

MAR 10 2026

DTE 1

Rev. 12/22
Ashtabula County
Board of Revision

Tax year 2026

BOR no. 0025

County Ashtabula

Date received 3/6/26

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	James Majikas		1712 Pierpont Dr
2. Complainant if not owner			Roaming Shores, OH
3. Complainant's agent			44084
4. Telephone number and email address of contact person			
41404155856 ladyhawk188@gmail.com			
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	
660141002400		1712 Pierpont Dr	
		Roaming Shores, OH	
		44084	
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
1712	maybe 90,900 \$59,900	90,900	
9. The requested change in value is justified for the following reasons: We need alot of things done to our home. New roof, paint house new trim - cement slab foundation, replace trim windows & doors, replace screen doors.			

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 \$ 300.00

ONLY painted garage door & put sheet metal over facade boards

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.

↑?
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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 3/8/26 Complainant or agent (printed) James Majikas Title (if agent) _____

Complainant or agent (signature)  _____

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

Notary _____

Situs : 1712 PIERPONT DR

Map ID: 66-014-10-024-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 03/11/26

CURRENT OWNER	
MAJIKAS JAMES A	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	014-10 024-00
Class	Residential
Living Units	1
Neighborhood	26500
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: 1712 & 1713 ROAMING ROCK NO 14	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	2	32000	0	185	1.03	5	-25	31,200
								31,200
Total Acres: .2388				Legal Acres: 0.61		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	10,920	31,200	31,200	0	0
Building	20,900	59,700	59,700	0	0
Total	31,820	90,900	90,900	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	24,000	58,300	82,300
2023	31,200	59,700	90,900
2024	31,200	59,700	90,900

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/06/05	109,900	2-Land And Building	U-Not Validated	0118/2216	WD-General Warranty Deec	HOENIGMAN BRYAN
01/10/00	85,000	2-Land And Building	U-Not Validated	0097/5788	WD-General Warranty Deec	ELIAS ROBERT M
08/15/97	66,500	2-Land And Building	U-Not Validated	0070/5989	WD-General Warranty Deec	SILBAUGH JAMES

Entrance Information			
Date	ID	Entry Code	Source
03/26/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1712 PIERPONT DR

Parcel Id: 66-014-10-024-00

LUC: 510

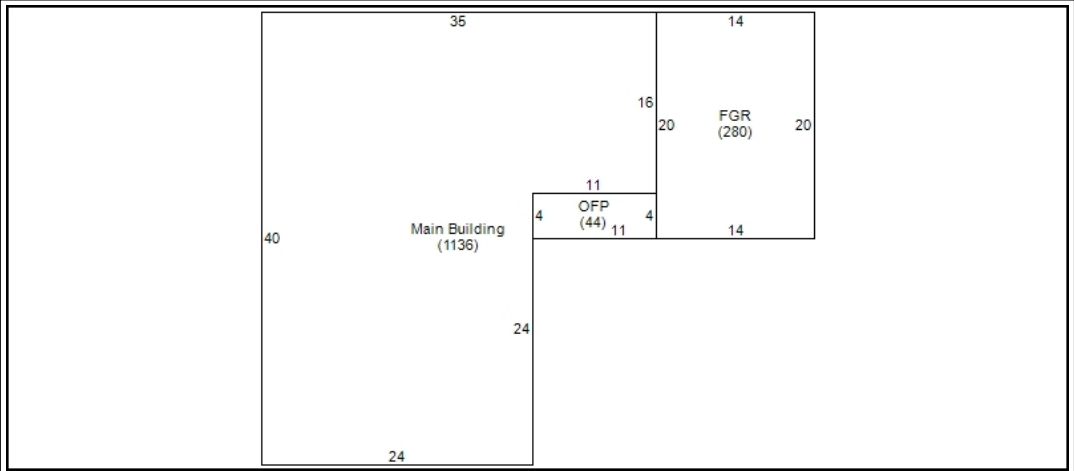
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1979	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 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU FR-FAIR	Functional 85
% Good Ovr	Economic
% Complete	NBHD Fact 1.2
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					1,136						
1		OFF			44						1,000
2		FGR			280						6,400
3		WDK			200						2,400
4		WDK			144						1,700

Dwelling Computations

Base Price	79,980	% Good	60
Plumbing	1,500	Market Adj	
Basement	0	Functional	85
Heating	0	Economic	
Attic	0	% Complete	
Other Features	4,400	C&D Factor	
		Adj Factor	1.2
Subtotal	85,880	Additions	5,900
Ground Floor Area	1,136	Dwelling Value	59,650
Total Living Area	1,136		

