

Tax year 2024 BOR no. 0025 **FILED ON**
 County Ashtabula Date received MAR 05 2025

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	DENNIS BLECHSCHMID	2982 BROWN ROAD ASHTABULA	
2. Complainant if not owner		OHIO 44004	
3. Complainant's agent			
4. Telephone number and email address of contact person			
216-832-7060 DENNIS BLECHSCHMID@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	
48-030-00-056-00		SAME	
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
	260,000	317,600	
9. The requested change in value is justified for the following reasons: ORIGINALLY PURCHASED FOR 225,000 REST WAS CLOSING COSTS. I ORIGINALLY WAS TAXED HIGHER AMOUNT. HOUSE WAS BUILT IN 1964 IT IS NOT NEW			

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 _____ and total cost \$ _____
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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3-5-2025 Complainant or agent (printed) DENNIS BLECHSCHMID Title (if agent) _____

Complainant or agent (signature) Dennis Blechschmid

Sworn to and signed in my presence, this 5 day of March 2025

Notary Jana Frable, Notary Public
State of Ohio
My Commission Expires 3-6-29

Situs : 2982 BROWN RD

Map ID: 48-030-00-056-00

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/06/25

CURRENT OWNER
BLECHSCHMID DENNIS
BLECHSCHMID MARILU
2982 BROWN ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 030-00 056-00
Class A
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--71 72 73 & 75

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3156		0			
A	S	13500	26.0128	25	0	1	-20	91,300
A	H	13500	1.0000	100	0			17,550
								108,850

Total Acres: 27.3284 Legal Acres: 27.33 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,120	108,900	108,900	0	0
Building	73,050	208,700	208,700	0	0
Total	111,170	317,600	317,600	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
2021	83,700	154,600	238,300
2022	83,700	154,600	238,300
2023	108,900	208,700	317,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
03/14/19	R20190015	10,880		Residential Hvac	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/21/19	233,000	2-Land And Building	N-Not Open Market / Not Arm'S Leng		SV-Survivorship	BRUNER LAND COMPANY INC
09/11/17	157,773	2-Land And Building	N-Not Open Market / Not Arm'S Leng		FD-Fiduciary Deed	CUKELJ KATHARINA TRUSTEE
09/11/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	CUKELJ KATHARINA TRUSTEE
05/28/08	577,500	2-Land And Building	U-Not Validated	0353/1189	WD-Warranty Deed	KEYBANK NATIONAL

Entrance Information

Date	ID	Entry Code	Source
01/17/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2982 BROWN RD

