Warranty Deed	HERSHBERGER YOST N
02/24/99	230,000	2-Land And Building	U-Not Validated	0070/4263	WD-Warranty Deed	REUSE LESTER L

Entrance Information

Date	ID	Entry Code	Source
03/14/14	WPW	6-Occupant Not Home	3-Other
06/28/24	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 8217 HAYES RD

Parcel Id: 59-017-00-004-00

LUC: 111

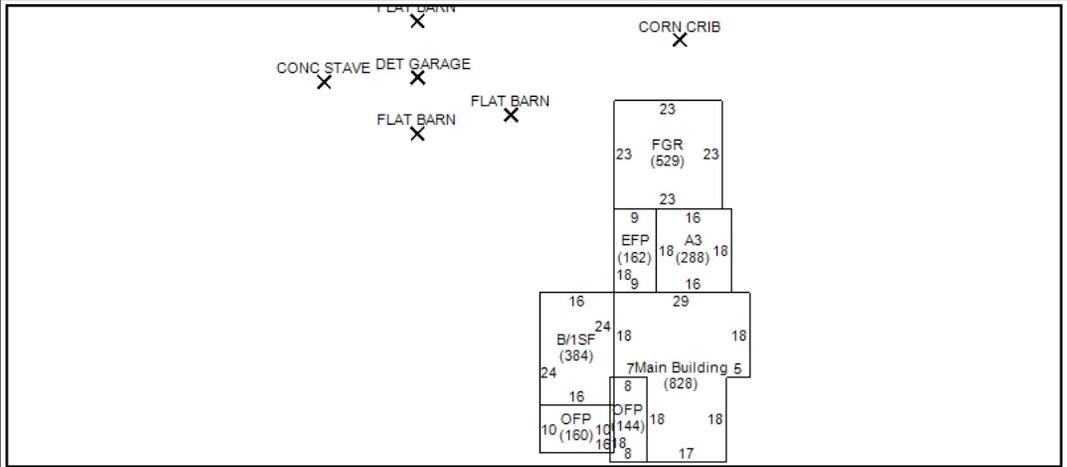
Card: 1 of 2

Tax Year: 2024

Printed: 02/20/25

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 0
Year Built 1111	Half Baths 0
Eff Year Built	Add. Fixtures 0
Year Remodeled	Total Fixtures 0
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
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
% Good Ovr	Economic 100
% Complete 100	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					828						
1			OFF		144						2,900
2			EFP		162						5,900
3		CSP	1SF	1SF	288						23,500
4				FGR	529						11,000
5			BSM	1SF	384						22,000
6				OFF	160						3,200

Dwelling Computations

Base Price 99,100	% Good 40
Plumbing -6,700	Market Adj
Basement 13,990	Functional
Heating -5,010	Economic 100
Attic 0	% Complete 100
Other Features 4,000	C&D Factor
	Adj Factor 1.4
Subtotal 105,380	Additions 27,500
Ground Floor Area 828	
Total Living Area 2,616	Dwelling Value 103,680
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AC1-Corn Crib	1985		30x70	2,100	D	1		P				8,400
2	AB2-Flat Barn	1111		22x50	1,100	D	1		A				5,500
3	AB2-Flat Barn	1974		50x120	6,000	D	1		F				21,400
4	RG2-Det Gara	1976		40x70	2,800	D	1		F				32,300
5	AB2-Flat Barn	1982		40x43	1,720	D	1		A				11,200
7	AS2-Conc Stav	2001		12x40	480	D	1		P				3,100
8	AP6-Pole Bldg	2013		32x60	1,920	D	1		A			100	11,300
9	RS1-Frame Shr	2015		10x16	160	D	1		A				
10	RS1-Frame Shr	2015		12x14	168	D	1		A				

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 : 8217 HAYES RD

Parcel Id: 59-017-00-004-00

LUC: 111

Card: 1 of 2

Tax Year: 2024

Printed: 02/20/25

Outbuilding Data - continued...

