

Tax year 2024 BOR no. 0041 FILED ON MAR 28 2025 DTE 1 Rev. 12/22
 County Ashtabula Date received _____

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	Deborah Fowler	185 Swan St. Geneva, OH 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-344-6054</u> <u>elijah.fowler93@yahoo.com</u>			
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>200210010400</u>		<u>442 Second St Geneva, OH 44041</u>	
<u>200210010500</u>		<u>442 Second St. Geneva, OH 44041</u>	
7. Principal use of property <u>Home and side lot</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
<u>200210010400</u>	<u>78,000</u>	<u>99,800</u>	<u>21,800</u>
<u>200210010500</u>	<u>7,500</u>	<u>12,000</u>	<u>4,500</u>
9. The requested change in value is justified for the following reasons: <u>+ Repair/Replace Front Steps - tears to left, NO railing</u> <u>- SParse all walls/Paint + the whole house, fix cracks in house - Paint Peeling</u> <u>- Repair/replace counter top, some cabinets are broken/moldy.</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 July 2024 New Vinyl Floors - wood planks
in living Rm and kitchen and total cost \$ 3,750
Shed door + Floor

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.

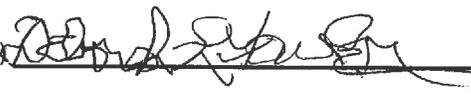
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-26-2025 Complainant or agent (printed) Deborah Fowler Title (if agent) _____

Complainant or agent (signature)  _____

Sworn to and signed in my presence, this _____ day of _____
(Date) (Month) (Year)

Notary _____

Situs : 442 SECOND ST

Map ID: 20-021-00-104-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
FOWLER DEBORAH L
442 SECOND ST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-00 104-00
Class Residential
Living Units 1
Neighborhood 72700
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
47 ELMWOOD SUB

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	270	50 165		1.05			18,430
								18,430

Total Acres: .1894 Legal Acres: 0.19 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,440	18,400	18,400	0	0
Building	28,490	81,400	81,400	0	0
Total	34,930	99,800	99,800	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	14,200	60,300	74,500
2022	14,200	60,300	74,500
2023	18,400	81,400	99,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
12/10/18	R20180126	12,000		Residential Addition/Alteration	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/29/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	FOWLER WILLIAM C

Entrance Information

Date	ID	Entry Code	Source
01/15/14	MJB	6-Occupant Not Home	3-Other
10/23/20	MJR	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 442 SECOND ST

Parcel Id: 20-021-00-104-00

LUC: 510

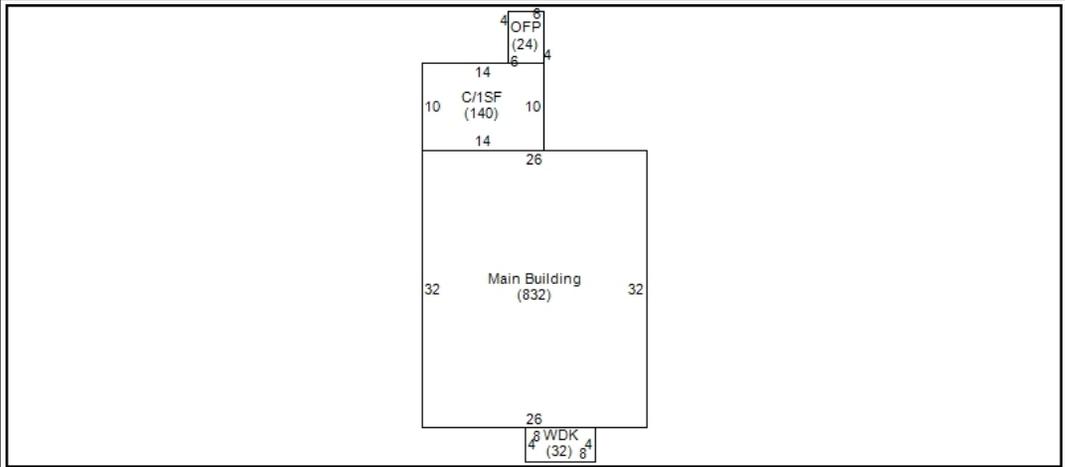
Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 1
Year Built 1950	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled 1999	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full 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 4-Attic Fully Finished	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% 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					832						
1			WDK		32						300
2		CSP	1SF		140						7,100
3			FBY		8						400
4			OFF		24						500

