

Received

JUN 18 2025

Tax year 2024

BOR no. 0044

FILED ON  
DTE  
Rev. 08/21

County Ashtabula

Date received 6/18/25

JUN 18 2025

Ashtabula County Auditor  
Scott Yamamoto

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Myron & Leasa Worley	302 Northern Lites Dr, Middlebury IN 46540
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	(574) 238-7336	
5. Email address of complainant	valleyviewfarmhouse@yahoo.com	
6. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" on back.

7. Parcel numbers from tax bill	Address of property
580170001901	3422 Mechanicsville Road, Rock Creek, OH 44084

8. Principal use of property residence

9. 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
580170001901	\$193,300	\$205,100	\$11,800

10. The requested change in value is justified for the following reasons:

- AL1 1S lean-to is in poor condition (water & foundation damage) current \$600 propose \$100
- AS1 concrete stove silo is obsolete & of no use current \$500 propose \$0
- AM1 attached Milk house is obsolete & of little use current \$1000 propose \$250
- AB1 Bank Barn is in poor condition (roof, siding, foundation & water damage) propose reduction from \$11000 to \$6500
- RG1 det garage is in fair condition (foundation (SW corner) damage) from \$15,600 to 10,000

11. 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 11" on back. \$0
12. 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.
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 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.

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 6/5/2025 Complainant or agent [Signature] Title (if agent) OWNER

# Instructions for Completing DTE 1

DTE 1  
Rev. 08/21

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**General Instructions:** Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 9.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 11.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

Monday  
302 Walker Lanes  
46570-9808

INDIANAPOLIS IN 460  
14 JUN 2025 PM 4 L



Ashtabula County Auditor  
25 W. JEFFERSON ST  
JEFFERSON, OH

Received

JUN 18 2025

Ashtabula County Auditor  
Scott Yamamoto

44047

44047-109259





Situs : 3422 MECHANICSVILLE RD

Parcel Id: 58-017-00-019-01

LUC: 101

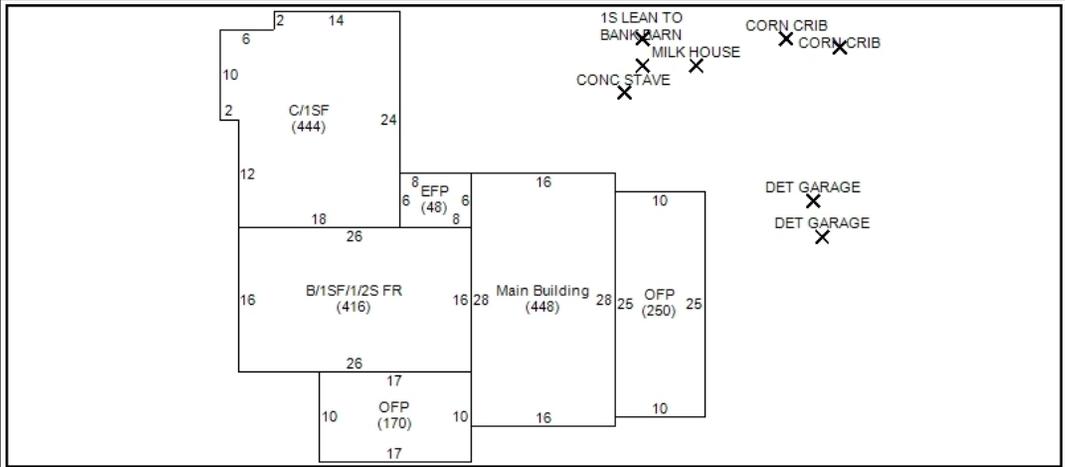
Card: 1 of 2

Tax Year: 2024

Printed: 06/18/25

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 9
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1880	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full 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> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b>	<b>NBHD Fact</b> 1.35
<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					448						
1		OFF			170						3,600
2	BSM	1SF	HSF		416						34,900
3	CSP	1SF			444						23,400
4		EFP			48						1,800
5		OFF			250						5,300
6		WDK			25						300

**Dwelling Computations**

<b>Base Price</b>	72,580	<b>% Good</b>	55
<b>Plumbing</b>	1,400	<b>Market Adj</b>	
<b>Basement</b>	11,110	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	85,090	<b>Additions</b>	38,200
<b>Ground Floor Area</b>	448	<b>Dwelling Value</b>	122,930
<b>Total Living Area</b>	1,964		

