

Tax year 2024 BOR no. 0033 FILED ON MAR 24 2025
 County Ashtabula Date received _____

DTE 2
Rev. 08/21

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

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

	Name	Street address, City, State, ZIP code
1) Owner of property	<u>Pamela Hudson</u>	<u>400 Creek Rd, Pierpont, OH 44082</u>
2) Complainant if not owner		
3) Complainant's agent		
4) Telephone number of contact person	<u>440-344-7306</u>	
5) Email address of complainant	<u>pamhudson2@yahoo.com</u>	
6) Complainant's relationship to property, if not owner		
If more than one parcel number is included, see "Multiple Parcels" on back		
7) Parcel number from tax bill	# Acres, if applicable	Address of property
<u>40-011-00-002-00</u>	<u>103.99</u>	<u>400 CREEK RD Pierpont OH 44082</u>

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

10) The requested change is justified for the following reasons: Found a farmer to remove miscanthus.

I declare under penalty 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 3/24/2025 Complainant or agent Pamela Hudson Title (if agent) owner
 Signature _____

Sworn to and signed in my presence, this 24 day of March year 2025

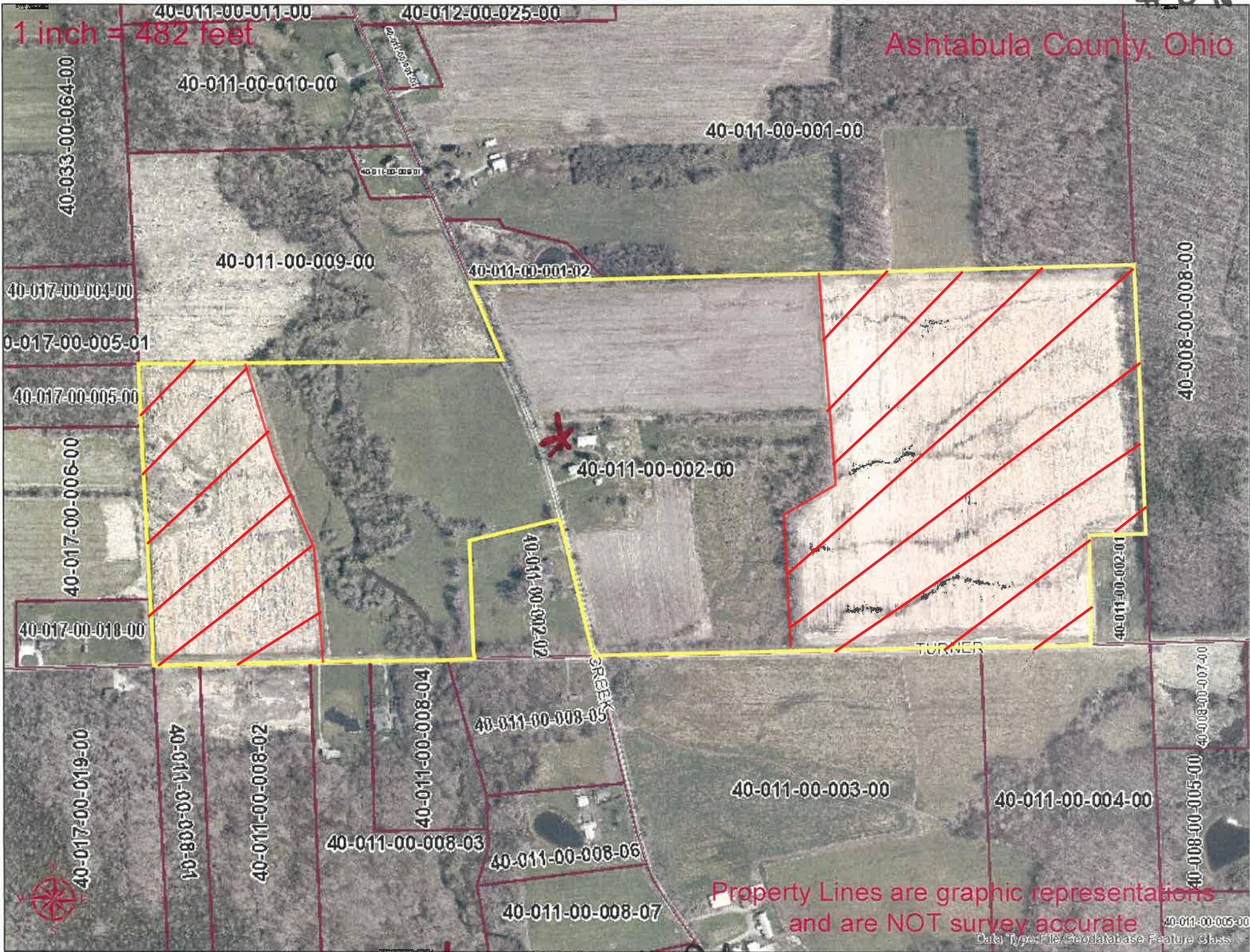
Notary Jara Fralich
 Signature _____

My Comm Exp 3-30-29

#848

1 inch = 482 feet

Ashtabula County, Ohio



Property Lines are graphic representations and are NOT survey accurate

Data Type: File Geodatabase Feature Class

* 400 Creek Rd.



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

Pamela Hudson
400 Creek Rd
Pierpont, OH 44082

MISCANTHUS

October 9, 2024

Dear Property Owner,

Current Agricultural Use Valuation, or CAUV is a program which reduces the taxable value of commercial agriculture land to its agricultural use value. The parcel(s) listed below were enrolled in this real estate tax savings program.

