

Tax year 2025 BOR no. 0031

FILED DTE 1 Rev 2/22

County Ashtabula Date received _____

MAR 20 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		Name: <u>Robin Carlson</u>		Street address, City, State, ZIP code: <u>2524 W 9th St Ashtabula OH 44004</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>440 645 5658</u>		<u>twinlight1960@yahoo.com</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>500332000900</u>		<u>2524 W 9th St Ashtabula OH 44004</u>			
<u>500332000800</u>					
7. Principal use of property		<u>permanent address</u>			
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>500332000900</u>	<u>190,000</u>	<u>113,400</u>	<u>-58,900</u>		
<u>500332000800</u>	<u>,</u>	<u>117,700</u>			
9. The requested change in value is justified for the following reasons: <u>square footage is wrong it should be 1,240 sq ft</u>					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 164,000 ; 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 10/25 and total cost \$ 26,000.00
3/26

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 March 20, 2026 Complainant or agent (printed) Robin Carlson Title (if agent) _____

Complainant or agent (signature) *Robin Carlson*

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

Notary _____

Situs : W 9TH ST

Map ID: 50-033-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

CURRENT OWNER
CARLSON ROBIN
4350 LA JOLLA VILLAGE DR
SAN DIEGO CA 92122

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 033-20 008-00
Class Residential
Living Units 1
Neighborhood 67600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
16 NORWOOD SUB DIV

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	69 165		1.05	5	-25	17,660
								17,660
Total Acres: .2614				Legal Acres: 0.26		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,200	17,700	17,700	0	0
Building	0	0	0	0	0
Total	6,200	17,700	17,700	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	13,600		13,600
2023	17,700		17,700
2024	17,700		17,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/24	160,000	2-Land And Building	M-Sale Involving Multiple Parcels		WD-General Warranty Deec	ERMAH PROPERTIES LLC
01/25/21	115,000	2-Land And Building	Z-Validated Multiple Parcels		WD-General Warranty Deec	MAUNUS JERRY J ET AL

Entrance Information

Date	ID	Entry Code	Source
01/09/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : W 9TH ST

Parcel Id: 50-033-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : W 9TH ST

Parcel Id: 50-033-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

Comments

Number	Code	Status	Comment
1	FLD	RV	19960823 C#01 - HOUSE SITS IN MIDDLE OF THIS LOT AND LOT 9

Situs : W 9TH ST

Parcel Id: 50-033-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

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Situs : 2524 W 9TH ST

Map ID: 50-033-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

CURRENT OWNER
CARLSON ROBIN
4350 LA JOLLA VILLAGE DR
SAN DIEGO CA 92122

CAUV
Field Review Flag:

GENERAL INFORMATION
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								17,660
Total Acres: .2614				Legal Acres: 0.26		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,200	17,700	17,700	0	0
Building	33,500	95,700	95,700	0	0
Total	39,700	113,400	113,400	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	13,600	68,400	82,000
2023	17,700	95,700	113,400
2024	17,700	95,700	113,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/24	160,000	2-Land And Building	M-Sale Involving Multiple Parcels		WD-General Warranty Deec	ERMAH PROPERTIES LLC
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Entrance Information

Date	ID	Entry Code	Source
01/09/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2524 W 9TH ST

Parcel Id: 50-033-20-009-00

LUC: 510

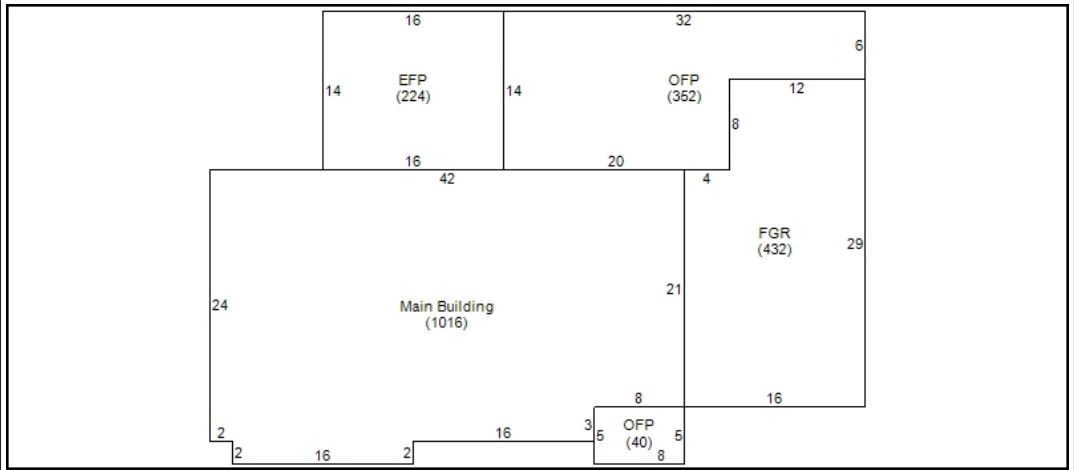
Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1953	Half Baths 1
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	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 0	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Desc
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	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					1,016						
1		EFP			224						8,600
2		OFF			352						7,400
3		FGR			432						9,500
4		OFF			40						800
5		MS			40						500
6		MS			112						1,300

Dwelling Computations

Base Price	70,560	% Good	55
Plumbing	4,200	Market Adj	
Basement	18,280	Functional	
Heating	3,210	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	96,250	Additions	15,400
Ground Floor Area	1,016	Dwelling Value	95,720
Total Living Area	1,016		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : 2524 W 9TH ST

Parcel Id: 50-033-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 03/20/26

Comments

Number	Code	Status	Comment
1	FLD	DC	20010320 AS C#01 - 6/21/01 MR - ONLY 2 BDRMS AND NO FIREPLACE

Situs : 2524 W 9TH ST**Parcel Id: 50-033-20-009-00****LUC: 510****Card: 1 of 1****Tax Year: 2025****Printed: 03/20/26**

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$$\begin{array}{r} 10\overset{1}{1}6 \\ \underline{224} \\ 1,240 \end{array}$$



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: 2025-0031

ROBIN CARLSON
2524 W 9TH ST
ASHTABULA OH 44004

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

May 7, 2026 at 9:00 AM

in connection with B.O.R. case number: 2025-0031 filed for tax year 2025 at the Ashtabula County Courthouse, by ROBIN CARLSON and described as follows:

Parcel ID(s):

1) 50-033-20-008-00 located at 9TH ST, the market value is \$17,700. The market value sought is \$0.

2) 50-033-20-009-00 located at 2524 9TH ST, the market value is \$113,400. The market value sought is \$190,000.

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