Dwelling Computations

Base Price	58,770	% Good	60
Plumbing	1,300	Market Adj	
Basement	15,220	Functional	
Heating	2,670	Economic	100
Attic	14,120	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	92,080	Additions	5,000
Ground Floor Area	832		
Total Living Area	1,313	Dwelling Value	81,350
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0		1	C	1		S			

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 : 442 SECOND ST**Parcel Id: 20-021-00-104-00****LUC: 510****Card: 1 of 1****Tax Year: 2024****Printed: 03/31/25****Comments**

Number	Code	Status	Comment
2	FLD		NEW ROOF, RAILNGS, WIRING, FURN, 1-1-20. CORR DECK TO OFF.
1	FLD	BP	20001206 JP C#01 - 11/30/99-BP#P990988 FOR ADDN-100% 1/1/00.

Situs : 442 SECOND ST**Parcel Id: 20-021-00-104-00****LUC: 510****Card: 1 of 1****Tax Year: 2024****Printed: 03/31/25**

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Situs : SECOND ST

Map ID: 20-021-00-105-00

LUC: 500

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
FOWLER DEBORAH L
442 SECOND ST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-00 105-00
Class Residential
Living Units 1
Neighborhood 72700
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
46 ELMWOOD SUB

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	270	50 165		1.05	6	-35	11,980
								11,980
Total Acres: .1894				Legal Acres: 0.19		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,200	12,000	12,000	0	0
Building	0	0	0	0	0
Total	4,200	12,000	12,000	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	9,200		9,200
2022	9,200		9,200
2023	12,000		12,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/29/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	FOWLER WILLIAM C

Entrance Information

Date	ID	Entry Code	Source
01/15/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : **SECOND ST**

Parcel Id: **20-021-00-105-00**

LUC: **500**

Card: **1 of 1**

Tax Year: **2024**

Printed: **03/31/25**

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 ⁰
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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
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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:	

- Put in new carpets in bedrooms and upstairs
- Fix holes in the walls - drywall repair.
- Gut and redo both bathrooms. Install tub in ~~down~~ full bath.
- Fix drainage in yard. Was quoted \$9,000 to fix. 1/2 the year it's a swamp because of no drainage.
- Deep clean algae/mold on side of house.
- Replace Cella door
- Fix + Replace air intake vent covers. - Not attached to walls anymore.
- Stair banisters upstairs wiggle and not stable.



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EXCLUSIVE RIGHT TO SELL AGREEMENT



In consideration of your agreement (as evidenced by your signing below) to locate a Buyer for: **Property:**
located in County of ASHTABULA, Municipality of GENOVA,
School District of GENOVA LOCAL SCHOOLS Parcel Number(s) 300210010400 and 200210010500, further known
as (Street Address) 442 SECOND ST., GENOVA, Ohio (Zip Code) 44041.

(the "Property") the undersigned owner(s), herein referred to as "Seller", having the right and authorization to sell the Property, grants to Coldwell Banker Schmidt Realty ("Brokerage") the exclusive right to sell the Property commencing on the date this agreement is signed below and ending at midnight on 8/27/25 (date) (the "Exclusive Period") for the sum of \$ 129,900 payable in cash upon closing or for such other price or terms or exchange. At Seller's request(s), the Property will be marketed in the Multiple Listing Service (MLS) commencing on 2/28/25 (date).

LISTING BROKERAGE FEE: Seller agrees to pay the Brokerage a professional broker fee of 3 % of the selling price or \$, whichever is greater, plus an additional \$295 for a sale price up to \$500,000 or \$395 for a sale price above \$500,000, by irrevocable assignment through escrow at title transfer. Said professional broker fee is payable if the Property is sold or exchanged during the term of this Agreement or any extension hereof.

DUAL AGENCY: A situation may exist whereas the Brokerage also represents the Buyer in dual agency as described in the *Consumer Guide to Agency Relationships*. Seller agrees does not agree to Seller's licensed agent simultaneously working with Buyer as a dual agent.

UNREPRESENTED BUYER: If the Buyer is not represented by a Buyer Broker, then the listing Broker assumes additional liability and transactional responsibilities. In this case, the Listing Broker will not represent the Buyer but will facilitate the completion of necessary paperwork and ensure fair treatment of all parties. In this situation, the Listing Broker compensation shall be a total of \$, or 4 % of the purchase price.

