



Tax year 2025 BOR no. 00116 County Ashtabula Date received

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint Notices will be sent only to those named below.

Form with sections for Owner of property, Complainant info, Parcel number from tax bill, and a table for Column A, B, and C values.

10) The requested change is justified for the following reasons:

The land has continuously been devoted exclusively for commercial agricultural use. No change in use has occurred. The failure to timely renew was inadvertent. We are respectfully requesting reinstatement of CAUV classification without conversion penalty.

11) 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 penalty 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 02/25/2026 Complainant or agent Signature Title (if agent)

Sworn to and signed in my presence, this 25th day of February year

Notary Signature



Situs : BARNUM RD

Map ID: 22-006-00-021-03

LUC: 100

Card: 1 of

Tax Year: 2025

Printed: 02/26/26

CURRENT OWNER
SUSEC OWNER LLC
11620 RED RUN BLVD
OWNINGS MILLS MD 21117

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units
Neighborhood 47500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
LOT 36

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	13000	24.2698	27	0			110,740
A	0	0	.3470		0	5	-15	
A	0	0	.3832		0			
								110,740

Total Acres: 25 Legal Acres: 25.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,750	110,700	110,700	0	0
Building	0	0	0	0	0
Total	38,750	110,700	110,700	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	85,200		85,200
2023	110,700		110,700
2024	110,700		110,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/13/21	200,000	1-Land Only	U-Not Validated		WD-General Warranty Deec	SUSEC MARTIN D

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

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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
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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 : BARNUM RD

Parcel Id: 22-006-00-021-03

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Comments

Number	Code	Status	Comment
2	OFC	MI	REMOVED FROM CAUV FOR TY 2023
1	OFC	NS	NEW SPLIT 25 AC FROM 22-006-00-021-00 CONV#1437 4-13-21

Situs : BARNUM RD

Parcel Id: 22-006-00-021-03

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CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION

File with the county auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

Application Number 0784

WELKER OWNER LLC (Applicant Name)
WELKER OWNER LLC
4820 CLAY ST
GENEVA OH 44041

Phone _____ Email SBELL@SPIREACADEMY.COM Tax year 2025 County ASHTABULA

3.	Parcel number	Acres	Parcel number	Acres
	22-006-00-016-03	13.2460	22-006-00-018-01	20.7730
	22-002-00-001-01	56.5129	22-001-00-043-00	98.1543
	22-006-00-016-00	154.2860		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ _____ and projected gross income for the current year \$ _____. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.

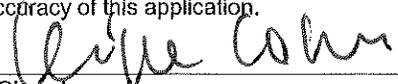
Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income

5. Will the general farming operations on any of these parcels change this year? no (yes/no)
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops -- corn/soybeans/wheat/oats	
Hay -- baled at least twice a year	
Permanent pasture -- used for commercial animal husbandry	
Noncommercial woodland -- contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops -- nursery stock/vegetables/flowers	
Homesite(s) --- minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program --- CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres --- must match acres above	

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.


Signature of owner

2/25/26
Date