

Tax year 2024

BOR no. 0036

County ASHTABULA

Date received MAR 24 2025

**Complaint Against the Valuation of Real Property**

Ashtabula County  
Board of Revision

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.

1. Owner of property		John A DeBalso		5860 STATE ROUTE 46 Rome OH 44085	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person 440-251-5678 JohnDeBalso@YAHOO.com					
5. Complainant's relationship to property, if not owner <b>If more than one parcel is included, see "Multiple Parcels" Instruction.</b>					
6. Parcel numbers from tax bill			Address of property		
36-007-00-025-02			5860 STATE ROUTE 46 Rome OH 44085		
7. Principal use of property <u>Homestead</u>					
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		
36-007-00-025-02	82,400	97,200	14,800		
9. The requested change in value is justified for the following reasons: <u>POLE BARN NEEDS REPAIRS, NEEDS NEW ROOF, FASCIA BORDS, ECT. LAND NEEDS ACCT OF CLEAN UP IN WOODS AREA.</u>					

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.
- 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 3-17-2025 Complainant or agent (printed) John DeLBALSO Title (if agent) 36-007-00-025-02

Complainant or agent (signature) *John DeBalso*

Sworn to and signed in my presence, this 17<sup>th</sup> day of March 2025  
(Date) (Month) (Year)

Notary *Donna Marie Gilbert*



**DONNA MARIE GILBERT**  
**NOTARY PUBLIC - OHIO**  
**MY COMMISSION EXPIRES**  
**05-18-26**

**Situs : 5860 STATE ROUTE 46**

**Map ID: 36-007-00-025-02**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/26/25**

CURRENT OWNER	
DELBALSO JOHN A	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	007-00 025-02
Class	A
Living Units	1
Neighborhood	27500
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b> 368880005442	<b>Addl. Tieback:</b> N
<b>Legal Descriptions:</b>	
PART OF LOT 7	
CAUV # 3490	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1700		0			
A	S	9500	12.9180	37	0	1	-30	41,320
A	H	9500	1.0000	100	0			12,350
								53,670
Total Acres: 14.088				Legal Acres: 14.09		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	16,430	53,700	53,700	0	0
<b>Building</b>	15,230	43,500	43,500	0	0
<b>Total</b>	31,660	97,200	97,200	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2021	41,300	31,100	72,400
2022	41,300	31,100	72,400
2023	53,700	43,500	97,200

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/21/07	30,000	2-Land And Building	U-Not Validated	0043/0931	WD-Warranty Deed	PASQUALE RUSSELL J
06/21/07		2-Land And Building	U-Not Validated	0043/0931	ET-Temp Exempt	PASQUALE RUSSELL J
09/08/00	24,000	1-Land Only	U-Not Validated	0043/0931	WD-Warranty Deed	

Entrance Information			
Date	ID	Entry Code	Source
03/05/14	DWP	6-Occupant Not Home	3-Other
05/29/19	KJ	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5860 STATE ROUTE 46

Parcel Id: 36-007-00-025-02

LUC: 111

Card: 1 of 1

Tax Year: 2024

Printed: 03/26/25

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RM9-Mh Real	1975		0x0	1	C	1		S				
2	WS1-W/Septic	1975		0x0	1	C	1		A				5,600
3	RG1-Det Garaç	2007		30x36	1,080	C	1		A				24,300
5	RG1-Det Garaç	2018		16x40	640	D	1		A				13,600

**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 : 5860 STATE ROUTE 46

Parcel Id: 36-007-00-025-02

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Card: 1 of 1

Tax Year: 2024

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**Comments**

Number	Code	Status	Comment
5	FLD	RV	2019 REV ADDED GAR ADDN 16X40
1	OFC	NS	20000912 TML C#01 - SPLIT 14.0877 ACRES FROM 36-007-00-025-00 ON 9/12/2000
2	OFC	NS	20000912 TML C#01 - CONVEY # 3803
3	FLD	DC	20040915 JC C#01 - 8-11-04:LIKE REAL MH AND W/S FOR 1-1-04
4	FLD	NC	20080222 SR C#01 - 1/29/08 EST - POLE GAR 100% FOR 1/1/08

**Situs : 5860 STATE ROUTE 46****Parcel Id: 36-007-00-025-02****LUC: 111****Card: 1 of 1****Tax Year: 2024****Printed: 03/26/25**

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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: 2024-0036

April 14, 2025

JOHN A DELBALSO  
5860 STATE ROUTE 46  
ROME OH 44085

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

**May 19, 2025 at 2:30 PM**

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0036 filed for tax year 2024 by JOHN A DELBALSO and described as follows:

Parcel ID(s):

1) 36-007-00-025-02 located at 5860 STATE ROUTE 46 , the market value is \$97,200. The market value sought is \$82,400.

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 2024-0036, JOHN A DELBALSO 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

John A. DelBalso, owner

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**Complainant Seeks: \$82400**

**Subject Parcel: 360070002502**

**Auditor Value: \$97200**

Hearing No # 14

# HEARING MINUTES

BOR Case: 2024-0036

Owner Name: JOHN A DELBALSO

## Board Action

Motion to:  Agree  Set Value \$85,000

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table

No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony, change 30x36 outbuilding (line 3) from garage to pole barn.

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 # 14

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: 2024-0036**

JOHN A DELBALSO  
 5860 STATE ROUTE 46  
 ROME OH 44085

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
36-007-00-025-02	111-GRAIN/GEN FRM Q	36-N LYME TWP-PYMATUNING VAL LSD			2024
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$53,700	\$43,500	\$97,200		
<b>Adjustment:</b>	\$0	-\$12,200	-\$12,200		
<b>New Value:</b>	\$53,700	\$31,300	\$85,000		

**RESULT: VLD - VALUE DECREASE. SET VALUE AT \$85,000 BASED ON OWNER TESTIMONY CHANGED 30X36  
 OUTBUILDING FROM GARAGE TO POLE BARN**

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