Failure to provide us with an update of your miscanthus fields. We are removing the miscanthus fields only. If you wish to find a farmer to remove the miscanthus grass and plant crops, please provide a copy of an agreement between yourself and them by October 28, 2024.

If you need a farmer who could manage the grass or remove it:

- Tom Spencer at 440-990-9808 (manage grass)
- John Stone at 440-969-8402(remove grass)
- Timothy Gildersleeve at 440-812-0996(remove grass)

ORC 5713.34 states that any land that has been converted to a non-agricultural use shall be valued for real estate tax purposes at its current market value and shall be charged recoupment equal to the amount of real estate tax savings on the converted land during the three tax years immediately preceding the year in which the conversion occurs.

The acreage listed below will no longer receive the CAUV benefit and a one-time recoupment charge will appear on the 2024 tax year bill which is payable in the year 2025.

Parcel	CAUV #	Total Acres	Converted Acres	Estimated Recoupment Charge
40-011-00-002-00	848	103.988	54.6	\$4,737.34

Please contact our office if you have any questions or concerns. You have the right to appeal this determination per ORC 5715.19.

Sincerely

Heather Hall

Heather Hall
CAUV Specialist
(440) 576-3788
hrhall@ashtabulacounty.us

Recoupment for:
Removing 54.6 ac's

October 9, 2024

40-011-00-002-00	
CAUV # 848	
Tax Year 2023	\$1,304.80
Tax Year 2022	\$1,681.53
Tax Year 2021	\$1,751.01
	\$4,737.34

half \$2,368.670

mha 11.7

prb 42

dec 0.6

sba 0.3



**CAUV
Auditor's Review Notes**

CAUV # 0848

Date: 9/10/2024
Report By: H. Hall

<u>Application #</u>	<u>PIN</u>	<u>Status</u>	<u>Crop</u>	<u>Inspection Type</u>	<u>Self Certify</u>	<u>Inspection Date</u>
0848	40-011-00-002-00	Heathers Box	misc, beans	Field		6/12/2024 5:57:14 PM



CAUV
Auditor's Review Notes

CAUV # 0848

Date: 8/28/2023
Report By: H. Hall

<u>Application #</u>	<u>PIN</u>	<u>Status</u>	<u>Crop</u>	<u>Inspection Type</u>	<u>Self Certify</u>	<u>Inspection Date</u>
0848	40-011-00-002-00	Qualify	Corn, misc	Field		7/14/2023 1:12:08 PM

<u>Application #</u>	<u>PIN</u>	<u>Inspection Comments</u>	<u>Recheck Date</u>	<u>Recheck Comments</u>
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CAUV Auditor's Review Notes

2022

CAUV # 0848

Date: July 13, 2022

Report By: hrhall

Recheck Date:

Parcel	Status	Inspection	Crop	Self Certify	Review Date
40-011-00-002-00	Deny	Field			7/13/2022

Inspection Comments

Recheck Comments

misc on turner, corn on creek. Misc and Harv hay west of creek. What's going on with the misc?

9-26-2022 Per owner she is having Warrior Marketing harvest her miscanthus (see correspondence) she will be getting us a signed contract

FARM LAND CASH LEASE AGREEMENT

This lease entered into this 23 day of 2025 MARCH, 20 25, between
Pamela Hudson, of 400 Creek Rd Perrinton OH 44082
address

hereafter known as "Landlord" and
JAMES DEWEY & CONTACT
Dewey Family Farms LLC, of 2338 W. Center Rd Lanesville Pa 1640
Address

hereafter known as "Tenant".

PROPERTY DESCRIPTION

The "Landlord" hereby leases to the "Tenant", to occupy and use for agriculture and related purposes, the following described property:

field 1 located APPROX 1/2 E of Creek Rd on Turner Rd
field 2 located APPROX 1/2 W of Creek Rd on Turner Rd
consisting of approximately 55 total acres situated in Adair County
in the state of Ohio.

TIME PERIOD COVERED. The provisions of this agreement shall be in effect for 5 year(s) commencing on the
23 day of March, 20 25. This lease shall continue in effect from year to
year thereafter unless written notice is given by either party no less than 30 days prior to March 1st.

ADDITIONAL AGREEMENTS regarding terms of lease:

MASCANTHUS GRASS WILL BE REMOVED AND PLANTED TO
HAY

AMOUNT AND PAYMENT OF RENT

<u>Kind of land</u>	<u>Acres</u>	<u>Description / Location</u>	<u>Rate per Acre</u>	<u>Total Amount / yr</u>
Cultivated cropland			\$ _____	\$ _____
Legume Hay	<u>55</u>		\$ _____	\$ _____
Grass Hay Meadow			\$ _____	\$ _____
Pasture			\$ _____	\$ _____

RENTAL PAYMENT

The total sum of all above listed annual cash rents shall be paid as follows;

\$ _____ on or before _____ day of _____, 20 _____

Executed in duplicate on the date first above written

James Dewey
Tenant
Date 3-23 of 20 25

Pamela Hudson
Landlord
Date 3-23 of 20 25

NON-HEARING MINUTES

BOR Case: 2024-0033

Case Name: PAMELA HUDSON

Case Type: CV

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Complainant Seeks: CAUV REINSTATEMENT

Subject Parcel: 400110000200

NON-HEARING MINUTES

BOR Case: 2024-0033

Owner Name: PAMELA HUDSON

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

contract with farmer to remove miscanthus from the 54.6 acres.

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: 2024-0033

PAMELA HUDSON
400 CREEK RD
PIERPONT OH 44082

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
40-011-00-002-00	111-GRAIN/GEN FRM Q	40-PIERPONT TWP-PV LSD	2024
RESULT: CVR - CAUV REINSTATED. REINSTATE 54.6 ACRES			


Board of Revision