

Tax year 2025 BOR no. 0002

FILED ON <sup>DTE 1</sup> <sub>Rev. 12/22</sub>

County Ashtabula Date received \_\_\_\_\_

JAN 28 2026

### 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. Ashtabula County Board of Revision

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	Jeffrey & Michele Payne	1222 Jefferson Eagleville Rd	
2. Complainant if not owner	N/A	Jefferson, OH 44047	
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person			
440-344-4544 (Jeffrey)		jpaynedesigns@yahoo.com	
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
25-018-00-025-00		1222 Jefferson Eagleville Rd Jefferson, OH 44047	
7. Principal use of property Residential			
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
25-018-00-025-00	\$368,300	\$393,300	\$25,000
9. The requested change in value is justified for the following reasons: House is recorded to be on a basement when it is on a slab. Recent surveyor stated he corrected this on his most recent trip out. Please refer to his documentation or the foundation inspection for the original build.			

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 None to the house and total cost \$ N/A

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 1/20/2026 Complainant or agent (printed) Michele Payne Title (if agent) WA

Complainant or agent (signature) Michele Payne

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

Notary \_\_\_\_\_

**Situs : 1222 EAGLEVILLE JEFFERSON RD**

**Map ID: 25-018-00-025-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 01/28/26**

**CURRENT OWNER**  
PAYNE JEFFREY B  
PAYNE MICHELE D  
793 CARSON RD  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 018-00 025-00  
Class Residential  
Living Units 1  
Neighborhood 53000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
7 O S

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	15000	1.0000	100	0			19,500
A	0	0	.0300		0			
A	S	15000	3.9700	60	0	5	-40	27,870
								47,370

Total Acres: 5      Legal Acres: 5.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	16,590	47,400	47,400	0	0
<b>Building</b>	121,070	345,900	345,900	0	0
<b>Total</b>	137,660	393,300	393,300	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
2022	36,400	191,900	228,300
2023	47,400	268,700	316,100
2024	47,400	345,900	393,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
05/18/23	R20230012	20,000	MISC OBY	Accessory Structure	Close Permit
09/15/16	16-00831	200,000	DWLG		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/02/16	30,000	2-Land And Building	U-Not Validated	619/ 1867	WD-Warranty Deed	JEFFERSON CHURCH OF

**Entrance Information**

Date	ID	Entry Code	Source
12/02/13	MJB	6-Occupant Not Home	3-Other
08/10/17	KJ	3-Info At Door	1-Owner
06/21/18	MB	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

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Parcel Id: 25-018-00-025-00

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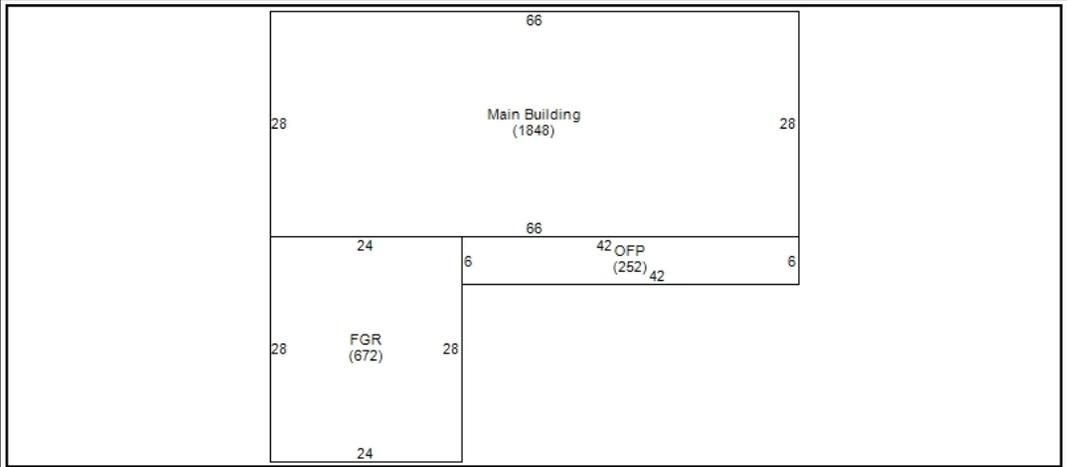
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**Dwelling Information**

<b>Valuation Method</b>	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b>
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2016	<b>Half Baths</b>
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<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> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 1-Unfin	<b>WBFP Openings</b>
<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> 2	<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+2	<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> 1.4
<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					1,848						
1			FGR		672						16,200
2			OFF		252						5,800

**Dwelling Computations**

<b>Base Price</b>	119,300	<b>% Good</b>	97
<b>Plumbing</b>	6,200	<b>Market Adj</b>	
<b>Basement</b>	30,900	<b>Functional</b>	
<b>Heating</b>	5,430	<b>Economic</b>	
<b>Attic</b>	9,940	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	171,770	<b>Additions</b>	21,300
<b>Ground Floor Area</b>	1,848	<b>Dwelling Value</b>	273,990
<b>Total Living Area</b>	1,848		

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	2016		24x34	816	C	1		A				21,100
2	AP2-Pole Bldg	2016		22x24	528	C	1	11	A				12,800
3	RG1-Det Garag	2023		26x30	780	C	1		A	A			20,300
4	RG1-Det Garag	2023		22x24	528	C	1	7	A	A			17,700

**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>	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
8	OFC	RV	PICKED UP RS1 PER SKETCH INSPECT
6	FLD	NC	BARN 100% 1-1-21.
7	FLD	NC	8/19/24 AK DET GARAGES 100% 1-1-24 CORR HOUSE DIMS
5	FLD	NC	NVC ON AP2, STILL 90% 1-1-20 (NEEDS SIDING, 100%NOW); RECK 2021.
4	FLD	NC	NC 2020 EST POLE BLDG 100% 1/1/20
3	FLD	BP	NVC ON AP2 1-1-19; RECK 2020.
2	FLD	BP	DWG AND DET.GAR 100% 1-1-18. PBARN STILL 90%, RECK 2019.
1	FLD	NC	DWG AND OUTBLDS 90% 1-1-17; RECK2018.

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