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 : 1712 PIERPONT DR**Parcel Id: 66-014-10-024-00****LUC: 510****Card: 1 of 1****Tax Year: 2025****Printed: 03/11/26****Comments**

Number	Code	Status	Comment
2	OFC	HI	11/2/23 OWNER SENT IN PICS OF DEF MAINT. PROPERTY NEEDS A ROOF, HAS FDN ISSUES
3	OFC	HI	WOOD EXT HAS LOTS OF DEF MAINT. ADD FUNC DEPR AND RE COST 1-1-23
1	FLD		2021-INF-0003: SET TO \$82,300 FOR 1-1-21.

Situs : 1712 PIERPONT DR

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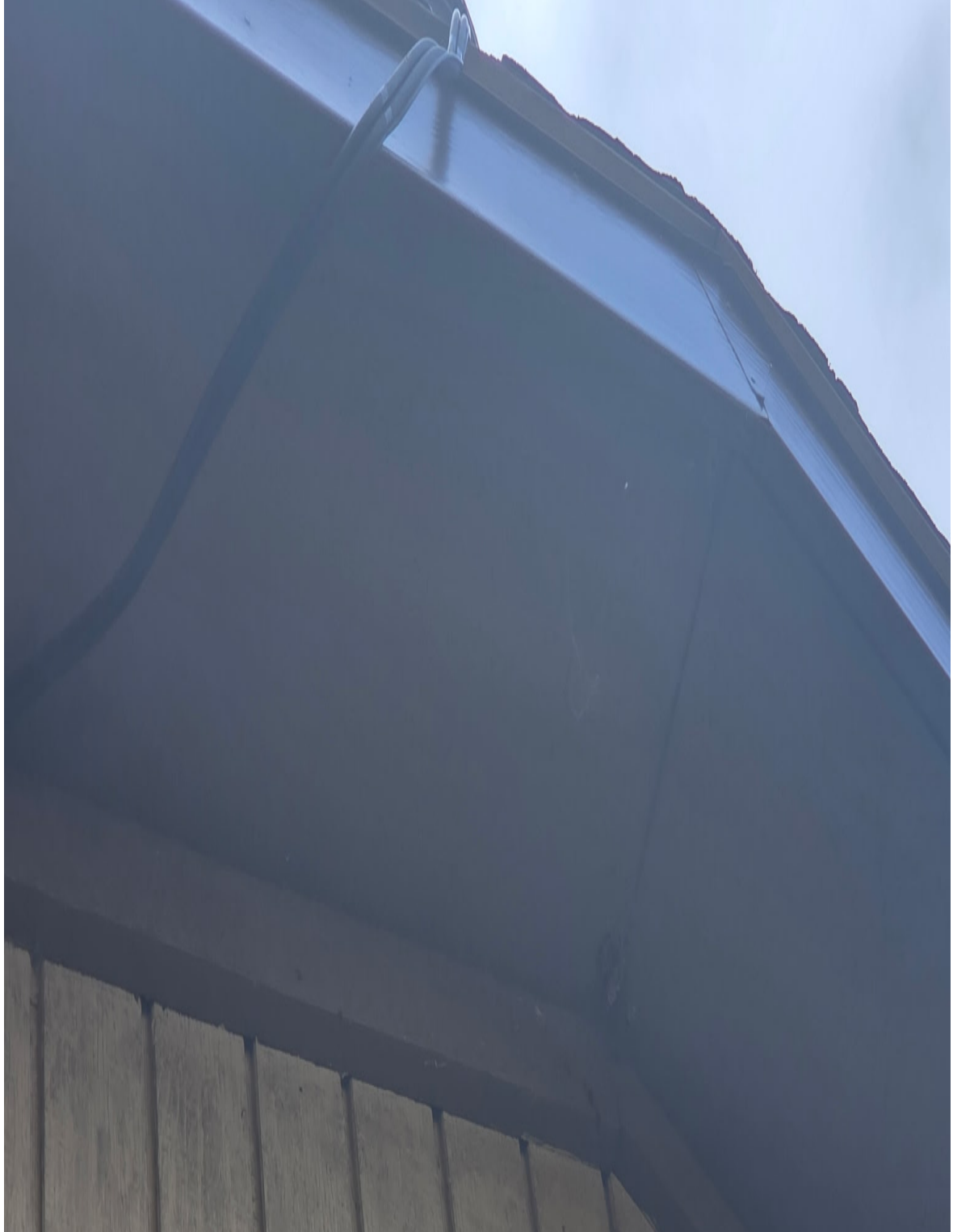
Printed: 03/11/26