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	1987		24x24	576	C	1		F				9,100
2	RG1-Det Garag	1966		36x56	2,016	C	1		P				15,800
5	AC1-Corn Crib	1966		7x24	168	C	1		S				
6	AC1-Corn Crib	1966		7x20	140	C	1		S				
7	AB1-Bank Barn	1111		40x70	2,800	C	1		F				15,400
8	AL1-1s Lean Tr	1111		28x36	1,008	C	1		F				900
9	AM1-Milk Hous	1952		13x21	273	C	1		F				1,300
10	AS1-Conc Stav	1952		0x0		C	1		F				600

**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 : 3422 MECHANICSVILLE RD****Parcel Id: 58-017-00-019-01****LUC: 101****Card: 1 of 2****Tax Year: 2024****Printed: 06/18/25****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	FLD	BO	GRAINERY DEMO, ADJUST RG! 36X56 BLOCK GARAGE, BLOCK SEPERATION.
1	OFC	NS	SPLIT FROM PARCEL 58-017-00-019-00 CONV #864 3/8/22

## Raeanne N. Laurenty

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**From:** Valleyview Farmhouse <valleyviewfarmhouse@yahoo.com>  
**Sent:** Thursday, July 3, 2025 11:54 AM  
**To:** Raeanne N. Laurenty  
**Cc:** myonerock@yahoo.com; Tara R. Frable  
**Subject:** Re: BOR Filing

Hello

We would like to withdraw the BOR complaint filing and will resubmit it next year

If you need further clarification please let me know

Thank you  
Myron and Leasa Worley

Sent from my iPhone

On Jul 1, 2025, at 3:22 PM, Raeanne N. Laurenty <RNLaurenty@ashtabulacounty.us> wrote:

Good Afternoon,  
Please see the below email pertaining to our earlier phone conversation regarding your complaint for property located at 3422 Mechanicsville Road, Rock Creek Ohio, 44084. Thank you have a great day!

**Raeanne Laurenty**  
Administrative Assistant  
Ashtabula County Auditor's Office  
25 West Jefferson St.  
Jefferson, Ohio 44047  
Phone # 440-576-1436  
Email: [RNLaurenty@ashtabulacounty.us](mailto:RNLaurenty@ashtabulacounty.us)

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**From:** Raeanne N. Laurenty  
**Sent:** Wednesday, June 18, 2025 4:36 PM  
**To:** 'valleyviewfarmhouse@yahoo.com' <valleyviewfarmhouse@yahoo.com>  
**Cc:** Tara R. Frable <TRFrable@ashtabulacounty.us>  
**Subject:** BOR Filing

Good Afternoon,  
Our office has received your complaint for property located at 3422 Mechanicsville Road, Rock Creek Ohio, 44084. Unfortunately it is past the March 31<sup>st</sup> filing deadline, therefore we cannot make any changes to the current tax bill. If you would like to withdraw your complaint you can do so simply by replying to this email. You would state that you would like to withdraw your complaint on parcel number 58-017-00-019-01. By doing so it would not count against you as you can only file one complaint in a three year period. If you decide not to withdraw you would not be able to file next year (2026) for tax year 2025.

# NON-HEARING MINUTES

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**BOR Case:** 2024-0044

**Case Name:** MYRON & LEASA WORLEY

**Case Type:** VL

## Board Members

**Auditor, Scott Yamamoto**

**Treasurer, Angie Maki Cliff**

**Commissioner, JP Ducro**

**Others present:**

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**Complainant Seeks:** \$193,300

**Subject Parcel:** 580170001901

**Auditor Value:** \$205,100



# NON-HEARING MINUTES

BOR Case: 2024-0044

Owner Name: MYRON & LEASA WORLEY

## Board Action

Motion to:  Agree  Set Value \$

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

accepted owners withdrawal

Was Made by: Angie

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

Roll: Yamamoto- yes/Maki Cliff- yes/Ducro-yes

Motion therefore:  Passed  Failed

Decision Date: 08/13/2025

Schedule for Hearing:



\_\_\_\_\_  
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: 2024-0044**

MYRON & LEASA WORLEY  
 302 NORTHERN LITES DR.  
 MIDDLEBURY IN, 46540

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
58-017-00-019-01	101-GRAIN GEN FARM	58-TRUMBULL TWP-JEFFERSON A LSD		2024
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$38,900	\$166,200	\$205,100	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$38,900	\$166,200	\$205,100	
<b>RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.</b>				

  
 Board of Revision