

Tax year 2025 BOR no. 0004

DTE 1
Rev. 08/21
FILED ON

County Ashtabula Date received _____

FEB 09 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	Williams, Linda	7186 Dewey Rd., Thompson, OH 44086	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 897-8820		
5. Email address of complainant	lindawilliamsxyz@gmail.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		
35-027-00-003-00	3135 Randall St., Rock Creek, OH 44084		
8. Principal use of property	vacant		
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
35-027-00-003-00	9,000.00	15,000.00	6,900.00
10. The requested change in value is justified for the following reasons: Vacant land. The house was condemned and demolished in Sept., 2025. The house was built on the hillside, but the bottom land holds water and does not drain well.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/30/2025 and sale price \$ 1.00 ; and attach information explained in "Instructions for Line 11" on back.

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 02/09/2026 Complainant or agent Linda Williams Title (if agent) _____
Signature

Situs : 3135 RANDALL ST

Map ID: 35-027-00-003-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/11/26

CURRENT OWNER
TRIPLE RS INVESTMENTS LLC
2098 THIEL ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 003-00
Class Residential
Living Units 1
Neighborhood 44000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
LOT 115

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	13500	.0300	95	0			500
A	H	13500	1.0000	100	0			17,550
								18,050

Total Acres: 1.03 Legal Acres: 1.03 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,340	18,100	18,100	0	0
Building	9,560	27,300	27,300	0	0
Total	15,900	45,400	45,400	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	13,900	21,800	35,700
2023	18,100	27,300	45,400
2024	18,100	27,300	45,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/22/25	R-2025-009	17,200	DEMO	Demolition	Open Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/30/25	45,400	2-Land And Building	U-Not Validated		QC-Quit Claim Deed	TRIPLE RS INVESTMENTS LLC
06/16/23		2-Land And Building	U-Not Validated		QC-Quit Claim Deed	DETWEILER KEITH
10/18/22	37,500	2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim Deed	JUSTICE FRED A
11/10/08		2-Land And Building	U-Not Validated		ET-Temp Exempt	JUSTICE LARRY R

Entrance Information

Date	ID	Entry Code	Source
05/15/13	DWP	6-Occupant Not Home	3-Other
02/21/14	WPW	6-Occupant Not Home	3-Other
08/11/14	DAA	6-Occupant Not Home	3-Other

Property Notes
NC14 NVC TO INT OR EXT. RECK 2015
FLDNC13 ADD OFF,NO CHG TO INT OR EXT
INT UNFIN. RECK 14.

Note Codes:
AN-Appraiser'S Note

Situs : 3135 RANDALL ST

Parcel Id: 35-027-00-003-00

LUC: 510

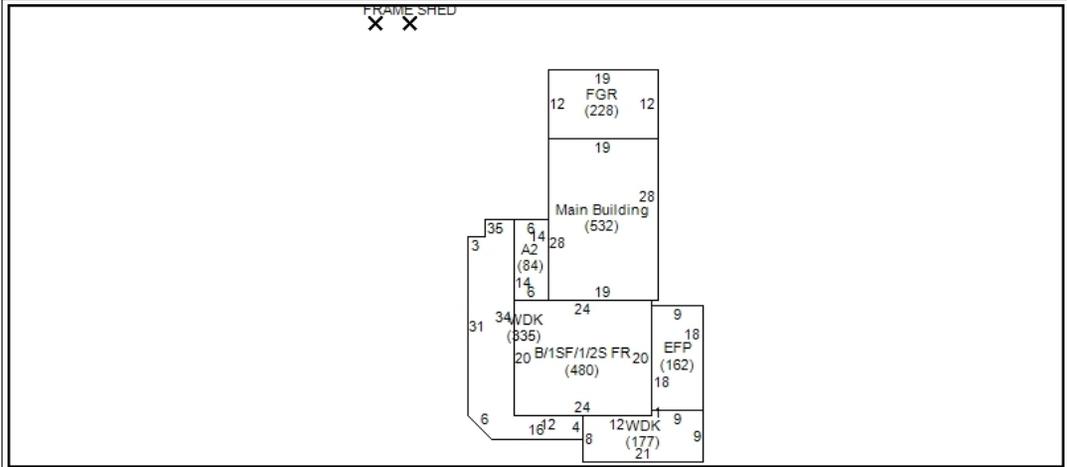
Card: 1 of 1

Tax Year: 2025

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1860	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level J-1/2 Bsmt 1/2 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor 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-2	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.25
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					532						
1			WDK		177						1,800
2	BSM	1SF			84						4,600
3	BSM	1SF	HSF		480						36,300
4			FGR		228						4,500
5			WDK		335						3,400
6			EFP		162						5,600

Dwelling Computations

Base Price	42,430	% Good	20
Plumbing	1,300	Market Adj	
Basement	8,850	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	52,580	Additions	11,300
Ground Floor Area	532		
Total Living Area	1,336	Dwelling Value	27,280

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1900		10x8	80	C	1		S				
2	RS1-Frame Sh	1900		10x10	100	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:	