Parcel Id: 48-030-00-056-00

LUC: 101

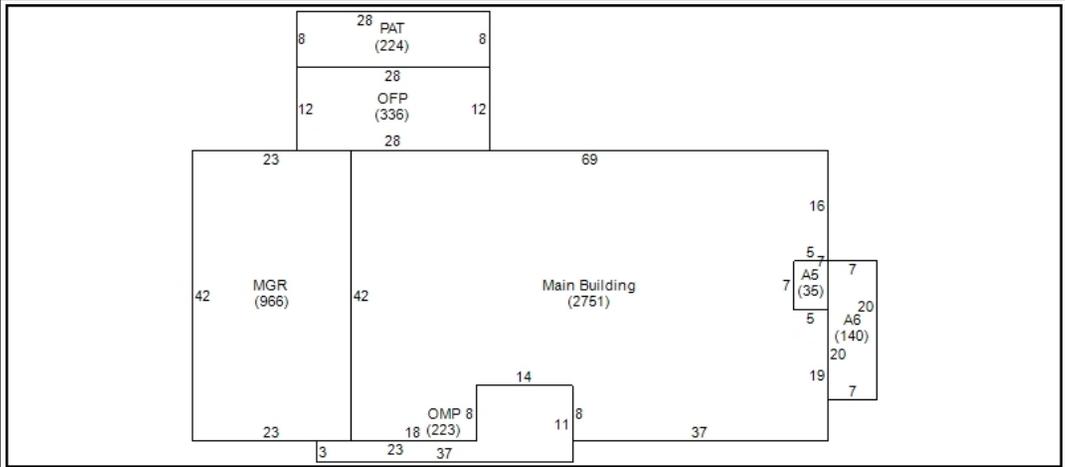
Card: 1 of 2

Tax Year: 2024

Printed: 03/06/25

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 7-Brick	Family Rooms 0
Style 03-Ranch	Full Baths 3
Year Built 1964	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 14
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 2-1/2 Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area 1500
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 2
Attic 0-None	WBFP Openings 2
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 0
CDU FR-FAIR	Functional 60
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					2,751						
1		MGR			966						28,400
2		OMP			223						6,300
3		OFF			336						8,500
4		PAT			224						900
5		OMP	1SM		35						2,600
6		OMP	OMP		140						6,600

Dwelling Computations

Base Price	194,650	% Good	45
Plumbing	15,100	Market Adj	
Basement	27,400	Functional	60
Heating	8,080	Economic	100
Attic	0	% Complete	100
Other Features	52,940	C&D Factor	
		Adj Factor	1.35
Subtotal	298,170	Additions	14,400
Ground Floor Area	2,751		
Total Living Area	2,786	Dwelling Value	131,040

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1995		20x36	720	C	1		A				14,200
3	RS1-Frame Sh	1980		14x20	280	E	1		F				500
4	WS1-W/Septic	1111		0x0	1	C	1		A				5,400

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 : 2982 BROWN RD

Parcel Id: 48-030-00-056-00

LUC: 101

Card: 1 of 2

Tax Year: 2024

Printed: 03/06/25

Comments

Number	Code	Status	Comment
9	FLD		REPLACED A/C, NVC 1-1-20.
6	OFC	NS	SPLIT OUT 26.4304 AC TO 480300005602 #3577 9/11/17
7	OFC	SS	SURVEY UPDATE REMAINDER 27.3284 AC #3577 9/11/17
5	OFC	NS	SPLIT OUT 65.1514 AC TO 480300005601 #3577 9/11/17
1	FLD	RV	19960923 C#01 - 6 HOLE GOLF COURSE ON PROPERTY, HAS 2 WELLS FOR WATERING
2	FLD	DC	19960923 C#02 - APT ATT TO GAR
3	FLD	RV	19960923 C#01 - GREENS, NOT A PUBLIC COURSE, JUST FOR OWNER & FRIENDS.
4	FLD	NC	20030919 KO C#01 - 9-18-03:NEW HANDICAP RAMP/NCV FOR 1-1-03

Situs : 2982 BROWN RD**Parcel Id: 48-030-00-056-00****LUC: 101****Card: 1 of 2****Tax Year: 2024****Printed: 03/06/25**

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Situs : 2982 BROWN RD

Map ID: 48-030-00-056-00

LUC: 101

Card: 2 of 2

Tax Year: 2024

Printed: 03/06/25

CURRENT OWNER
BLECHSCHMID DENNIS
BLECHSCHMID MARILU
2982 BROWN ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 030-00 056-00
Class A
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--71 72 73 & 75

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Total	111,170	317,600	317,600	0	0

Manual Override Reason
Base Date of Value
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Current Value