Line	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
11	AP6-Pole Bldg	2019		40x60	2,400	D	1		A				16,000

Comments

Number	Code	Status	Comment
10	FLD	BP	DWELLING CARD 2, 100% FOR 24, CLOSE PERMIT.
9	OFC	MI	MADE THIS CORRECTION FOR 1-1-18 AND GOING FORWARD ON THE 32X60 APS AND TWO SHEDS
7	OFC	MI	OK PER DENNIS:32X60 AP6 AND TWO SHEDS PICKED UP FOR 1-1-14 AS OMITTED
8	OFC	MI	PROPERTY. (WERE MISTAKENLY PICKED UP ON 59-014-00-011-00).
1	OFC	VP	20010130 KO C#01 - 1/30/01-PER OWNER,REMOVD ELECT & PLUMB FOR 1/1/01.
2	FLD	RV	20021004 CG C#01 - 3 SILOS & FEED LOT REMOVED 1 SILO ADDED ALL FOR 1/1/02
3	FLD	BP	20060106 KO C#01 - 9-22-05:BP#050365-ADDN OF LIVING AREA AND OFP 100% FOR
4	FLD	BP	20060106 KO C#01 - 1-1-06
5	OFC	LC	20070426 C#01 - SPLIT OUT 6.037 ACRES TO PARCEL 59-017-00-004-01
6	OFC	LC	20070426 C#01 - 12/22/06 CONVEY #5041

Situs : 8217 HAYES RD**Parcel Id: 59-017-00-004-00****LUC: 111****Card: 1 of 2****Tax Year: 2024****Printed: 02/20/25**

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Situs : 8217 HAYES RD

Map ID: 59-017-00-004-00

LUC: 111

Card: 2 of 2

Tax Year: 2024

Printed: 02/20/25

CURRENT OWNER
HERSHBERGER YOST N
MARTHA F

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 017-00 004-00
Class A
Living Units 1
Neighborhood 12500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
67 & 74
CAUV # 2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
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A	S	9500	146.0930	25	0	1	-10	405,960
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Total Acres: 148.963 Legal Acres: 148.96 NBHD Fact: 1.3000

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	Assessed	Appraised	Cost	Income	Market
Land	45,970	418,300	418,300	0	0
Building	134,650	384,700	384,700	0	0
Total	180,620	803,000	803,000	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
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2022	321,800	152,100	473,900
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Date Issued	Number	Price	Purpose	Note	Status
01/25/23	R-2022-009	70,000	ADDN		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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02/24/99	230,000	2-Land And Building	U-Not Validated	0070/4263	WD-Warranty Deed	REUSE LESTER L

Entrance Information

Date	ID	Entry Code	Source
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06/28/24	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 8217 HAYES RD

