

Received

MAR 05 2025

Ashtabula County Auditor
Scott Yamamoto

Tax year 2024 BOR no. 0024
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.

| | Name | Street address, City, State, ZIP code |
|-----------------------------|--------------|---------------------------------------|
| 1. Owner of property | Justin Hirsh | 6825 US Route 322, |
| 2. Complainant if not owner | | Windsor OH 44099 |
| 3. Complainant's agent | | |

4. Telephone number and email address of contact person
440-313-1071 justin_hirsh@yahoo.com

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>610110000501</u> | <u>6825 US Route 322, Windsor OH 44099</u> |
| | |
| | |

7. Principal use of property Residence

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>610110000501</u> | <u>292,000</u> | <u>337,900</u> | |
| | | | |
| | | | |

9. The requested change in value is justified for the following reasons: I stopped at the auditors office because I felt the values were a little high just to ask if I was reading them correctly. I was and they are high because with the help of the staff in your office, we quickly learned your values are showing finished attics everywhere, which I do not have.

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 6/13/23 and total cost \$ 40K

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 2-13-25 Complainant or agent (printed) Justin Hirsh Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 19th day of Feb 2025
(Date) (Month) (Year)

Notary [Signature]



LEISA M. D'AMICO
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
FEBRUARY 16, 2028

Situs : 6825 US ROUTE 322

Map ID: 61-011-00-005-01

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/06/25

CURRENT OWNER
HIRSH JUSTIN
5617 US ROUTE 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 011-00 005-01
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 10--6

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|---------|-------|------|---------|-------|--------|
| A | 0 | 0 | .2600 | | 0 | | | |
| A | S | 12500 | 20.9470 | 29 | 0 | 1 | -25 | 74,030 |
| A | H | 12500 | 1.0000 | 100 | 0 | | | 16,250 |
| | | | | | | | | 90,280 |

Total Acres: 22.207 Legal Acres: 22.21 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 31,610 | 90,300 | 90,300 | 0 | 0 |
| Building | 86,660 | 247,600 | 247,600 | 0 | 0 |
| Total | 118,270 | 337,900 | 337,900 | 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 | 69,500 | 120,100 | 189,600 |
| 2022 | 69,500 | 120,100 | 189,600 |
| 2023 | 90,300 | 168,100 | 258,400 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|------------|---------|---------|------|--------------|
| 06/13/23 | R-2023-005 | 30,000 | ADDN | | Close Permit |
| 05/31/16 | 16-00426 | 100,000 | DWLG | | Close Permit |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|------------------------------------|----------------|------------------|-----------------|
| 02/01/16 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | 605/ 1161 | WD-Warranty Deed | HIRSH JUSTIN |
| 05/22/15 | 96,000 | 2-Land And Building | U-Not Validated | 588/ 85 | WD-Warranty Deed | JONATH ROBERT |
| 08/31/12 | | | N-Not Open Market / Not Arm'S Leng | | ET-Temp Exempt | MOTIL WILLIAM G |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 02/27/14 | MJB | 6-Occupant Not Home | 3-Other |
| 06/27/17 | KJ | 6-Occupant Not Home | 3-Other |
| 06/29/18 | KJ | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