Year	Land	Building	Total Value
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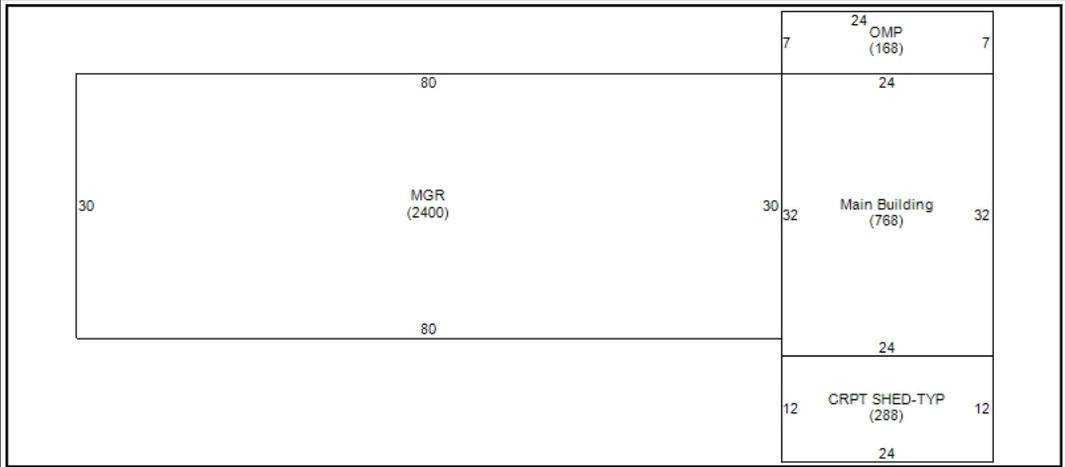
Card: 2 of 2

Tax Year: 2024

Printed: 03/06/25

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 7-Brick	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1978	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-2	Cost & Design 0
CDU FR-FAIR	Functional 60
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					768						
1		MGR			2,400						52,900
2		CPS			288						2,700
3		OMP			168						3,600

Dwelling Computations

Base Price	57,970	% Good	55
Plumbing	1,300	Market Adj	
Basement	0	Functional	60
Heating	2,410	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	61,680	Additions	19,600
Ground Floor Area	768	Dwelling Value	57,510
Total Living Area	768		

Dwelling Notes

Outbuilding Data

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

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: 2024-0025

May 14, 2025

DENNIS BLECHSCHMID
2982 BROWN RD
ASHTABULA OH 44004

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

May 29, 2025 at 1:15 PM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0025 filed for tax year 2024 by DENNIS BLECHSCHMID and described as follows:

Parcel ID(s):

1) 48-030-00-056-00 located at 2982 BROWN RD, the market value is \$317,600. The market value sought is \$260,000.

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 2024-0025, DENNIS BLECHSCHMID is being recorded and the date is 5/29/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Brittany Drnek, Treasurer Alternate

Dennis Blechschmid, owner

Complainant Seeks: \$260,000

Subject Parcel: 480300005600

Auditor Value: \$317,600

Hearing No # 2

HEARING MINUTES

BOR Case: 2024-0025

Owner Name: DENNIS BLECHSCHMID

Board Action

Motion to: Agree Set Value \$301,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony, remove value of shed due to current condition. Remove value of
outbuilding listed as well and septic. Change condition and CDU on dwelling card #2 to poor.

Was Made by: J.P.

2nd by: Brittany

Roll: Yamamoto-yes/Drnek-yes/Ducro-yes

Motion therefore: Passed Failed

Decision Date: 5/29/25



Scott Yamamoto, Auditor
Secretary of the Board of Revision

Hearing No # 2

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

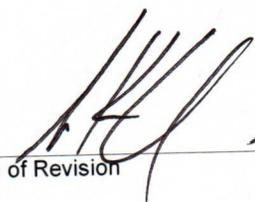
Notice of Decision for BOR Case: 2024-0025

DENNIS BLECHSCHMID
 2982 BROWN RD
 ASHTABULA OH 44004

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
48-030-00-056-00	101-GRAIN GEN FARM	48-SAYBROOK TWP-ASHTABULA A CSD			2024
	LAND	IMPR	TOTAL		
Original Value:	\$108,900	\$208,700	\$317,600		
Adjustment:	\$0	-\$16,400	-\$16,400		
New Value:	\$108,900	\$192,300	\$301,200		
RESULT: SVL - SET VALUE AT \$301,200. PER OWNER TESTIMONY REGARDING CURRENT CONDITIONS.					



 Board of Revision