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From: [raeanne craft](#)
Sent: Tuesday, March 10, 2026 1:53 PM
To: [Raeanne N. Laurenty](#)
Subject: BOR Case Deb

































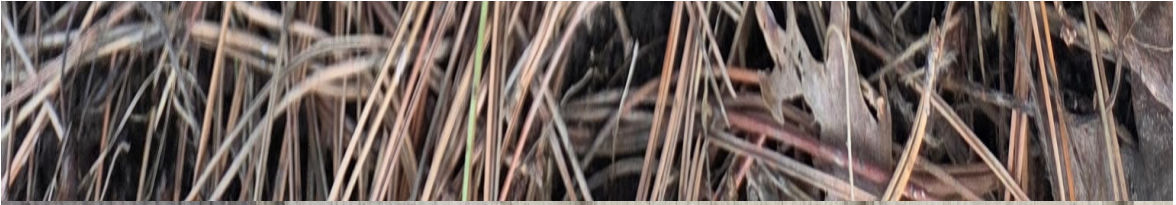




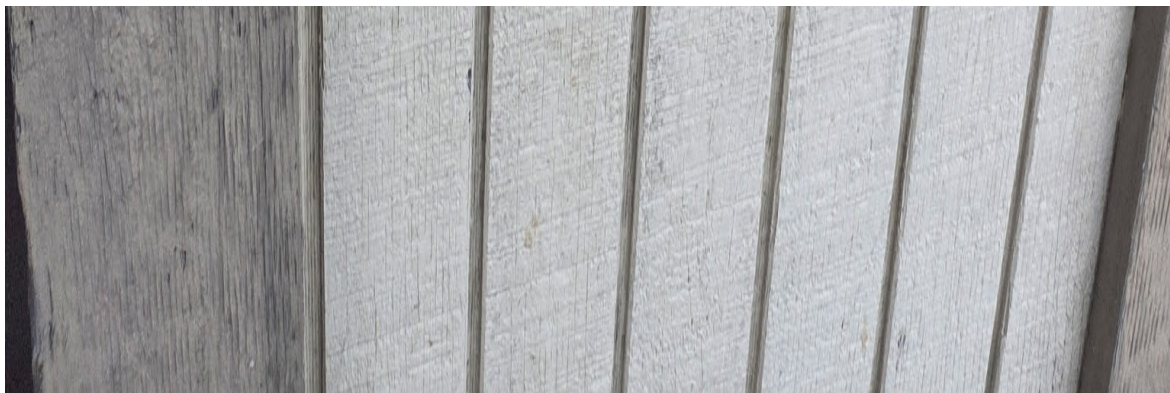
















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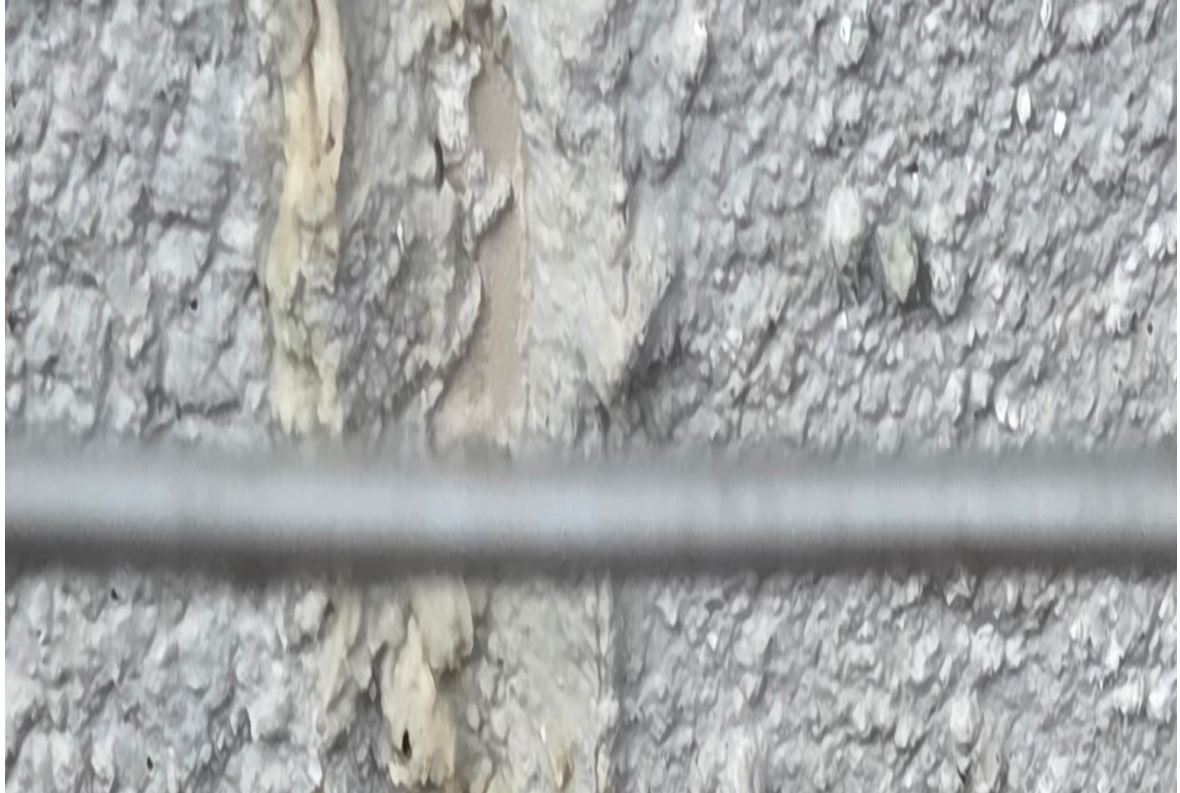


















