

Tax year 2025 2024 BOR no. 0027 **FILED ON** DTE 1M Rev. 02/19  
 County Ashtabula Date received MAR 01 2025

**Complaint Against the Valuation of a Manufactured or Mobile Home Taxed Like Real Property**

Answer all questions and type or print all information. Read instructions on back before completing form. **FILED ON**  
 Attach additional pages if necessary. **MAR 10 2025**

Original complaint  Counter complaint  
 Notices will be sent only to those named below.

TF  
 Ashtabula County Board of Revision

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of home	Adam Roth	6803 Howard Rd Williamsfield, OH 44093	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(440) 855-9101	
5. Email address of complainant		apernell75@gmail.com	
6. Complainant's relationship to home, if not owner			
If more than one home is included, see "Multiple Homes" on back.			
7. Registration number from tax bill	Address of home		
59-001-00-011-00	6803 Howard Rd Williamsfield, OH 44093		
8. Principal use of home <span style="float:right">Owner Occupied</span>			
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Registration Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
59-001-00-011-00	100000	120200	20200
10. The requested change in value is justified for the following reasons: The home is not a split leve home on a slab. The home is a manufactured home that is not a permanant fixture on the property.			

11. Was home 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 home 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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_
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 home 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 home was sold in an arm's length transaction.  The home lost value due to a casualty.  
 A substantial improvement was added to the home.  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 3-8-25 Complainant or agent [Signature] Title (if agent) \_\_\_\_\_  
 Signature

Sworn to and signed in my presence, this 8th day of March year 2025

Notary [Signature] an oath or affirmation was administered to the signer with regard to the notarial act  
 Signature



**SARAH EASTMAN**  
Notary Public, State of Ohio  
Commission No. 2022-RE-846206  
My Commission Expires  
March 14, 2027

1. Name of the person or entity to be notarized		2. Address of the person or entity to be notarized	
3. Date of the notarization		4. Signature of the Notary Public	
5. State of Ohio		6. My Commission Expires	
7. Notary Public's Name	8. Notary Public's Address	9. Notary Public's Phone Number	10. Notary Public's Email Address
11. Notary Public's Commission Number	12. Notary Public's Commission Expiration Date	13. Notary Public's Commission Issuance Date	14. Notary Public's Commission Renewal Date

The home is not a split level home on a slab. The home is a manufactured home that is not a...

Notary Public, State of Ohio  
Commission No. 2022-RE-846206  
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**SARAH EASTMAN**  
Notary Public, State of Ohio  
Commission No. 2022-RE-846206  
My Commission Expires  
March 14, 2027

**Situs : 6803 HOWARD RD**

**Map ID: 59-001-00-011-00**

**LUC: 560**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/10/25**

**CURRENT OWNER**  
ROTH ADAM P  
MARILYN G  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 001-00 011-00  
Class Residential  
Living Units 1  
Neighborhood 12500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
8 W HARPER TR

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	9500	1.0000	100	0	5		12,350
A	0	0	.0500		0			
A	S	9500	.4600	85	0	5	-30	3,380
								15,730

Total Acres: 1.51      Legal Acres: 1.51      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,500	15,700	15,700	0	0
<b>Building</b>	36,580	104,500	104,500	0	0
<b>Total</b>	42,080	120,200	120,200	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
2021	12,100	74,600	86,700
2022	12,100	74,600	86,700
2023	15,700	104,500	120,200

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/30/03		2-Land And Building	U-Not Validated	0099/3061	ET-Temp Exempt	ROTH ADAM P
11/05/97	15,000	1-Land Only	U-Not Validated		WD-Warranty Deed	COOPER ADA M

**Entrance Information**

Date	ID	Entry Code	Source
03/12/14	WPW	6-Occupant Not Home	3-Other
01/07/25	AE	5-Notes	3-Other

