

Tax year 2025BOR no. 0008DTE 1
Rev. 08/21**FILED ON**County Ashtabula

Date received _____

FEB 13 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	William E. Cummings III	4805 North Bend Rd.	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 983-4163		
5. Email address of complainant	billcummings1@roadrunner.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		
4800800008000	4805 North Bend Rd.		
8. Principal use of property	Agriculture / Leisure		
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
	0	66,000	-66000
10. The requested change in value is justified for the following reasons: The house is no longer habitable, the electric, water and gas have all been shut off. The older part of the house is falling in. The buildings on the property are of no use because the roofs and walls have all collapsed except the two car garage that still houses my tractor. I plan on tearing down .			

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.

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 02/13/2026

Complainant or agent

Signature

Title (if agent) _____

Situs : 4805 NORTH BEND RD

Map ID: 48-008-00-008-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER
CUMMINGS WILLIAM E III
4805 NORTH BEND ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 008-00
Class A
Living Units 1
Neighborhood 68801
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	13500	10.7900	40	0	1	-35	49,230
A	H	13500	1.0000	100	0			17,550
								66,780

Total Acres: 12 Legal Acres: 12.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	23,380	66,800	66,800	0	0
Building	23,100	66,000	66,000	0	0
Total	46,480	132,800	132,800	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
2022	51,400	47,300	98,700
2023	66,800	66,000	132,800
2024	66,800	66,000	132,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/02/99		2-Land And Building	U-Not Validated	0088/1125	ET-Temp Exempt	CUMMINGS WILLIAM E III

Entrance Information

Date	ID	Entry Code	Source
08/14/13	DAA	6-Occupant Not Home	3-Other
01/13/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4805 NORTH BEND RD

Parcel Id: 48-008-00-008-00

LUC: 101

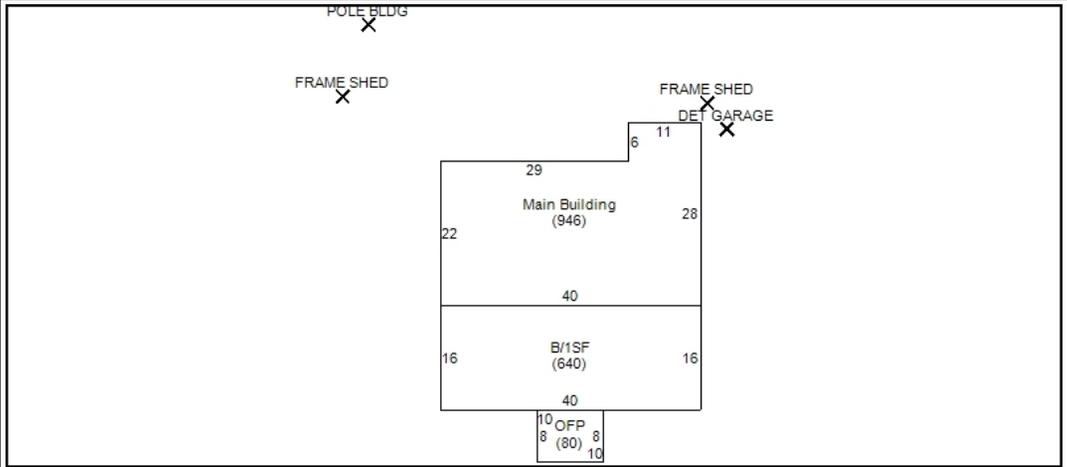
Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1930	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1980	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition F-Fair 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 C-2	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					946						
1	BSM	1SF			640						34,800
2		OFF			80						1,500
3		OFF			25						500

Dwelling Computations

Base Price 60,520	% Good 35
Plumbing 1,300	Market Adj
Basement 15,670	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 3,800	C&D Factor
	Adj Factor 1.4
Subtotal 81,290	Additions 12,900
Ground Floor Area 946	
Total Living Area 1,586	Dwelling Value 61,820

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	1931		24x24	576	D	1		P				2,100
2	RS1-Frame Sh	1930		14x15	210	D	1		P				200
5	AP4-Pole Bldg	1910		30x48	1,440	D	1		P				1,500
6	RS1-Frame Sh	1931		12x26	312	D	1		P				400

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 Buiding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 4805 NORTH BEND RD**Parcel Id: 48-008-00-008-00****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 02/18/26****Comments**

Number	Code	Status	Comment
1	FLD	DC	19960610 C#01 - #06 HALF WAY DOWN VP LOOKS LIKE THEY ARE IN THE PROCESS
2	FLD	DC	19960610 C#01 - OF REMODELING IT. BACK OF WOODS
3	FLD	RV	19960822 C#01 - CHECK 1997
4	FLD	RV	19970414 KO C#01 - 4/8/97-REMODELING=NCV.