Situs : 6825 US ROUTE 322

Parcel Id: 61-011-00-005-01

LUC: 101

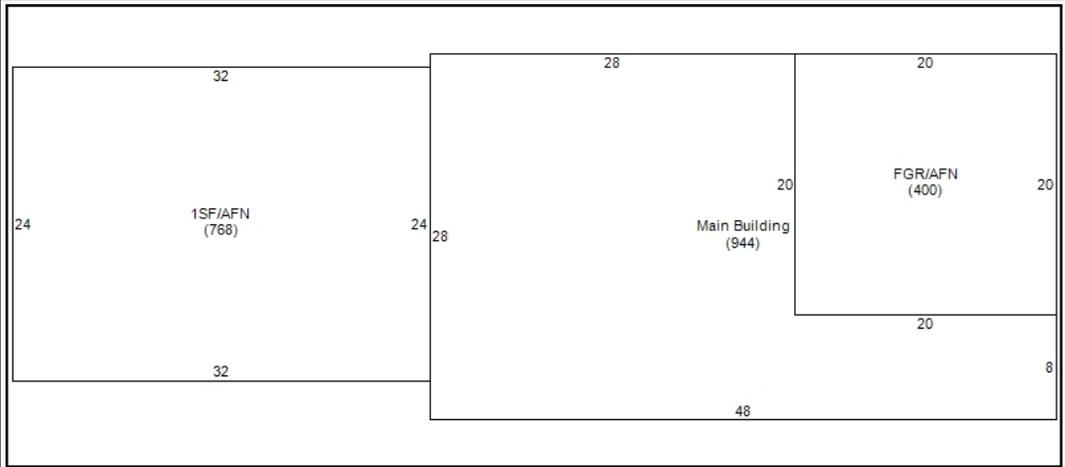
Card: 1 of 1

Tax Year: 2024

Printed: 03/06/25

Dwelling Information

| | |
|---|----------------------------|
| Valuation Method | Total Rooms 6 |
| Override Model | Dining Rooms |
| Story Height 1 | Bedrooms 2 |
| Construction 1-Wood/Vinyl | Family Rooms |
| Style 03-Ranch | Full Baths 1 |
| Year Built 2016 | Half Baths 1 |
| Eff Year Built | Addl. Fixtures |
| Year Remodeled 2023 | Total Fixtures 8 |
| Kitchen Remod | Unfinished Area |
| Bath Remod | T2 Rec Rm Area |
| Lower Level 0-No Basement | T3 Rec Rm Area |
| Heating 2-Basic | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area |
| System | WBFP Stacks |
| Attic 4-Attic Fully Finished | 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 |
| % 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 | | | | | 944 | | | | | | |
| 1 | | FGR | AFN | | 400 | | | | | | 14,300 |
| 2 | | 1SF | AFN | | 768 | 2023 | | | | | 47,500 |

Dwelling Computations

| | | | |
|--------------------------|--------|-----------------------|---------|
| Base Price | 67,160 | % Good | 97 |
| Plumbing | 4,200 | Market Adj | |
| Basement | 0 | Functional | |
| Heating | 0 | Economic | |
| Attic | 16,130 | % Complete | 100 |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1.4 |
| Subtotal | 87,490 | Additions | 60,000 |
| Ground Floor Area | 944 | Dwelling Value | 217,770 |
| Total Living Area | 2,557 | | |
| Dwelling Notes | | | |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|-------|----|-----|-------|----|----|----|-------|--------|
| 1 | RG1-Det Garag | 2017 | | 32x40 | 1,280 | D | 1 | | A | | | 100 | 25,600 |
| 2 | CP6-Canopy | 2017 | | 10x40 | 400 | D | 1 | | A | | | 100 | 4,200 |

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 : 6825 US ROUTE 322

Parcel Id: 61-011-00-005-01

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/06/25

Comments

| Number | Code | Status | Comment |
|---------------|-------------|---------------|--|
| 7 | OFC | | PER OWNER, ONLY 2 BDRMS, NVC. MAY BE FILING BOR FOR SQFTG DISCREPANCY. |
| 6 | FLD | | DWG ADDN 100% 1-1-24. |
| 5 | FLD | BP | DWG AND OBYS 100% 1-1-18. |
| 4 | OFC | NC | REVIEW OF DATA & PHOTO, CHANGE EXTERIOR TO VINYL & ADD FINISHED ATTIC |
| 3 | FLD | NC | DWG 50% 1-1-17 (80%NOW); RECK 2018. |
| 2 | OFC | CP | ADDED RESIDUAL OF 61-011-00-005-00 CONV#313 2-1-16 |
| 1 | OFC | SS | NEW SURVEY UPDATE FROM 12.50 TO 10.311 CONV 1726 5/22/2015 |

Situs : 6825 US ROUTE 322**Parcel Id: 61-011-00-005-01****LUC: 101****Card: 1 of 1****Tax Year: 2024****Printed: 03/06/25**

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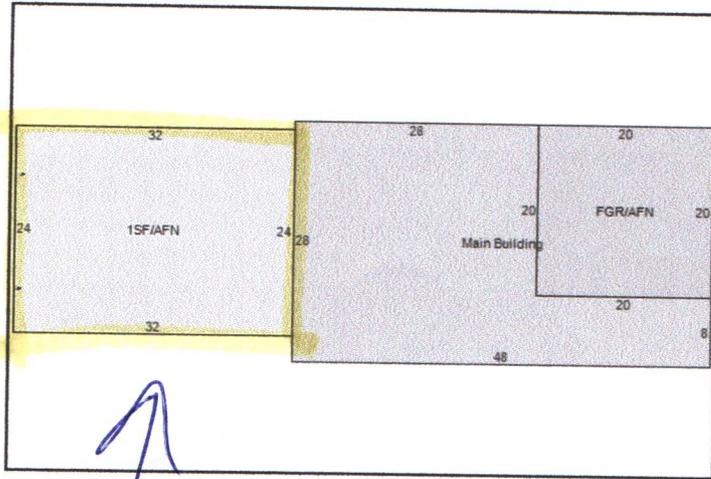
- Home
- Map Viewer
- Property Search
- 2020 Revaluation
- Real Estate
- Duties
- Licensing
- Financial
- Contact Us

