

Tax year 2025 BOR no. 0009

County Ashtabula Date received _____

FILED ON
DTE 1
Rev. 12/22
FEB 17 2026

Ashtabula County
Board of Revision

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.

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	EARL SWANSON	772 IROQUOIS TRL
2. Complainant if not owner	—	WILBOUGHBY OH 44094
3. Complainant's agent	—	
4. Telephone number and email address of contact person 440-530-0542		

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
61-005-00-045-00	8731 FORTNEY RD ORWELL

7. Principal use of property NONE AT THIS TIME

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
	\$52,500	\$120,000	68,300.00

9. The requested change in value is justified for the following reasons:
PROPERTY UNSAFE. BUILDING UNINHABITABLE. SEVERE STRUCTURAL DAMAGE, UNSAFE WIRING, LACK OF HEAT, WATER USE, AND SEPTIC UNSAFE MATERIAL ON PROPERTY, TIERS, FENCING, FLOODED BASEMENT.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale July 2024
and sale price \$ 52,500 ; 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 NOV 2024 and total cost \$ 6,300.00

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 FEB. 17, 26 Complainant or agent (printed) EARL S. SWANSON Title (if agent) _____

Complainant or agent (signature) *Earl S. Swanson*

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

Notary _____

Situs : 8731 FORTNEY RD

Map ID: 61-005-00-045-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER
SWANSON EARL
772 IROQUOIS TRAIL
WILLOUGHBY OH 44094

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 005-00 045-00
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
RANGE 2 SECTON 2

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1030		0			
A	S	12500	3.9315	58	0	5	-50	18,530
A	H	12500	1.0000	100	0			16,250
								34,780
Total Acres: 5.0345				Legal Acres: 5.03		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,180	34,800	34,800	0	0
Building	29,960	85,600	85,600	0	0
Total	42,140	120,400	120,400	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	27,100	61,100	88,200
2023	35,200	85,600	120,800
2024	35,200	85,600	120,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/21/24	52,500	2-Land And Building	0-Validated Sale		WD-General Warranty Deed	NEW RESIDENTIAL MORTGAGE LOAN TR
05/15/24	36,500	2-Land And Building	F-Foreclosure		PS-Private Selling Officers I	PASZKO MANFRED J
07/20/98	9,000	1-Land Only		0076/7850	WD-General Warranty Deed	GOTTHARD IRENE

Entrance Information

Date	ID	Entry Code	Source
02/24/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 8731 FORTNEY RD

Parcel Id: 61-005-00-045-00

LUC: 101

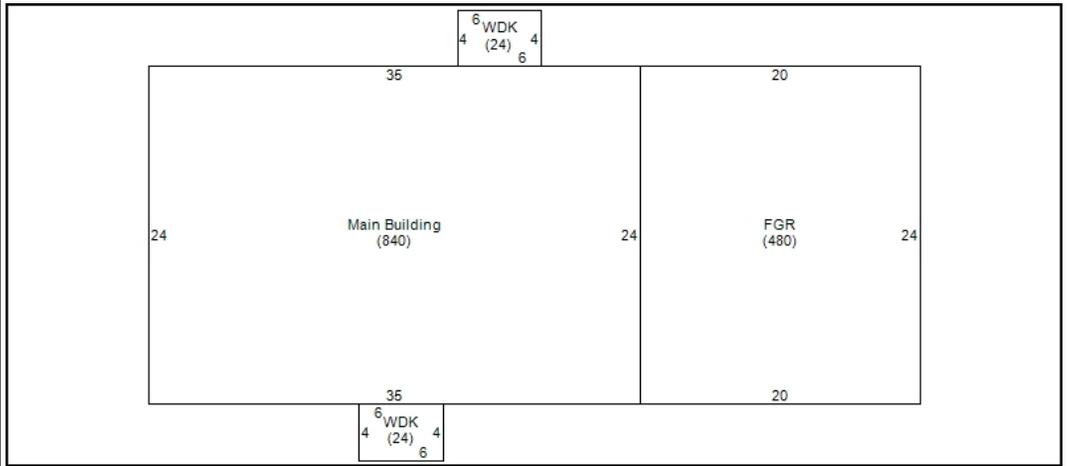
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Dwelling Information

Valuation Method D	Total Rooms 3
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1999	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 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 0
Attic 0-None	WBFP Openings 0
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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 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					840						
1		FGR			480						7,400
2		WDK			24						200
3		WDK			24						200

Dwelling Computations

Base Price	43,580	% Good	70
Plumbing	1,000	Market Adj	
Basement	11,290	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	55,870	Additions	5,400
Ground Floor Area	840	Dwelling Value	73,120
Total Living Area	840		

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	1999		24x32	768	D	1		A				12,500

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
4	OFC	RV	DWG GUTTED - SHELL ONLY - RECK 26 REHAB/OCCUP
3	OFC	RV	PER MLS #5047502 DWG UNSOUND DURING SALE. CHECK DURING REVAL
2	OFC	SS	NEW SURVEY FROM 5AC TO 5.0345AC CONV#3883 10/21/2024
1	FLD	BP	20000911 KO C#01 - 9/11/00-BP#P991053 FOR NEW DWG-100% 1/1/00.

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