Situs : 4805 NORTH BEND RD

Parcel Id: 48-008-00-008-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

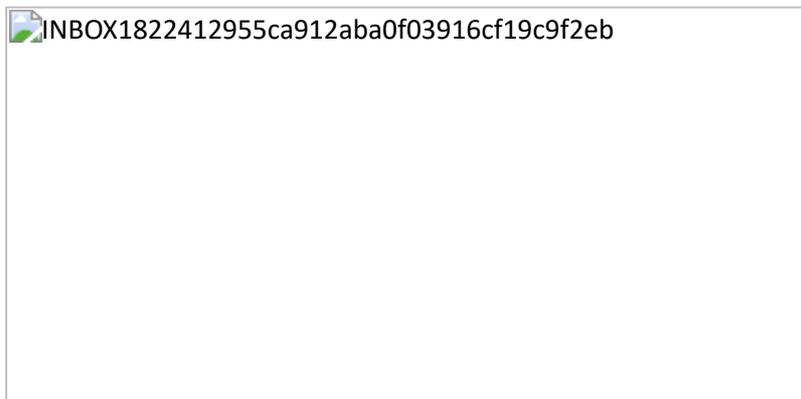
PAGE LEFT BLANK INTENTIONALLY

From: billcumplings1@roadrunner.com
Sent: Thursday, February 19, 2026 5:04 PM
To: [Raeanne N. Laurenty](mailto:Raeanne.N.Laurenty)
Subject: RE: Cummings BOR Case 2025-0008

Yes I agree, is there anything else that I would need to do?

From: "Raeanne N. Laurenty"
To: "billcumplings1@roadrunner.com"
Cc:
Sent: Thursday February 19 2026 8:32:46AM
Subject: RE: Cummings BOR Case 2025-0008

Good Morning,
Yes if you think that your total property value is only worth the \$66,800.00 since you say that the house is worthless. I just want to confirm that you are amending the new total sought value for your parcel to the \$66,800.00. If you could confirm if that is the new sought value I would appreciate it. Thank you!



From: billcumplings1@roadrunner.com <billcumplings1@roadrunner.com>
Sent: Wednesday, February 18, 2026 7:18 PM
To: Raeanne N. Laurenty <RNLaurenty@ashtabulacounty.gov>
Subject: RE: Cummings BOR Case 2025-0008

I hope I am understanding this right. I think the total value of the vacant land, \$66,800 is what my taxes will be based on. The house is worthless. Am I reading your email correctly, sorry I just want to make sure.

From: "Raeanne N. Laurenty"
To: "billcumplings1@roadrunner.com"
Cc:
Sent: Wednesday February 18 2026 3:56:56PM
Subject: RE: Cummings BOR Case 2025-0008

Good Afternoon,

Thank you for your response. The total appraised land value is \$66,800.00, if you would like to amend your sought value you can do so by responding to this email. Thank you very much.



From: billcumplings1@roadrunner.com <billcumplings1@roadrunner.com>
Sent: Wednesday, February 18, 2026 3:26 PM
To: Raeanne N. Laurenty <RNLaurenty@ashtabulacounty.gov>
Subject: RE: Cummings BOR Case 2025-0008

Just the building, I still believe the property has value, but the house and other structures are all falling down. The only thing on the property worth anything to me is the garage where my tractor is stored. I plan on tearing the house and other buildings down when I get a chance, so that my Children can build a new home on the property.

From: "Raeanne N. Laurenty"
To: "billcumplings1@roadrunner.com"
Cc:
Sent: Wednesday February 18 2026 9:30:20AM
Subject: Cummings BOR Case 2025-0008

Good Morning,
We had received your DTE 1 form. I wanted to clarify the sought value for number 9. We have your appraised total value as \$132,800.00, your total appraised building value is \$66,000.00. Are you seeking the sought value for the building as \$0.00 or the whole parcel as \$0.00? Thank you!

