

Tax year 2026 BOR no. 0023
County ASHTABULA Date received _____

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 MATTHEW MILLER		1729 LAFEVRE RD (LAFEVER)	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(440) 679-9151	
5. Email address of complainant		AMERICANGRID072019@GMAIL.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	
22-008-00-006-00		1729 LAFEVRE RD (LAFEVER)	
8. Principal use of property RESIDENTIAL PRIMARY			
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
22-008-00-006-00	\$275,000	\$358,200	-\$83,200
10. The requested change in value is justified for the following reasons: comparable comps in area to same sq. ft, rt 90 linear 1700= feet (heavy noise 24/7), usable frontage at road less than 10% due to guardrail, no gas, water, sewer available (cost to extend exceeds \$250,000), two main streams from rt90 overflow run thru entire property width front and mid property, etc.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/23/2026 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 03/03/2026 Complainant or agent MATTHEW MILLER Title (if agent) _____
Signature

Situs : 1729 LAFEVER RD

Map ID: 22-008-00-006-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

CURRENT OWNER
MILLER MATTHEW J
6737 GEORGETOWN LANE
MADISON OH 44057

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 006-00
Class A
Living Units 1
Neighborhood 47800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
42 E M & S E

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	15000	1.0000	100	0			19,500
A	0	0	.3324		0			
A	S	15000	17.8288	32	0	1	-10	100,130
								119,630

Total Acres: 19.1612 Legal Acres: 19.16 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,860	119,600	119,600	0	0
Building	83,510	238,600	238,600	0	0
Total	125,370	358,200	358,200	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	81,300		81,300
2023	105,700		105,700
2024	119,600	215,400	335,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/03/23	R-2023-001	325,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/15/21	65,000	2-Land And Building	U-Not Validated		WD-General Warranty Deec	CHESTER JAMIE LYNN
05/07/18		2-Land And Building	E-Exempt Conveyance (Sale Price O	658/ 2418	CT-Certificate Of Transfer	CHESTER RICHARD NELSON
04/07/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	SHIMANDLE SYLVIA
06/30/10			U-Not Validated	0476/2012	ET-Temp Exempt	SHIMANDLE EDWARD

Entrance Information

Date	ID	Entry Code	Source
01/22/14	WPW	6-Occupant Not Home	3-Other
08/12/24	AK	6-Occupant Not Home	3-Other
04/16/25	CG	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1729 LAFEVER RD

Parcel Id: 22-008-00-006-00

LUC: 101

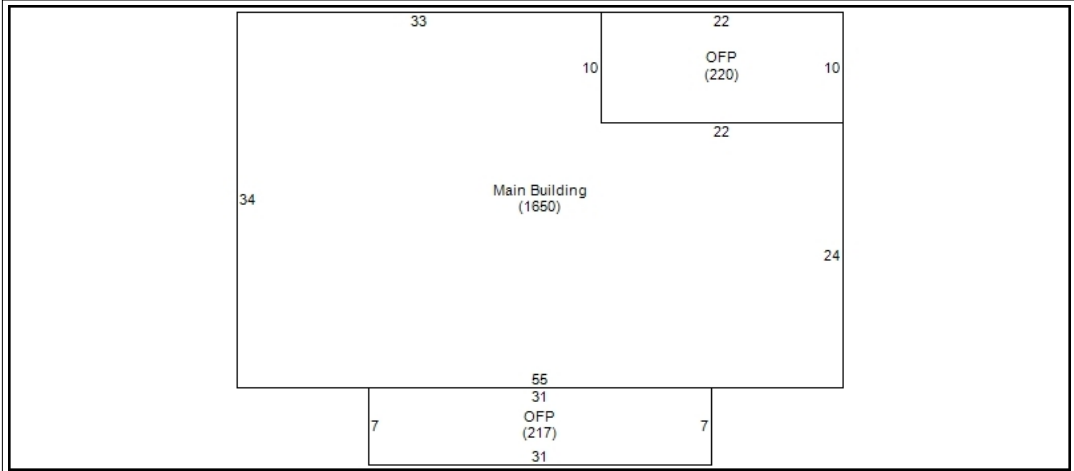
Card: 1 of 1

Tax Year: 2025

Printed: 03/03/26

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2023	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
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 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					1,650						
1		OFF			220						4,600
2		OFF			217						4,600

Dwelling Computations

Base Price 99,590	% Good 97
Plumbing 8,400	Market Adj
Basement 25,800	Functional
Heating 4,530	Economic
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 138,320	Additions 9,000
Ground Floor Area 1,650	
Total Living Area 1,650	Dwelling Value 215,350

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	2024		24x48	1,152	D	1		A			100	23,200

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 : 1729 LAFEVER RD

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Comments

Number	Code	Status	Comment
6	FLD	NC	DET GAR 100% 1-1-25
5	FLD	NC	DWLG 100% 1-1-24, CLOSED PERMIT. DET GAR <50% 1-1-24 RECK 25 FOR GAR COMP.
4	FLD		DWG FRAMED AND UNDER ROOF AS OF 12-8-23 AERIAL PHOTO.
3	OFC		ROW PER DENISE
2	OFC	SS	NEW SURVEY 24.98 AC TO 19.1612 AC CONV#2340 6-15-21
1	FLD	RV	20020304 CG C#01 - LIMITED ACCESS DUE TO I-90 & OVERPASS EASEMENT

Situs : 1729 LAFEVER RD**Parcel Id: 22-008-00-006-00****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 03/03/26**

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ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2025-0023

April 13th, 2026

MATTHEW MILLER
1729 LAFEVER RD
GENEVA OH 44041

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

April 30, 2026 at 9:45 AM

25 W. Jefferson St., 2nd floor Room 205, in connection with B.O.R. case number: 2025-0023 filed for tax year 2025 at the Ashtabula County Courthouse, by MATTHEW MILLER and described as follows:
Parcel ID(s):

1) 22-008-00-006-00 located at 1729 LAFEVER RD, the market value is \$358,200. The market value sought is \$275,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1436.

Ashtabula County Board of Revision