SELLER CONCESSIONS: Buyer may request a concession from Seller ("Seller Concession") in the form of a credit, to be given to Buyer at close of escrow. This Seller Concession may be used to reduce Buyer's loan cost, title and escrow fees, Property repair cost, and/or any other allowable Buyer cost and fees. The final amount of the Seller Concession must be determined in writing, whether in the purchase contract or in other applicable documentation. All Seller Concessions are negotiable.

BUYER BROKER FEE: Seller is advised that Buyer may request from Seller to pay from Seller proceeds a Buyer Broker fee. Seller understands that Seller may choose to accept, deny or negotiate request. Seller further understands that **Professional fee compensation and Seller concessions outlined in this agreement are fully negotiable and are not set by law, or industry or local standard.**

PROTECTION PERIOD: Seller agrees to refer to Brokerage all real estate licenses, customers, or prospects who may contact Seller directly during the Exclusive Period or any extension thereof and to promptly provide Brokerage with all information relating to such inquiries. In the event of any sale, lease, exchange or the Property within six (6) months after the Exclusive Period (or any extension thereof) has expired, it is further agreed that Seller will pay the professional broker fee described above if the buyer had contact with Brokerage, or any real estate licensee regarding the purchase of the Property during the Exclusive Period (or any extension thereof), and Seller knew or had been advised in writing of such contact. However, Seller shall not be obligated to pay said professional broker fee if Seller enters into a written Exclusive Right to Sell with another real estate brokerage upon expiration of this Agreement.

APPOINTMENT OF LICENSEES AND AGENCY: Seller agrees that Brokerage and its agent(s) named herein shall represent Seller as described in Brokerage's *Consumer Guide to Agency Relationships*, a copy of which is hereby acknowledged by Seller. Seller authorizes listing agent(s) to appoint other agents within Brokerage to represent



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Seller's interest. If such an appointment is made, Seller will be notified at the time of the appointment. Seller has the right to approve the appointment of any other licensee.

DISCLOSURES: Seller understands and agrees that the disclosures and information Seller provided to Brokerage will be used to advertise the Property to the public and it is essential that such disclosures and information be accurate. Seller agrees to: (1) fully and accurately complete the *State of Ohio Residential Property Disclosure Form* (unless the Property is exempt by Ohio Revised Code 5302.30 from use of the form); (2) provide written disclosure of any other material defects which are or may become known to Seller, including without limitation any inspections, expert and engineering reports in Seller's possession and any inspection reports or results from transactions that did not proceed to title transfer; (3) complete the *Federal Lead-Based Paint Disclosure Form*, if the Property was built before 1978; and (4) provide copies of sex offender notices received from local sheriff's office pursuant to the Ohio Sex Offender Notification Law. To Seller's knowledge, there are no encroachments, easements not of record, pending lawsuits, foreclosure, divorce actions, bankruptcies, orders of any public agencies, current or pending increases in taxes or assessments, home owner association assessments or fee increases, or any tax, utility, or mechanic's liens, building or health code violations or condemnation notices, or other matters that could affect Seller's ability to complete the sale of the Property in accordance with all applicable laws and to provide clear title to the Property, except as follows (if "none", write "none"):

MEDICAID LIEN FOR DECEASED HUSBAND

Seller further agrees to obtain, at Seller's expense, all federal, state, and/or local Government required inspections and to complete and provide any other health and safety disclosures that may be required by law. NOTE: Seller acknowledges that Brokerage and its agents cannot assist Seller in completing the *State of Ohio Residential Property Disclosure Form*. Seller hereby agrees to hold Brokerage and its agents harmless from any and all claims arising from Seller's failures to disclose or inaccuracies in disclosing any relevant information, including reasonable attorney fees.

ELECTRONIC SURVEILLANCE DEVICES: Seller does does not (check one) utilize electronic surveillance on the Property. Ohio law requires consent of at least party in order to record audio. Given the difficulty of obtaining such consent, Seller agrees to disable the audio function of any device that may listen, record, or otherwise acquire content, including during showings, open houses and any other times when prospective Buyers, real estate licensees, inspectors, appraisers, contractors, or other are on the Property. Seller shall identify, defend, and hold the Brokerage, its agents and employees harmless from and against any and all claims, demands, actions, losses, damages or judgements relating to Seller's use of surveillance devices.

