

Tax year 2025 BOR no. 0032

DTE 1  
Rev. 12/22  
MAR 2 2025

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Satinder Bedi	2631 Walnut Blvd	
2. Complainant if not owner		Ashtabula, OH 44004	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440 681-0006			
5. Complainant's relationship to property, if not owner			
Myself			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
50-007-20-018-00		50-007-20-021-00	
50-007-20-019-00		50-007-20-022-00	
50-007-20-020-00			
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
50-007-20-002-0	25000.00	75,700.00	
50-007-20-021-0	1000.00	34,500.00	
50-007-20-020-0	10,000	37,500.00	
9. The requested change in value is justified for the following reasons:			
Attached.			

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 3/24/26 Complainant or agent (printed) SATINDER <sup>BEDI</sup> Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Satinder Bedi*

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

Notary \_\_\_\_\_

Lot # 50-007-20-002-00 This lot is 51 x 235 .295 acres and next to the City of Ashtabula park.

The extensive erosion on the city property is effecting the value of mine due to the obvious concerns how the neglect by the city will eventually effect this lot. Although the depth and length of this could be buildable it is not a true representation of what is actually buildable. The depth is 235 but actually only half should be counted the rest is down a steep ravine to the lake.

So the Value should be adjusted from the \$75,700 to \$25,000 The erosion will only get worse and devalue the desirability daily.

Lot 50-007-20-021-00 This lot is 23 x 248 .131 acre This lot does not have the width to build. Also due to the erosion neglect and set back requirements this lot is not buildable. Less than a third of the lot is not ravine. There for in my opinion the value is under \$1,000 not the ~~\$34,460~~ No one would pay that amount of money for an unbuildable lot.

*34,800*

Lot 50-007-20-020-00 This lot is 25 x 254 .146 acre Again this lot does not have the width to support a single family home. It is also the driveway for 50-007-20-019-00 The usable space in length is again only a third. The value county has it at is \$37,500 I cannot sell it separate from the parcel 50-007-20-019-00. So the is no market value. If it must be valued no more than \$10,000.



CLEVELAND OH 440

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Scott Yamamoto  
Ashtabula County Auditor  
25 West Jefferson Street  
Jefferson Ohio, 44047

Board of Revision

44047-109299