- Parcel Summary
- Values
- Land
- Sales
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 61011000501
 NBHD: 20000
 HIRSH JUSTIN

JUR: 04
 ROLL: RP
 6825 US ROUTE 322

1 of 7
 Return to Search Results



- Actions**
- Neighborhood Sales
 - Printable Summary
 - Printable Version

Reports
 To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill

Go

Options

| Type | Line # | Item | Area |
|-------------|--------|--|-------|
| Dwelling | 0 | Main Building | 944 |
| Dwelling | 1 | FGRI/AFN:GAR - FRAME/ATTIC - FINISHED | 400 |
| Dwelling | 2 | 1SF/AFN:1S FR FRAME/ATTIC - FINISHED | 768 |
| Outbuilding | 1 | DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE | 1,280 |
| Outbuilding | 2 | CANOPY - CP&CANOPY, ROOF/SLAB | 400 |

Click on an item to display it independently.

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* Addition in 6/13/23 that's 24 ft x 32 ft which has attic trusses that create a 14 ft x 32 ft attic which is unfinished.

* Please see photos included.

THANKS FOR YOUR TIME!



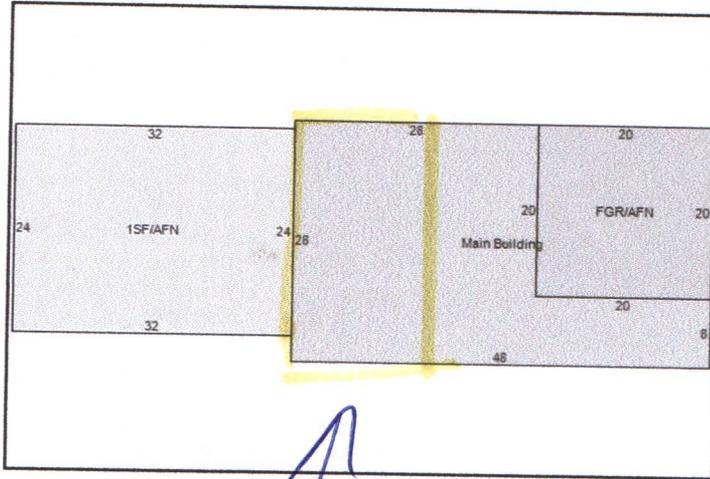
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| Outbuilding | 2 | CANOPY - CP6:CANOPY, ROOF/SLAB | 400 |

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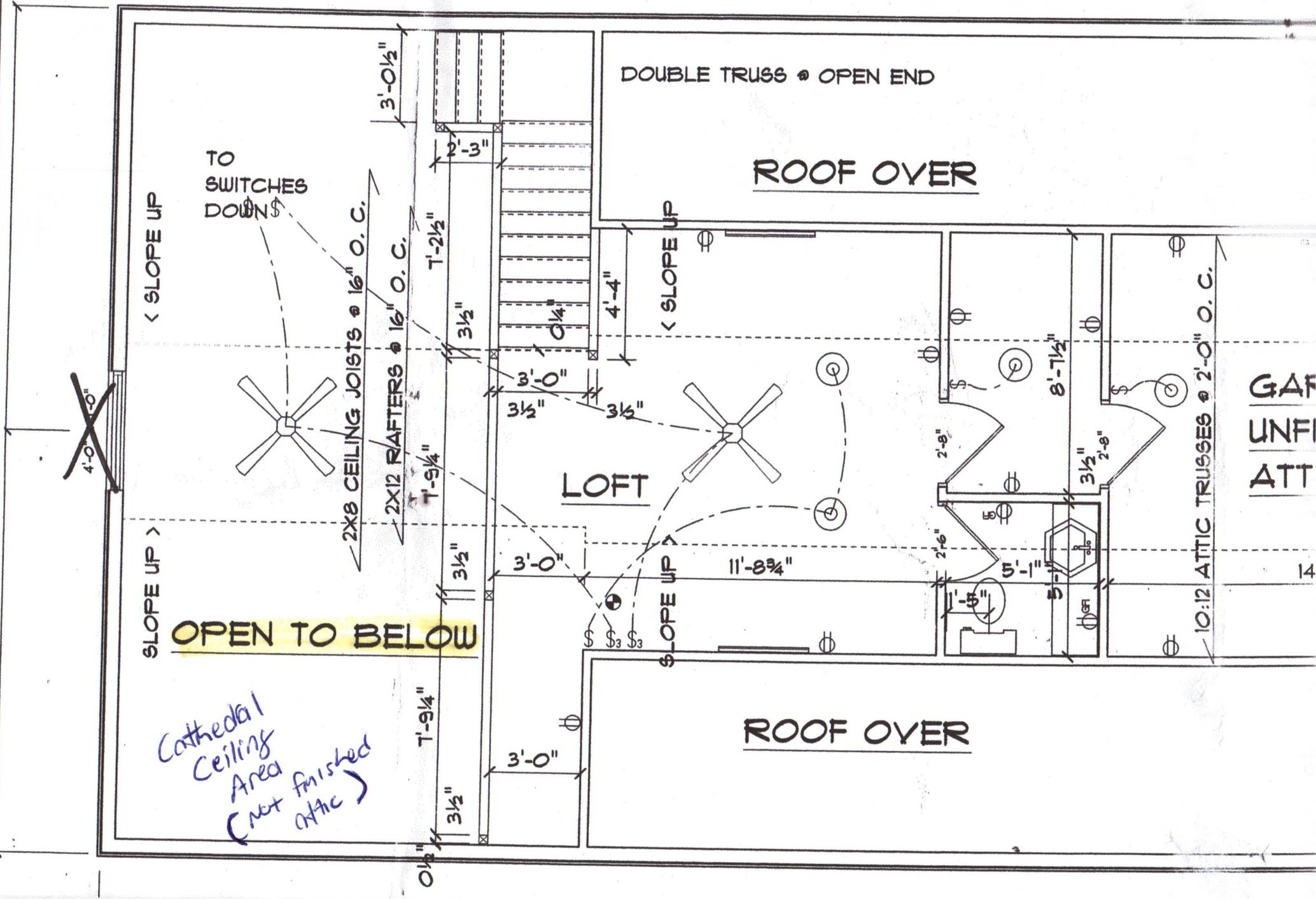
* Original part of house built 5/31/16, this area is cathedral ceiling, not finished attic.