LIMITED HOME WARRANTY: Seller shall shall not provide (check one) a limited home warranty plan from America's Preferred Home Warranty at a charge of \$ plus options and tax, if any, to be paid by Seller through escrow. Seller acknowledges that the warranty is a limited warranty with deductible and understands that the Property is covered in accordance with the terms and conditions of the plan during the term of this Agreement. Brokerage may receive a fee from the warranty provider.

AUTHORIZATION TO MARKET: During the term of this Agreement and any extensions of it, Seller grants to Brokerage the sole and exclusive right to enter the Property into the MLS, subject to the rules and regulations of the MLS, and to publish and to grant to others the right to publish any and all descriptive information about the Property including without limitation, print, video, audio, photographic and electronic descriptions. Seller further authorizes Brokerage to take to have taken interior and exterior photographs of the Property, and to have such photographs digitized, reproduced, published, transmitted, disseminated and displayed in any form or manner, including without limitation, on and through any MLS, the internet, as well as any other media or means to aid in the sale of the Property. Seller hereby releases Brokerage, its employees and agents from any and all liability arising from or related to access to the Property, showings and the depiction, use, distribution or display of any Property information. Brokerage is hereby authorized to place a "For Sale" sign on the Property, to place a lockbox on the



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Property, and to have reasonable access to the Property for the purpose of showing it to prospective Buyers. Seller further authorizes Brokerage the right to provide lockbox access to licensed real estate agents assisting in the marketing or sale of the Property, with advance notice to the Seller. Lockbox access is not to be provided to a non-licensed person(s) without permission from the Seller in writing. For compliance with MLS rules, Seller warrants that the Property is not and will not be independently advertised by Seller, including and without limitation, to the internet.

CONFIDENTIALITY: By law, Brokerage must keep confidential information that Seller designates as such, unless disclosure is required by law. Seller agrees to provide written notice to Brokerage any information that Seller wishes to be kept confidential.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. Owner shall comply with all federal, state and local Fair Housing laws.

INCLUDED IN THE SALE: Unless specifically excluded, the Property shall include the land; all appurtenant rights, including mineral, gas, and oil rights and/or royalties owner by Seller; privileges and easements; and all fixtures and buildings in their present condition, including without limitation, such of the following as are now on the Property: all heating, cooling, plumbing, and electrical fixtures; water heaters, pumps, well and water conditioning systems; all kitchen and bathroom fixtures; all lighting fixtures and its controls; all ceiling fans and its controls; central vacuum system and attachments; radiator covers; fireplace inserts, gas logs, grates, screens, and doors; all window treatments, shades, blinds, curtain rods, and drapery hardware; all attached floor coverings; smoke, fire and carbon monoxide detectors; smart/video doorbells; smart thermostats; security systems and its controls; automatic garage door openers and its controls; TV/antennas/satellite reception devices and its controls; all landscaping; landscape lighting and its controls; irrigation systems and their controls; shed; fences; mailbox; attached flagpole; basketball hoop; heating fuel tanks, if not leased; heating fuel; attached grills and outdoor cooking units; generator. The following selected items shall also remain: kitchen refrigerator; stove; oven; dishwasher; all wine/beverage coolers; all ice makers; second refrigerator; freezer; microwave(s) if not built-in; all bathroom(s) mirrors; washer(s); dryer(s); window/portable air conditioning unit(s); dehumidifier; mounted TV(s) and its brackets and controls; theatre room AV equipment and its controls; invisible fence transmitter collars; hot tub; swimming pool and it equipment/accessories; propane tank rented.

Also Included: _____

Excluded Items: (If "none", write "none") _____

NOTE: Seller hereby acknowledges and agrees that it is Seller's sole and exclusive responsibility to ensure that any excluded fixtures or chattel are noted in any purchase agreement.



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SELLER COST TO SELL: Seller may pay the following costs through escrow: a) deed preparation; b) real estate transfer tax; c) any amount required to discharge any mortgage, lien or encumbrance not assumed by Buyer; d) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance ALTA Homeowners Title Insurance / ALTA Homeowner's / Owner's Commitment and Policy of Title Insurance (latest revision); e) prorations due Buyer; f) boundary survey (and legal description), if required by county or Property division; and g) one-half of the escrow fee (unless VA/FHA regulations prohibit payment of escrow fees by Buyer in which case Seller shall pay the entire escrow fee). HOA's or Associations, if applicable, may charge fees to Seller for document requests or ownership transfer. Tenant security deposits, if any, shall be credited in escrow to Buyer. The Escrow Agent shall withhold an agreed upon amount from Seller's proceeds for payment of final water and sewer bills. Seller shall pay all utility charges to the date of title transfer or date of possession, whichever is later. If a defect is discovered in any utility main supply lines prior to Buyer possession, Seller shall pay all costs for repair or replacement of same.