**Property Notes**  
Note Codes:

Situs : 6803 HOWARD RD

Parcel Id: 59-001-00-011-00

LUC: 560

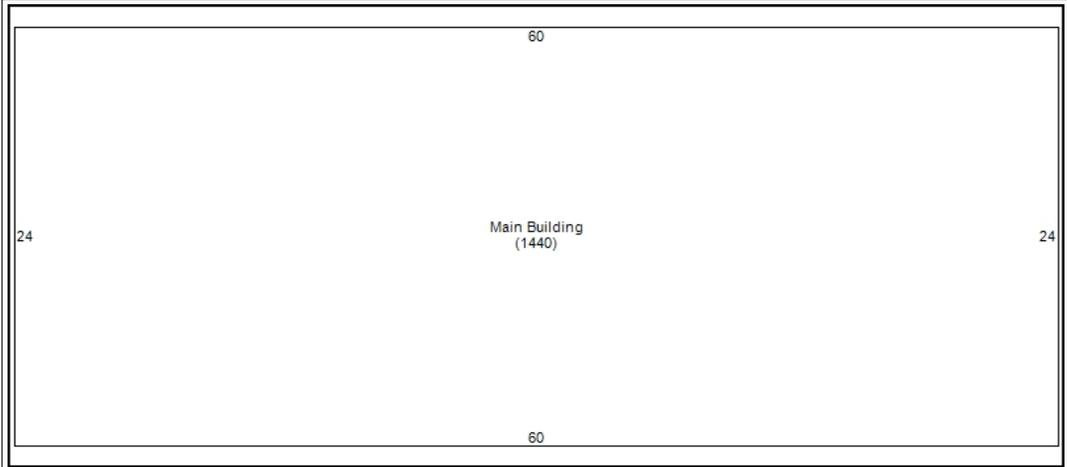
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 02-Split Level	<b>Full Baths</b> 2
<b>Year Built</b> 2004	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 0-No Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> D-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,440						
1		WDK			50						400

**Dwelling Computations**

<b>Base Price</b>	63,060	<b>% Good</b>	80
<b>Plumbing</b>	3,900	<b>Market Adj</b>	
<b>Basement</b>	0	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	66,960	<b>Additions</b>	300
<b>Ground Floor Area</b>	1,440	<b>Dwelling Value</b>	87,780
<b>Total Living Area</b>	1,440		

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	2004		24x32	768	C	1		A				16,700

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 6803 HOWARD RD**

**Parcel Id: 59-001-00-011-00**

**LUC: 560**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/10/25**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
5	OFC	RV	PICKED UP 1SF ADDN PER SKETCH INSPECT
1	FLD	BP	20040826 KO C#01 - 8-19-04:BP#031427-MH LIKE REAL 1-1-04
2	FLD	DC	20040922 JC C#01 - 8-23-04:LIKE REAL MH FOR 1-1-04
3	FLD	MR	20041214 KO C#01 - 4-26-04:MH SURR TO REAL ESTATE (ON PIERS) FOR 1-1-05. ALSO
4	FLD	MR	20041214 KO C#01 - A DET.GARAGE AND SHED=PP.

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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: 2024-0027

May 22, 2025

ADAM ROTH  
6803 HOWARD RD  
WILLIAMSFIELD OH 44093

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

**May 29, 2025 at 1:00 PM**

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0027 filed for tax year 2024 by ADAM ROTH and described as follows:

Parcel ID(s):

1) 59-001-00-011-00 located at 6803 HOWARD RD, the market value is \$120,200. The market value sought is \$100,000.

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

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Case Type VL

The Hearing of Board of Revision Case 2024-0027, ADAM ROTH 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

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**Complainant Seeks:** \$100000

**Subject Parcel:** 590010001100

**Auditor Value:** \$120200

Hearing No # NS

# HEARING MINUTES

BOR Case: 2024-0027

Owner Name: ADAM ROTH

## 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. No one present at hearing to offer testimony. Based on site

visit, adjust style to ranch.

Was Made by: Janet

2<sup>nd</sup> by: Amy

Roll: Yamamoto=yes/Caruso=yes/Discher=yes

Motion therefore:  Passed  Failed

Decision Date: 5/19/25



Scott Yamamoto, 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: 2024-0027**

ADAM ROTH  
6803 HOWARD 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
59-001-00-011-00	560-HSE TRAIL PLT-R	59-WAYNE TWP-PYMATUNING VAL LSD			2024
		<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>		\$15,700	\$104,500	\$120,200	
<b>Adjustment:</b>		\$0	\$0	\$0	
<b>New Value:</b>		\$15,700	\$104,500	\$120,200	
<b>RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. CHANGE STYLE TO RANCH</b>					

  
 \_\_\_\_\_  
 Board of Revision