

Tax year 2025 BOR no. 0020 FILED ON DTE 1, Rev 12/22

County Ashtabula Date received MAR 02 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	<u>Al Potzicker</u>	<u>517 SW HART RD</u>	
2. Complainant if not owner		<u>McDONALD DR</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>412-720-2337</u>			
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	
<u>60-023-00-020-00</u>		<u>9109 STRY WILLIAMS FIELD OH.</u>	
7. Principal use of property			
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
<u>60023-00-020-00</u>	<u>59,000.00</u>	<u>208,200</u>	<u>158.2</u>
9. The requested change in value is justified for the following reasons:			
<u>ROAD STRIP NEAR REPAIR</u>			

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.

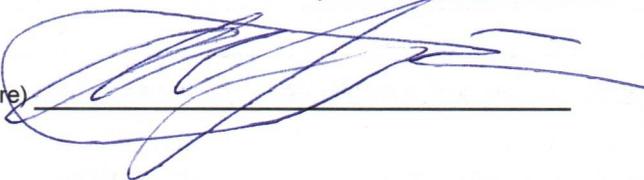
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-2-26 Complainant or agent (printed) ALFRED Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____, 20____

Notary _____

Situs : 9106 STATE ROUTE 7

Map ID: 60-023-00-020-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/02/26

CURRENT OWNER
POTECHKO AL F
POTECHKO PAUL F
517 SWIHART ROAD
MC DONALD PA 15057

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 023-00 020-00
Class A
Living Units 1
Neighborhood 10000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 23--5
CAUV # 4048

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6100		0			
A	S	9500	54.7200	25	0	5	-30	118,260
A	H	9500	1.0000	100	0			12,350
								130,610

Total Acres: 56.33 Legal Acres: 56.33 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,840	130,600	130,600	0	0
Building	27,160	77,600	77,600	0	0
Total	41,000	208,200	208,200	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	100,500	55,500	156,000
2023	130,600	77,600	208,200
2024	130,600	77,600	208,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/17/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-General Warranty Deed	POTECHKO ALFRED L
10/31/14	150,000	2-Land And Building	U-Not Validated	581/ 678	SV-Survivorship Deed	ARMSTRONG ROSEANN CHOMOS
10/31/07		1-Land Only	U-Not Validated		ET-Temp Exempt	CHOMOS STEPHEN F
04/09/01		2-Land And Building	I-Error In Description		ET-Temp Exempt	CHOMOS STEPHEN F

Entrance Information

Date	ID	Entry Code	Source
03/11/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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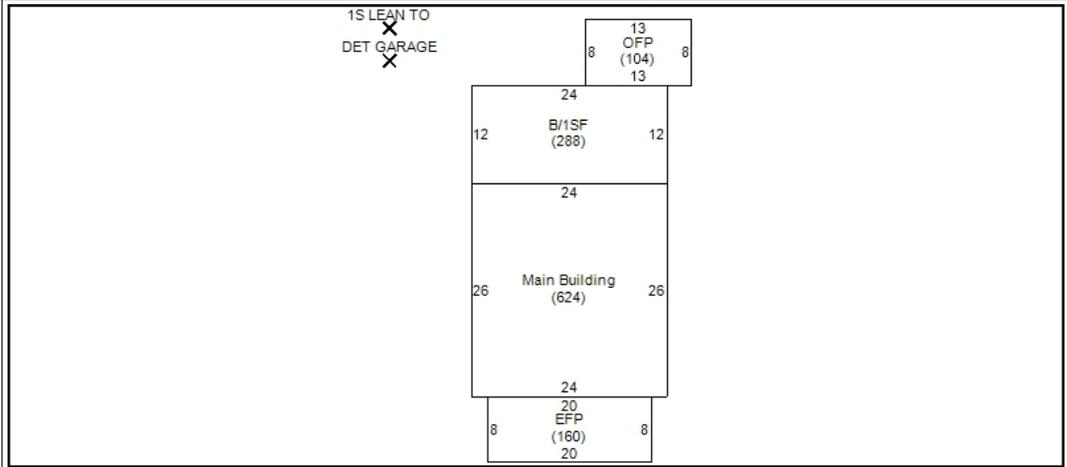
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1111	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled 1977	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 4-Attic Fully Finished	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-2	Cost & Design 0
CDU AV-AVERAGE	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					624						
1		EFP			160						5,500
2	BSM	1SF			288						15,700
3		OFF			104						2,000

Dwelling Computations

Base Price 46,560	% Good 45
Plumbing 1,300	Market Adj
Basement 12,060	Functional
Heating 0	Economic 100
Attic 11,180	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 71,100	Additions 10,500
Ground Floor Area 624	
Total Living Area 1,162	Dwelling Value 66,430

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	1988		24x36	864	D	1		F				10,900
2	AL1-1s Lean Tc	1988		16x12	192	C	1		F				300

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
10	OFC	MI	APPLIED FOR CAUV FOR TY 2024
8	OFC	LC	FORESTRY DELETED FOR 2014
1	FLD	RV	19960812 C#01 - 14.60 AC FORESTRY=3700X20=740
2	OFC	LC	20070226 C#01 - SURVEY UPDATE ON 10/31/07 CONV #3899, DELETED PARCEL
3	OFC	LC	20070226 C#01 - 60-023-00-019-00 AND ADDED TO THIS PARCEL ON 10/31/07
4	OFC	LC	20070226 C#01 - CONV #3899
5	FLD	BO	20080710 C#01 - 2/7/08 PER AFFID OF DEST, FLAT BARN AND 2 SHED RAZED 25%
6	FLD	BO	20080710 C#01 - FOR 1/1/07 AND 100% FOR 1/1/08. ALSO PICKED UP NEW 8X13 OFF
7	FLD	BO	20080710 C#01 - WHICH TOOK THE PLACE OF 6X10 WDDK FOR 1/1/08

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