SELLER OBLIGATIONS: During the term of this Agreement, Seller acknowledges that Seller has sole responsibility and liability for the Property and its contents, including without limitation to safety and security, premises liability, utility services, Property and contents insurance, maintenance and management. If the Property is vacant or unoccupied, Seller shall be responsible for winterizing it in cold weather. Seller agrees to store, remove, or secure any and all valuables, including without limitation confidential financial information, pharmaceuticals, cash, and jewelry, during the term of this Agreement. Seller hereby releases Brokerage, its employees, and agents from any and all damages, injuries, claims, actions, losses, and causes of action of any type of nature, relating to or arising from Brokerage's marketing and sale of the Property.

ADDENDA:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Consumer Guide to Agency Relationships | <input type="checkbox"/> Relocation Documents |
| <input checked="" type="checkbox"/> State of Ohio Residential Property Disclosure Form | <input type="checkbox"/> Notification of Wiring Instructions |
| <input checked="" type="checkbox"/> Lead Based Paint Disclosure (required if built before 1978) | <input type="checkbox"/> HOA / PUD Addendum |
| <input checked="" type="checkbox"/> Affiliated Business Arrangement Disclosure Statement | <input type="checkbox"/> MLS Input Sheet |
| <input checked="" type="checkbox"/> Home Warranty Application | <input type="checkbox"/> Other (specify) _____ |
| <input type="checkbox"/> Affinity Addendum(s) | <input type="checkbox"/> Other (specify) _____ |

Relocation Information and Authorization:

Are you moving out of the area: (check one) Yes No
 May we refer you to a brokerage in your area? (check one) Yes No

OTHER TERMS: SELLER IS OFFERING 3% BUYER BROKER COMPENSATION.



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SCHMIDT REALTY

EXCLUSIVE RIGHT TO SELL AGREEMENT



BINDING AGREEMENT: This Agreement contains all terms agreed upon between Brokerage and its agent and Seller, and there are no other conditions, representations, warranties, or agreements, express or implied. Facsimile, scanned and/or electronic signatures of the parties shall be deemed binding and valid. Seller acknowledges that Brokerage and its agents may provide real estate services only, and Seller agrees to consult and retain independent professionals for legal, accounting, inspection appraisal, Property management, or engineering advice or services. Brokerage or its agents will not send any electronic communication to transfer funds or to provide non-public personal information, such as credit card or debit numbers or bank account and/or routing numbers. If the Seller is the recipient of any such request via email, text or phone call, do not provide the information or funds and contact your Agent(s) as soon as possible. By executing this agreement, you give Coldwell Banker Schmidt Realty the authorization to release your contact information to certain service providers that may assist you/us in the marketing of your property and in your real estate transaction. Services include, but are not limited to financing, moving, insurance, warranties, title and escrow. If Seller is married, then Seller's spouse must sign this Agreement, whether or not in title to the Property. If Seller is an entity other than an individual, then the representative signing this Agreement represents and warrants that he or she has full authority to do so and can bind the entity. Seller certifies that the signatory(ies) below has/have full authority to enter into this Agreement and that no additional parties are necessary to convey the Property. By signing below, Seller represents that Seller is not currently represented by another real estate brokerage. Seller consents to receiving faxes, text messages, phone calls and emails by Coldwell Banker Schmidt Realty, its agents and employees. The obligations of the Seller herein are joint and several obligations of each person signing the Agreement as Seller. Seller hereby agrees to the above items, conditions and obligations and acknowledges receipt of a copy of this Agreement and further acknowledges this Agreement cannot be canceled prior to termination of the Exclusive Period or any extensions, by any party without the written approval of all parties signing this Agreement as Seller. This Agreement is a legally binding contract. If you have any questions of law, consult your attorney.