Parcel Id: 59-017-00-004-00

LUC: 111

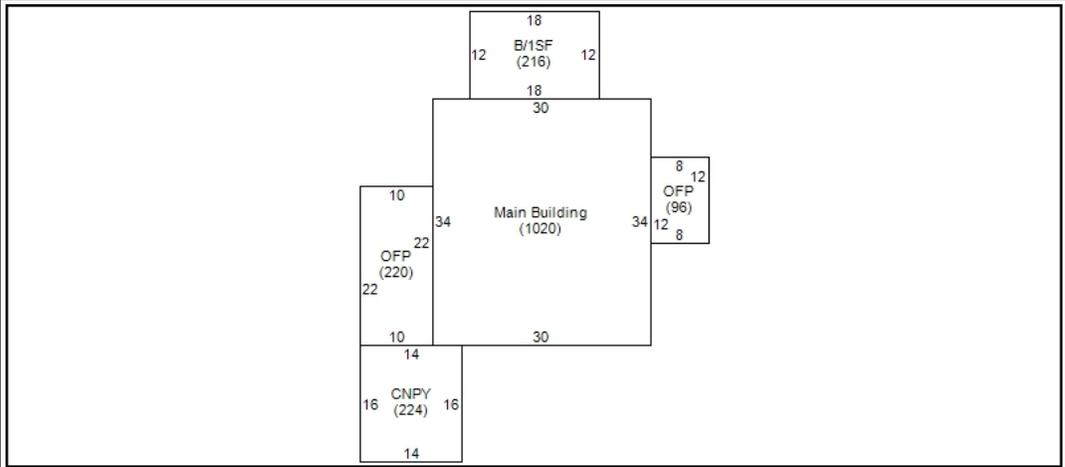
Card: 2 of 2

Tax Year: 2024

Printed: 02/20/25

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms
Story Height 1.5	Bedrooms 3
Construction Style 08-Cape Cod	Family Rooms
Year Built 2023	Full Baths 0
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
	Total Fixtures 0
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 1-None	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	Cost & Design 0
CDU AV-AVERAGE	Functional 90 20-Am House
% Good Ovr	Economic
% Complete 100	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					1,020						
1	BSM	1SF			216						13,000
2		OFF			96						2,000
3		OFF			220						4,600
4		CNP			224						1,600

Dwelling Computations

Base Price	105,440	% Good	95
Plumbing	-7,000	Market Adj	
Basement	18,320	Functional	90
Heating	-5,330	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	111,430	Additions	18,100
Ground Floor Area	1,020	Dwelling Value	171,850
Total Living Area	1,746		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

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:	

2-18-25

Hello

To who it may concern

I am filing a complaint on my real estate Tax. My 2022 Taxes were \$3,241.48 per yr. My 2023 Taxes were raised to \$5,152.36. Now my 2024 Taxes were raised to 7,178.84. Although we did add a 30x40 building attached to the old house, for me and my wife to live in as we need help on the farm, so the younger people can move in the big house to go on with the farming and such. This Building was appraised at around \$170,000.00 which is way out of hand to my thinking. This building is attached to the old house and goes with the farm and has no resale value.

It has no in door bathroom or electric and single single pain windows only. Could these Taxes be brought to a more suitable level??

Please consider the younger people trying to pay for the farm plus paying Taxes like this.

I Thank you in advance for your time and consideration

Sincerely
Just

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: 2024-0013

April 14, 2025

YOST N. HERSHBERGER
8217 HAYES RD
WILLIAMSFIELD OH 44093

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

May 19, 2025 at 10:15 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0013 filed for tax year 2024 by YOST N. HERSHBERGER and described as follows:

Parcel ID(s):

1) 59-017-00-004-00 located at 8217 HAYES RD, the market value is \$803,000. The market value sought is \$635,000.

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

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 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage
\$ **.69**

Total Postage and Fees
\$ **5.54**



Sent To
Street
City, State, ZIP+4®
YOST N. HERSHBERGER
8217 HAYES RD
WILLIAMSFIELD OH 44093

#13

8217 849T 1000 DEPT 9102

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0013, YOST N. HERSHBERGER is being recorded and the date is 5/19/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Yost Hershberger, owner

Daniel Hershberger, son of owner

Complainant Seeks: \$635000

Subject Parcel: 590170000400

Auditor Value: \$803000

Hearing No # 6

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: 2024-0013

YOST N. HERSHBERGER
 8217 HAYES RD
 WILLIAMSFIELD OH 44093

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
59-017-00-004-00	111-GRAIN/GEN FRM Q	59-WAYNE TWP-PYMATUNING VAL LSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$418,300	\$384,700	\$803,000	
Adjustment:	\$0	-\$68,100	-\$68,100	
New Value:	\$418,300	\$316,600	\$734,900	
RESULT: VALUE DECREASE. ADJUSTMENTS MADE TO DWELLING & OUTBLDG (LINE 4) PER OWNER TESTIMONY				


 Board of Revision

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$.69

Total Postage and Fees

\$ 5.54

Sent To

Yost N. Hershberger
8217 Hayes Rd.

Street and Apt.

City, State, ZIP

Williamsfield Ohio, 44093



#2024
0013

7018 0680 0000 0990 8102
TE95 T152 0000