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Comments

Number	Code	Status	Comment
19	FLD	RV	DWG GUTTED & OPEN TO ELEMENTS. RECHECK 26 N/C FOR POSS REHAB. CD 9-23-25
18	OFC	BP	PERMIT FOR DEMO
17	OFC	SS	NEW SURVEY FROM 1.17AC TO 1.030AC CONV#4283 10/18/2022
16	FLD		DWG UNOCC, NO SIGNS OF REHAB, NVC 1-1-19 AND NO RECK.
14	FLD	MI	NO FURTHER REHAB, DWG VAC, NO ELEC METER, MISSING SIDING, ROOF BAD SHAPE.
15	FLD	MI	CHG CDU TO POOR 1-1-18; RECK 2019.
13	FLD	NC	NO CHG IN INT/EXT REHAB, NVC 1-1-17; RECK 2018.
12	FLD	NC	1/1/14 DAA- NVC TO INT OR EXT. RECK 2015
11	FLD	NC	5-15-13 DWP-ADD OFF,NO CHG TO INT OR EXT,INT UNFINISHED, RECHECK 14
10	FLD	NC	2-28-12, EXTERIOR SIDING NEEDED, NO PROGRESS, NVC FOR 12,RECHECK 13
9	FLD	NC	9-12-11:EST-REHAB STILL UNFIN, NVC 1-1-11. RECK 2012.
8	FLD	NC	10-29-10:NVC 1-1-10, RECK 2011 FOR REHAB
1	FLD	RV	20020305 MG C#01 - DECK 100% REHABBING DWG CK 2003
2	FLD	NC	20030908 JP C#01 - 8-22-03:IN PROGRESS '03/RECHECK '04
3	FLD	NC	20040913 JP C#01 - 8-25-04:NVC 1-1-04
4	FLD	RV	20080314 DC C#01 - 3/10/08 EST REHAB STILL IN PROCESS AS OF DATE CK 09 FOR
5	FLD	RV	20080314 DC C#01 - COMP
6	FLD	NC	20090430 CD C#01 - 4/20/09 EST - NO CHANGE TO REHAB NVC 1/1/09 RECHECK 2010
7	FLD	NC	20090430 CD C#01 - FOR DWLG REHAB FV

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Parcel Id: 35-027-00-003-00

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Application no. _____

Date Received

Application for Valuation Deduction for Destroyed or Damaged Real Property

Answer all questions and type or print all information. Please read instructions on back before completing form.

1. Owner's name _____
2. Owner's address _____
3. Owner's telephone number _____
4. Parcel number of damaged property _____
5. Address of damaged property _____
6. County where located _____
7. Date damage occurred _____
8. Cause of damage _____
9. Description of damage _____
10. Estimated dollar amount of damage \$ _____
11. If property insured, amount of insurance received \$ _____

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner Linda Williams
Signature

2/9/2016
Date

By the county auditor
on behalf of the property owner _____
Signature

Date

Instructions for Completing Form

Filing Deadlines and Schedule of Deductions

An application for a deduction from the current year's value must be filed by Dec. 31 for property that is destroyed or damaged in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is Jan. 31 of the following year. **This form should be filed with the county auditor of the county in which the property is located.** Any deduction from value approved will affect the tax bills due the following year. The amount of the deduction equals a percentage of the reduction in value caused by the damage or destruction. That percentage is determined by the calendar quarter in which the damage occurred. The filing deadline and percentage deduction allowed for each calendar quarter are shown below.

Calendar Quarter in Which Property Was Damaged	Application Deadline	Percentage Deduction Allowed
January – March	Dec. 31	100%
April – June	Dec. 31	75%
July – September	Dec. 31	50%
October – December	Jan. 31	25%

Line Instructions

Lines 1, 2 and 3: Enter owner's full name, mailing address and daytime phone number.

Line 4: Enter parcel number(s) of damaged property. This number is shown on your tax bill.

Line 5: Enter the full address of the damaged property.

Line 6: Enter name of county where damaged property is located.

Line 7: Enter date the damage or destruction occurred.

Line 8: Explain cause of damage: fire, flood, intentional demolition, etc.

Line 9: Describe the damage to the property. Attach additional pages if necessary.

Line 10: Enter your best estimate of the reduction in the property's value caused by the damage.

Line 11: If property is insured, show the amount the insurance company paid or will pay, if available.

Owner's Signature

Sign and date the application at the bottom of page 1. If the owner's signature is not provided, alternatively the Notice of Two Disinterested Persons may be completed instead.

Notice of Two Disinterested Persons

If the owner's signature is provided on the front of this application, this notice is not necessary.

_____ and _____
Printed Name Printed Name

_____ and _____
Signature Date Signature Date

being duly sworn, say that they are residents of the municipal corporation or township in which the above property is or was situated, that neither of them has any interest therein, and that property was destroyed or injured on the date shown above.



Doc ID: 007221660003 Type: G/I
Kind: QUIT CLAIM DEED
Recorded: 07/30/2025 at 01:29:51 PM
Receipt#: 2025-00005336
Fee Amt: \$47.00 Page 1 of 3
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2025-00007008

BK 849 Pg 195-197

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, Triple RS Investment LLC, an Ohio Limited Liability Company, the Grantor herein, who claims title by or through instrument recorded in Volume 797, Page 1874, Ashtabula County Records, for the consideration of ONE DOLLAR (\$1.00) and other valuable consideration, grants to Linda Williams and David R. Williams, Wife and Husband, the Grantees, for their joint lives, remainder to the survivor of them, whose Tax Mailing Address is 7186 Dewey Road, Thompson, OH 44086, the following described premises:

See Exhibit "A"

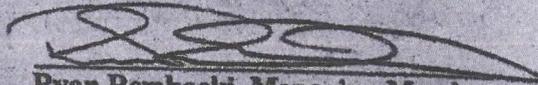
PPN: 35-027-00-003-00

Property Address: 3135 Randall Street, Rock Creek, Ohio

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said Grantees, for their joint lives, remainder to the survivor of them, so that neither the said Grantor, nor its successors and assigns, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand this 25 day of July, 2025.

Triple RS Investment LLC


Ryan Rembacki, Managing Member