

Tax year 2025 BOR no. 0014

FILED ON DTE 1 Rev. 08/21

County Ashtabula Date received FEB 23 2026

Complaint Against the Valuation of Real Property

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

Ashtabula County Board of Revision

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.

1. Owner of property		Myron & Leasa Worley		302 Northern Lites Dr, Middlebury IN 46540	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number of contact person				(574) 238-7336	
5. Email address of complainant				valleyviewfarmhouse@yahoo.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		
580170001901			3422 Mechanicsville Road, Rock Creek, OH 44084		
8. Principal use of property		residential			
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		
580170001901	\$195,970	\$206,820	\$10,850		
10. The requested change in value is justified for the following reasons:					
-AL1 1S lean-to is in poor condition (water & foundation damage) current \$600 propose \$100					
-AS1 concrete stove silo is obsolete & of no use current \$500 propose \$0					
-AM1 attached Milk house is obsolete & of little use current \$1000 propose \$250					
-AB1 Bank Barn is in poor condition (roof, siding, foundation & water damage) propose reduction from \$11000 to \$7500					
-RG1 det garage is in fair condition (foundation SW corner) damage) from \$15,600 to \$10,000					

- 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. \$0
- 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 2/17/2026 Complainant or agent [Signature] Title (if agent) OWNER

Worley
302 Parkview Lakes
46590-9008

INDIANAPOLIS IN 460

21 FEB 2026 PM 4 L

AUDITOR
Ashtabula County St
25 W Jefferson St
JEFFERSON, OH
44047

44047-109299



Situs : 3422 MECHANICSVILLE RD

Map ID: 58-017-00-019-01

LUC: 101

Card: 1 of 2

Tax Year: 2025

Printed: 02/25/26

CURRENT OWNER
 WORLEY MYRON SCOTT
 WORLEY LEASA DAWN
 3422 MECHANICSVILLE ROAD
 ROCK CREEK OH 44084
 CAUV
 Field Review Flag:

GENERAL INFORMATION
 Routing No.
 Class A
 Living Units
 Neighborhood 45000
 District
 Zoning
 Alternate Id



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

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3450		0			
A	S	12000	3.1550	63	0	5	-25	23,260
A	H	12000	1.0000	100	0			15,600
								38,860

Total Acres: 4.5 Legal Acres: 4.50 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,620	38,900	38,900	0	0
Building	53,620	153,200	153,200	0	0
Total	67,240	192,100	192,100	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	29,900	127,500	157,400
2023	38,900	171,800	210,700
2024	38,900	166,200	205,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/08/22	250,000	2-Land And Building	U-Not Validated		WD-General Warranty Deec	RICH DORIS

Entrance Information

Date	ID	Entry Code	Source

Property Notes
 Note Codes:

Situs : 3422 MECHANICSVILLE RD

Parcel Id: 58-017-00-019-01

LUC: 101

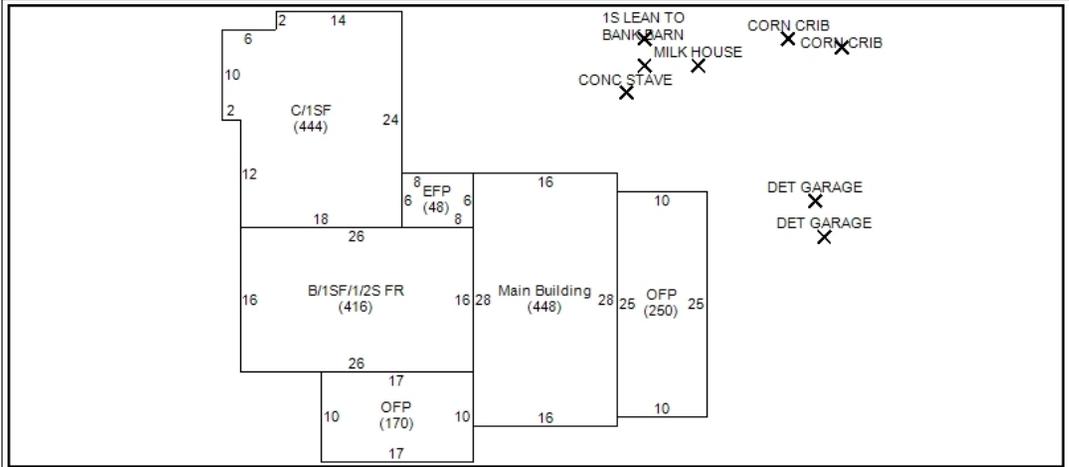
Card: 1 of 2

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Dwelling Information

Valuation Method D	Total Rooms 9
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1880	Half Baths 0
Eff Year Built 1960	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 A-Average 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 C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete	NBHD Fact 1.35
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					448						
1		OFF			170						3,600
2	BSM	1SF	HSF		416						34,900
3	CSP	1SF			444						23,400
4		EFP			48						1,800
5		OFF			250						5,300
6		WDK			25						300

Dwelling Computations

Base Price	72,580	% Good	55
Plumbing	1,400	Market Adj	
Basement	11,110	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	85,090	Additions	38,200
Ground Floor Area	448	Dwelling Value	122,930
Total Living Area	1,964		

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	1987		24x24	576	C	1		F				9,100
2	RG1-Det Garag	1966		36x56	2,016	C	1		S				8,000
5	AC1-Corn Crib	1966		7x24	168	C	1		S				
6	AC1-Corn Crib	1966		7x20	140	C	1		S				
7	AB1-Bank Barn	1111		40x70	2,800	C	1		P				10,200
8	AL1-1s Lean Tr	1111		28x36	1,008	C	1		F				900
9	AM1-Milk Hous	1952		13x21	273	C	1		F				1,300
10	AS1-Conc Stav	1952		0x0		C	1		F				600

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:	

Situs : 3422 MECHANICSVILLE RD

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Card: 1 of 2

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Comments

Number	Code	Status	Comment
6	FLD	RV	PER SITE VIEW ADJUST OBY LINE 7 BANK BARN TO POOR
4	FLD	RV	SITE VIEW, ADJUST OBY #2, BLOCK GARAGE TO SOUND VALUE, BLOCK SEPERATION IN
5	FLD	RV	CORNERS, ONLY EXTERIOR VIEW.
2	FLD	BO	GRAINERY DEMO, ADJUST RG! 36X56 BLOCK GARAGE, BLOCK SEPERATION.
1	OFC	NS	SPLIT FROM PARCEL 58-017-00-019-00 CONV #864 3/8/22

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Parcel Id: 58-017-00-019-01

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Card: 2 of 2

Tax Year: 2025

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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		14x32	448	C	1		S				100
2	RS1-Frame Sh	1111		x		C	1		S				100

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:	