<u>Deborah L. Fowler</u> Seller Signature	<u>2/29/25</u> Date	 Seller Signature	 Date
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<u>Deborah L. Fowler</u> Print Name	 Print Name
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 Phone	 Phone
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 Email	 Email
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Accepted on behalf of Coldwell Banker Schmidt Realty (license number 2015000349)

<u>Deborah L. Fowler</u> Agent Signature	 Date	<u>DEBORAH L. FOWLER</u> Print Name
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<u>440-219-0475</u> Phone	<u>Debbie.powell@realestate@gmail.com</u> Email	<u>2006002779</u> License #
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<u>7410 CENTER ST.</u> Office Address	<u>MENTOR</u> City	<u>44060</u> Zip Code
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From: [Elijah Fowler](#)
Sent: Monday, March 31, 2025 9:13 AM
To: [Tara R. Frable](#)
Subject: Valuation Concern/Board of Revision

Hi Tara,

Here is the pictures for Parcel #'s 200210010400 and 200210010500 on Second Street in Geneva.





















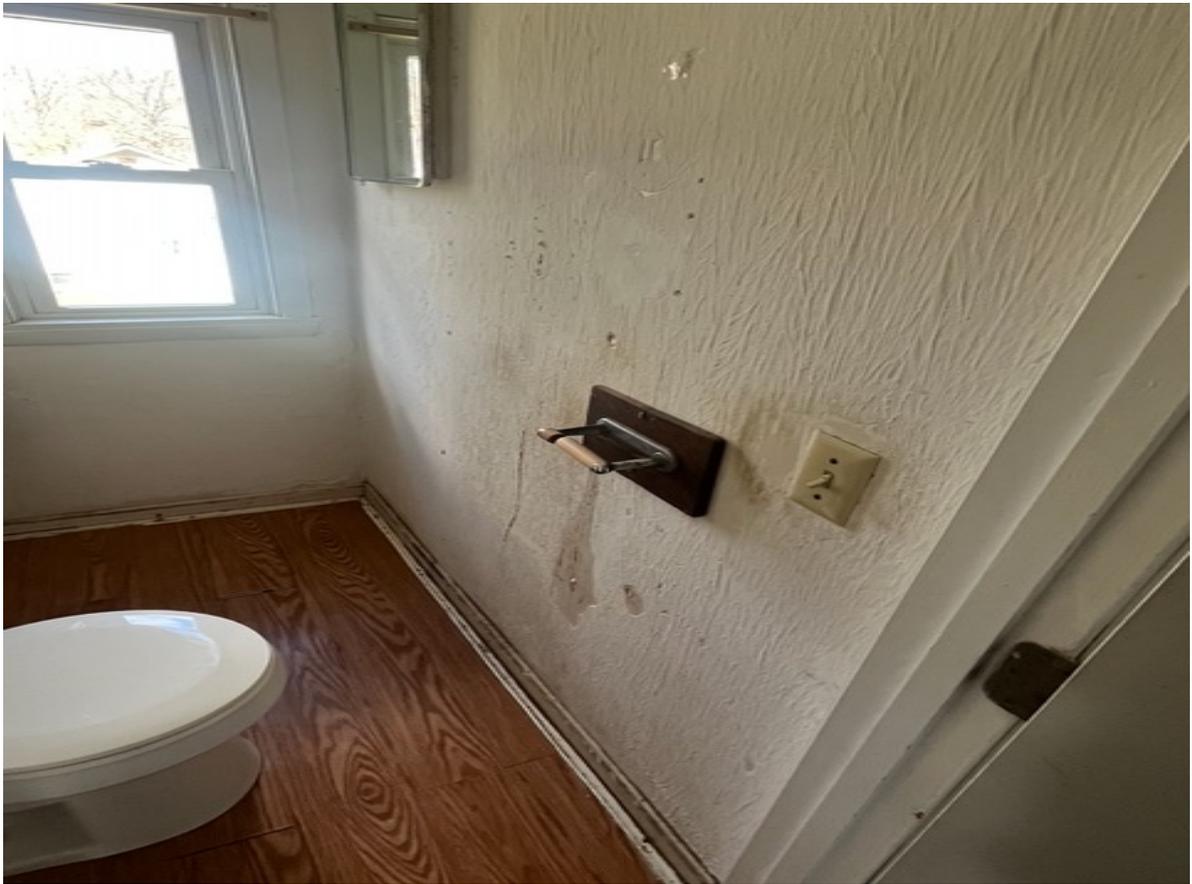






























Elijah Fowler

From: [Elijah Fowler](#)
Sent: Monday, May 5, 2025 3:41 PM
To: [Tara R. Frable](#)
Subject: Re: Board of Revision hearing
Attachments: Elijah Fowler Drainage Project.pdf

