

Tax year 2025 BOR no. 0007

DTE 1
Rev. 12/22
FILED ON

County Ashtabula Date received _____

FEB 17 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	JOSE J TIPADO	113 WEST ST GENEVA OH 44041
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person	440-855-4307 TIPADO TITO@G.M	

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
20-001-00-016-00	113 WEST ST GENEVA OH 44041

7. Principal use of property HOME

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
20-001-00-016-00	65,000	143,200	

9. The requested change in value is justified for the following reasons:
They're charging me the price of the house twice, on two separate papers, charging for the house twice

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 2-11-26 Complainant or agent (printed) *Janet Brown* Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

CLEVELAND OH 440

14 FEB 2026 PM 1 L



Scott Yamamoto
Ashtabula County Auditor
25 West Jefferson Street
Jefferson Ohio, 44047

Jefferson, Ohio 44047

Board of Revision

44047-109299



Situs : 113 WEST ST

Map ID: 20-001-00-016-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER
TIRADO JOSEE J
4534 LAKE RD EAST #56
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 016-00
Class Residential
Living Units 1
Neighborhood 72500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
16 N W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	100 233		1.12	3	-40	24,460
								24,460

Total Acres: .5349 Legal Acres: 0.54 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,580	24,500	24,500	0	0
Building	41,550	118,700	118,700	0	0
Total	50,130	143,200	143,200	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	12,500	6,800	19,300
2023	16,300	8,400	24,700
2024	32,600	8,400	41,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/06/23	N/A		DWLG	Possible New Dwg; Reck24.	Close Permit
09/27/23	R-2020-009	10,000	DWLG		Close Permit
05/26/21	R20210046	9,500	MISC OBY		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/30/19	7,200	2-Land And Building	N-Not Open Market / Not Arm'S Leng		WD-General Warranty Deec	PERKINS ROBERT W
07/28/10	15,000		M-Sale Involving Multiple Parcels		LW-Limited Specialty Warra	CIMINO DONALD M
12/22/09			N-Not Open Market / Not Arm'S Leng	0466/2249	ET-Temp Exempt	PATRICK EDNA
06/04/04		2-Land And Building	U-Not Validated	0299/2110	ET-Temp Exempt	PATRICK EDNA L

Entrance Information

Date	ID	Entry Code	Source
01/08/14	MJB	6-Occupant Not Home	3-Other
09/23/22	CC	6-Occupant Not Home	3-Other
09/25/23	CC	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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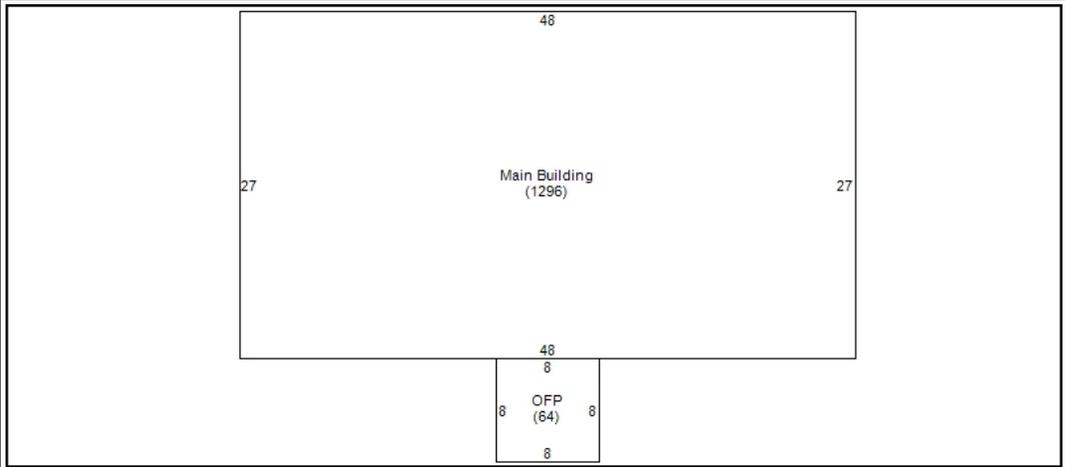
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 18-Mfd Or Modular Dbl Wic	Full Baths 2
Year Built 2023	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% 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					1,296						
1		OFF			64						900

Dwelling Computations

Base Price 58,470	% Good 99
Plumbing 3,900	Market Adj
Basement 15,150	Functional
Heating 2,660	Economic
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.25
Subtotal 80,180	Additions 900
Ground Floor Area 1,296	
Total Living Area 1,296	Dwelling Value 110,280

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	RG1-Det Garag	2021		20x36	720	E	1		A			100	8,400
3	RS1-Frame Shr	2021		x		C	1		S				
4	RS1-Frame Shr	2023		x			1						

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
9	FLD		CORRECTION TO LAND FOR LACK OF UTILITY TO BE IN LINE WITH SIMILAR NEARBY
10	FLD		PROPERTIES. DWG 100% 1-1-25.
8	FLD	BP	CK 25 FOR COMPLETION<50% FOR 24
7	FLD		PER AERIAL PHOTO ON 12-8-23, FOUNDATION HAS BEEN STARTED.
6	FLD		POSSIBLE NEW DWG; RECK24.
4	FLD		MH RAZED. NEW METAL DET.GAR AND PP SHED 100% 1-1-22. LG HOLE DUG OUT IN FRONT OF
5	FLD		GAR; POSSIBLE NEW DWG. RECK'23 FOR POSSIBLE DWG.
3	FLD	RV	REV 2020 OLD, VP PP MH ON SITE, GAR RAZED FOR REVAL
2	OFC	CP	ADDED PARCEL 20-001-00-015-00 CONV 1877 5/30/2019
1	OFC	DC	REV20 - PER COSTAR FOR SALE AT \$15,000, INC PCL -015-00

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