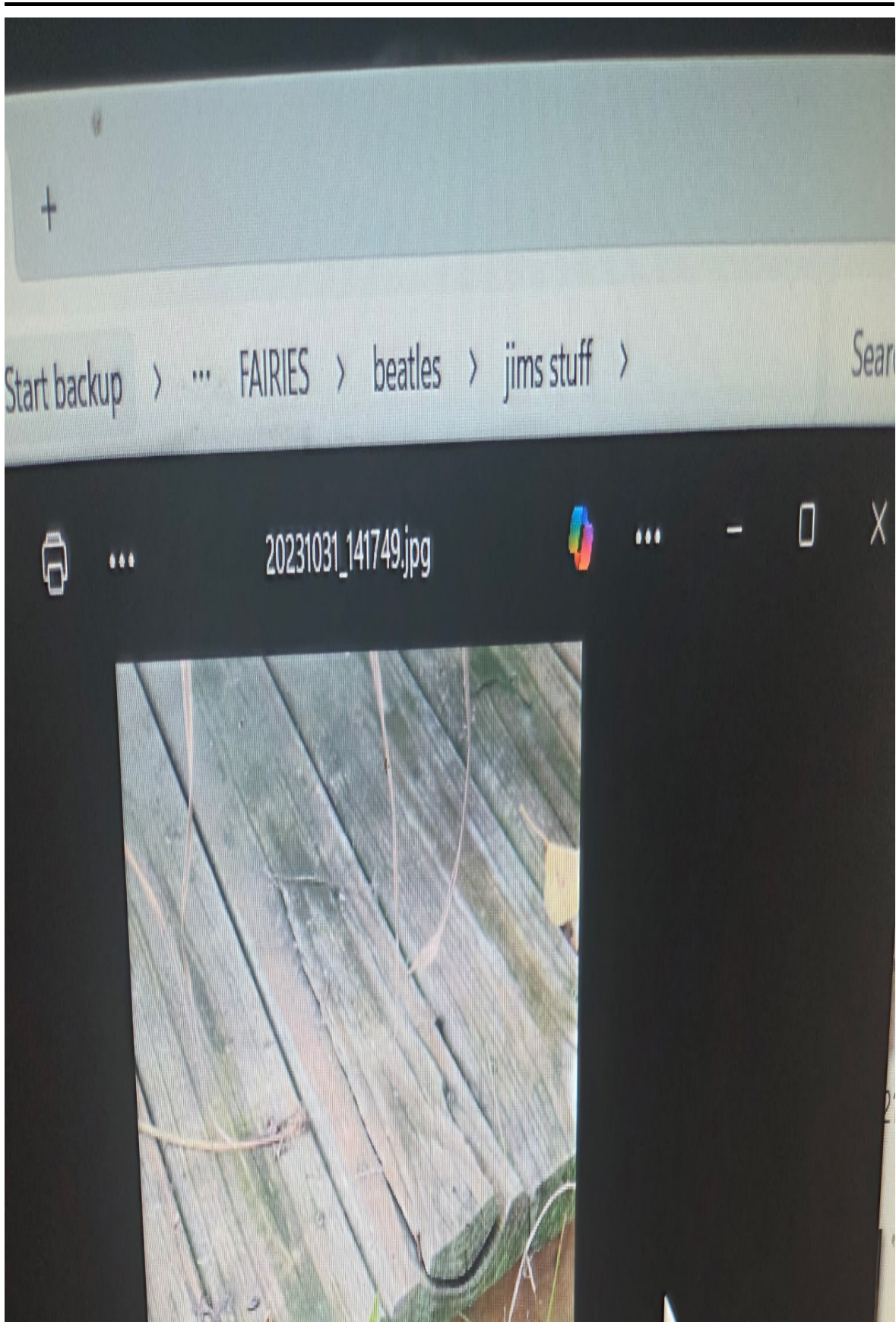


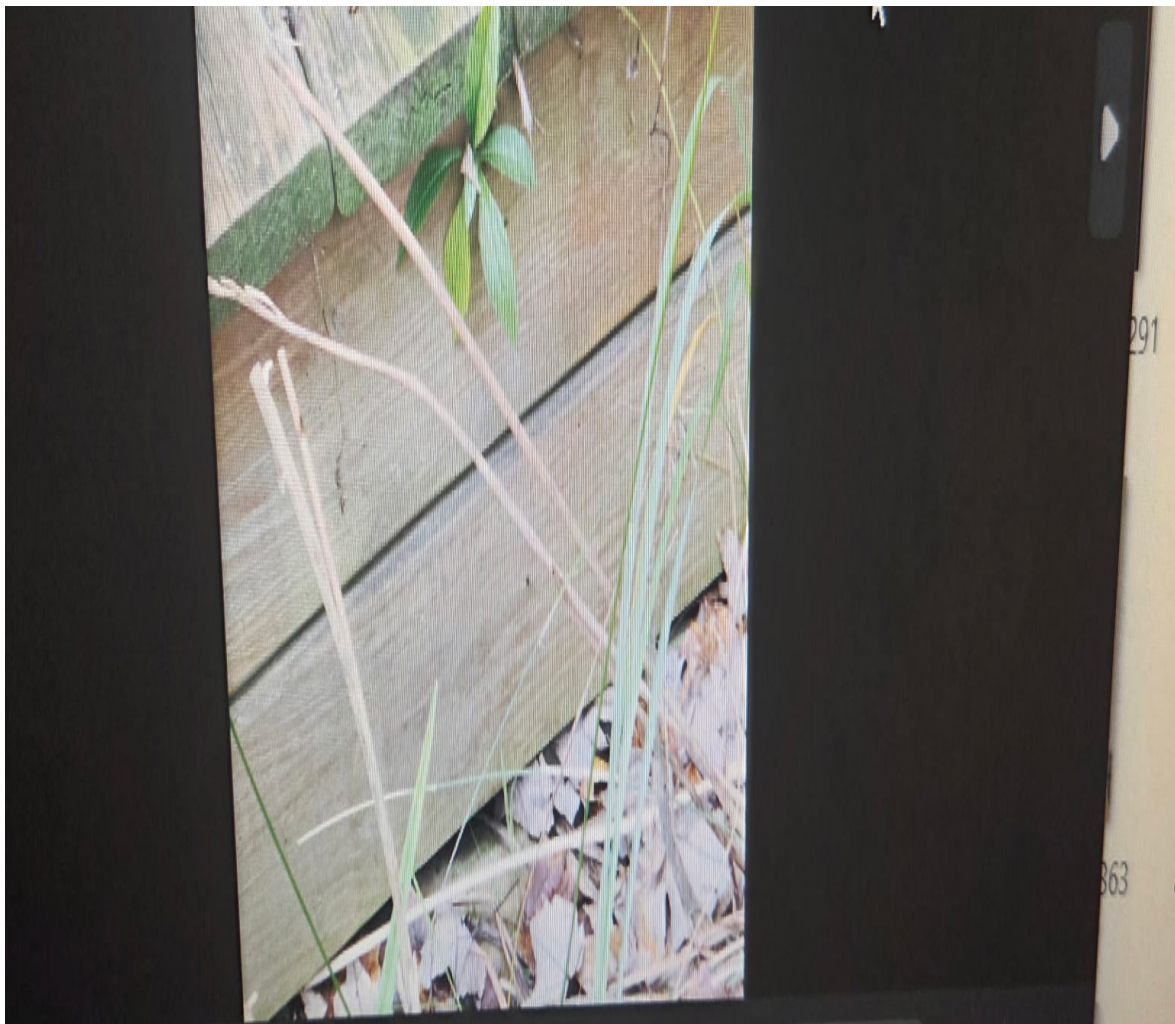




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To: [Raeanne N. Laurenty](#)
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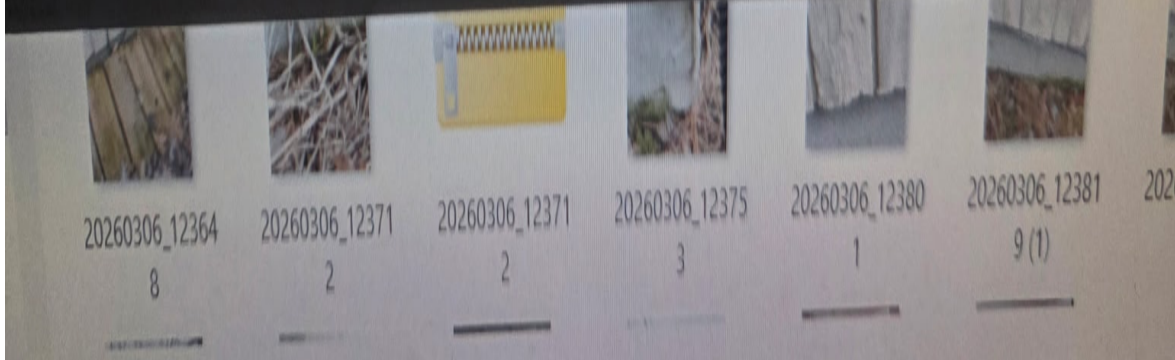




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Navigation bar with icons for heart, info, zoom, and share. A dropdown menu shows '6%'.



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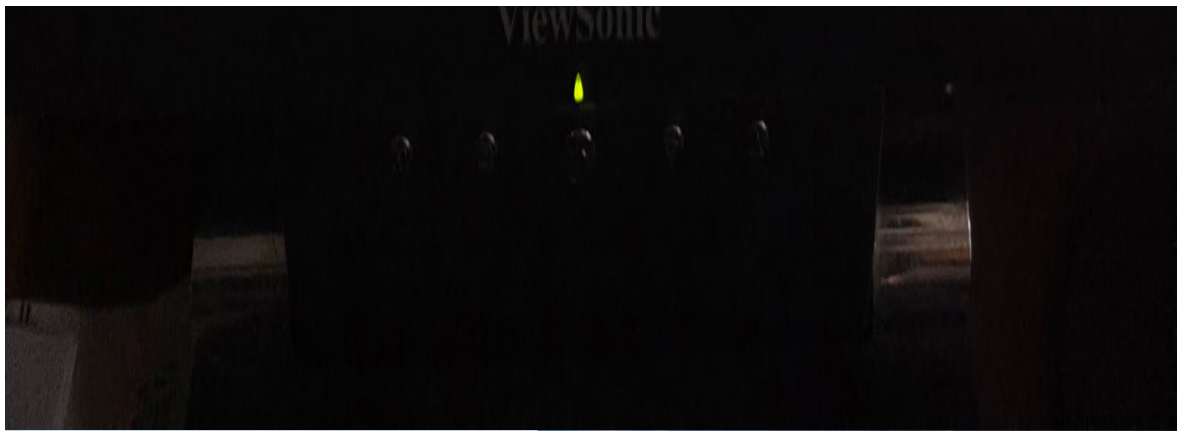
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Windows taskbar with icons for File Explorer, Edge, Mail, Photos, Chrome, and other applications. System tray shows temperature 44° and other icons.



































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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: 2025-0025

April 13th, 2026

JAMES MAJIKAS
1712 PIERPONT DR
ROAMING SHORES OH 44084

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

April 30, 2026 at 10:30 AM

at 25 W. Jefferson St. 2nd floor Room 205 in connection with B.O.R. case number: 2025-0025 filed for tax year 2025 at the Ashtabula County Courthouse, by JAMES MAJIKAS and described as follows:
Parcel ID(s):

1) 66-014-10-024-00 located at 1712 PIERPONT DR, the market value is \$90,900. The market value sought is \$59,900.

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