Hi Tara,

I wanted to confirm that the Revision meeting set for May 19th at 2:45pm will be over the phone. My mother is in the nursing home and not able to be transported to your offices. So I will join her on the phone from her nursing home room. I also have 2 more things I'd like to add to my file. One is a picture of the side of the house. The window just has insallation in it because it's the bathroom and there is a shower there. We want to add siding to that par. The other pictures is the estimate of the side lot that needs drainage installed. We were quoted over \$9,000 with one guy, and the other quote is the one I am sending. That's to repair the yard and make it useable year round.

Thanks,
Elijah Fowler



On Apr 14, 2025, at 9:52 AM, Tara R. Frable <TRFrable@ashtabulacounty.us> wrote:

Elijah,

Okay great. I will mail the hearing notice today, and you will also receive it via email. You don't necessarily need anything for the meeting, you will just be answering questions regarding your mother's property regarding condition, status, etc. Is 440-344-6054 the best number to reach you?

Thank you,



April 21, 2025

Hi Elijah,

Thank you for requesting an Accurate Estimate from By Chapman for your project.

The following is included with your **Drainage Project**:

Drainage

- Install roughly 200 ft of french drain from backyard through side yard and tie into city sewer on street.
 - Pipe shall be 4" perforated PVC
 - Backfill shall be washed #57
- Fill holes throughout yard with screen topsoil
- Haul off spoils from excavation and smooth out areas disturbed
- ****Does not include seeding and straw****

Total Job Cost - \$6,855.00



Terms:

1. 50% is due prior to scheduling and the final payment is due upon completion of the project or in 60 days, whichever milestone comes first.
2. Any changes, including issues hidden behind walls, flooring, etc. and not included in this estimate, will be approved through a change order request.
3. Due to fluctuations in material and labor costs, your Accurate Estimate expires in 15 days.

Don't lose your spot. You're currently near the top of the project list. However, schedules fill up fast. To be fair, we schedule on a first come, first served basis.

Thank you,

Geoff Chapman, Owner
Phone: (440) 813-9282
geoff@bychapman.com
www.ByChapman.com

By signing below, you agree to the terms and conditions above.

Elijah Fowler

Geoff Chapman, Owner
Phone: (440) 813-9282
geoff@bychapman.com
www.ByChapman.com

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: 2024-0041

April 14, 2025

DEBORAH FOWLER
185 SWAN ST
GENEVA OH 44041

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

May 19, 2025 at 2:45 PM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0041 filed for tax year 2024 by DEBORAH FOWLER and described as follows:

Parcel ID(s):

- 1) 20-021-00-104-00 located at 442 SECOND ST, the market value is \$99,800. The market value sought is \$78,000.
- 2) 20-021-00-105-00 located at SECOND ST, the market value is \$12,000. The market value sought is \$7,500.

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 2024-0041, DEBORAH FOWLER 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

Deborah Fowler, owner

Elijah Fowler, owner's son

Complainant Seeks: \$85500

Subject Parcels: 200210010400, 200210010500

Auditor Value: \$111800

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: 2024-0041

DEBORAH FOWLER
185 SWAN ST
GENEVA OH 44041

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
20-021-00-104-00	510-1FAMILY PLTD	20-GENEVA TWP-G CITY-GENEVA CSD			2024
	LAND	IMPR	TOTAL		
Original Value:	\$18,400	\$81,400	\$99,800		
Adjustment:	\$0	-\$26,300	-\$26,300		
New Value:	\$18,400	\$55,100	\$73,500		
RESULT: VLD - VALUE DECREASE. AGREED TO COMPLAINT BASED ON OWNER TESTIMONY REGARDING					
PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
20-021-00-105-00	500-VACANT PLATTED	20-GENEVA TWP-G CITY-GENEVA CSD			2024
	LAND	IMPR	TOTAL		
Original Value:	\$12,000	\$0	\$12,000		
Adjustment:	\$0	\$0	\$0		
New Value:	\$12,000	\$0	\$12,000		
RESULT: - CURRENT CONDITIONS					



Board of Revision