* Please see included blueprint copy of prints from original part of house showing cathedral part. (from permit 5/31/16#16-00426)

THANK YOU
 FOR YOUR
 TIME!

Copy

48'-0"



Melanie M. Carmack

From: Justin Hirsh <justin_hirsh@yahoo.com>
Sent: Wednesday, March 5, 2025 1:16 PM
To: Melanie M. Carmack
Subject: Hirsh Cathedral ceiling pics









Sent from my iPhone









Received

APR 15 2025

Ashtabula County Auditor
Scott Yamamoto

Ashtabula County Auditor
Scott Yamamoto
25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

BOR #2024-0024

| PARCEL ID | CURRENT AUDITOR VALUE | OWNER OPINION OF VALUE |
|------------------|-----------------------|------------------------|
| 61-011-00-005-01 | \$337,900 | \$292,000 |

Resolution: Set total value at **\$313,200** after correcting attic finish. Change attic finish on addition to unfinished. Adjust attic finish to half for the main building.

Land- \$90,300
Impr- \$222,900
Total- \$313,200

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

Signature: [Handwritten Signature] Date: 4-15-25
Print Name: JUSTIN HIRSH

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

Signature: _____ Date: _____
Print Name: _____



Where great things happen.

**Ashtabula County Auditor
Scott Yamamoto**

25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

April 9, 2025

Justin Hirsh
6825 US Route 322
Windsor, OH 44099

BOR 2024-0024

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 fourteen (14) 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 fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,



Scott Yamamoto
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2024-0024

Case Name: JUSTIN HIRSH

Case Type: VL

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Complainant Seeks: \$292000

Subject Parcel: 610110000501

Auditor Value: \$337900

NON-HEARING MINUTES

BOR Case: 2024-0024

Owner Name: JUSTIN HIRSH

Board Action

Motion to: Agree Set Value \$313,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter from owner. Adjust line 2 under additions to unfinished attic. Adjust main
building attic to half finished.

Was Made by: Janet

2nd by: Amy

Roll: Yamamoto-yes/Caruso-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/19/25

Schedule for Hearing: no



Scott Yamamoto, 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: 2024-0024

JUSTIN HIRSH
 6825 US ROUTE 322
 WINDSOR OH 44099

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 |
|---|--------------------|---------------------------------|--------------|----------|
| 61-011-00-005-01 | 101-GRAIN GEN FARM | 61-WINDSOR TWP-GRAND VALLEY LSD | | 2024 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$90,300 | \$247,600 | \$337,900 | |
| Adjustment: | \$0 | -\$24,700 | -\$24,700 | |
| New Value: | \$90,300 | \$222,900 | \$313,200 | |
| RESULT: VALUE DECREASE, SET VALUE AT \$313,200 BASED ON SIGNED OFFER ACCEPTED FROM OWNER | | | | |


 Board of Revision