

Tax year 2025 BOR no. 0033

County Ashtabula Date received _____
Ashtabula County
County 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	<u>Michael Hochschild</u>	<u>3990 Middle Rd Conneaut OH 44030</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440 265-9119 Mikehoss19@gmail.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>54-013-00-020-00</u>		<u>3252 Plymouth-Gageville Rd. Ashtabula OH 44004</u>	
7. Principal use of property <u>Home</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>54013-00-020-00</u>	<u>180,500.00</u>	<u>259,600.00</u>	<u>79,100.00</u>
9. The requested change in value is justified for the following reasons:			
<u>HOUSE FIRE</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.

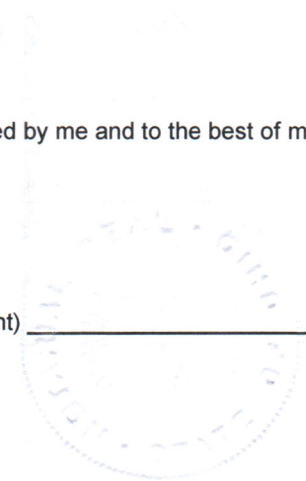
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/23/26 Complainant or agent (printed) Michael Hochschild title (if agent) _____

Complainant or agent (signature) Michael Hochschild

Sworn to and signed in my presence, this 23 day of March 2026
(Date) (Month) (Year)

Notary Rosaline Nicole Zarentz
My Comm. exp. 7/6/2030



Situs : 3252 PLYMOUTH GAGEVILLE RD

Map ID: 54-013-00-020-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

CURRENT OWNER
HOCHSCHILD MICHAEL P
3252 PLYMOUTH GAGEVILLE RD
ASHTABULA OH 44004

CAUV Y
Field Review Flag: X-DEMOLITION

GENERAL INFORMATION
Routing No. 013-00 020-00
Class A
Living Units 1
Neighborhood 62501
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--14
CAUV # 2363

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4533		0			
A	S	10500	57.5267	25	0	5	-15	166,860
A	H	10500	1.0000	100	0			13,650
								180,510

Total Acres: 58.98 Legal Acres: 58.98 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,570	180,500	180,500	0	0
Building	27,690	79,100	79,100	0	0
Total	46,260	259,600	259,600	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	138,900	109,300	248,200
2023	180,500	147,500	328,000
2024	180,500	147,500	328,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
12/11/25	R-2025-011		DWLG	New Dwelling	Open Permit
07/24/25	R2025-0073		DEMO	Dwelling Removed, Site Visit 9/	Close Permit
04/30/18	R20180040	10,900		Residential Small Project	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/14/17		2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim Deed	HOCHSCHILD LINDA C LIFE ESTATE
02/07/13			R-Related Individuals Or Corporation:		ET-Temp Exempt	HOCHSCHILD LINDA C
10/30/98		2-Land And Building	I-Error In Description		ET-Temp Exempt	HOCHSCHILD LINDA C

Entrance Information

Date	ID	Entry Code	Source
12/12/13	DWP	6-Occupant Not Home	3-Other
08/21/19	DM	6-Occupant Not Home	3-Other

Property Notes
CHECK26 TO REMOVE REMAINING VALUE Note Codes:

Situs : 3252 PLYMOUTH GAGEVILLE RD

Parcel Id: 54-013-00-020-00

LUC: 111

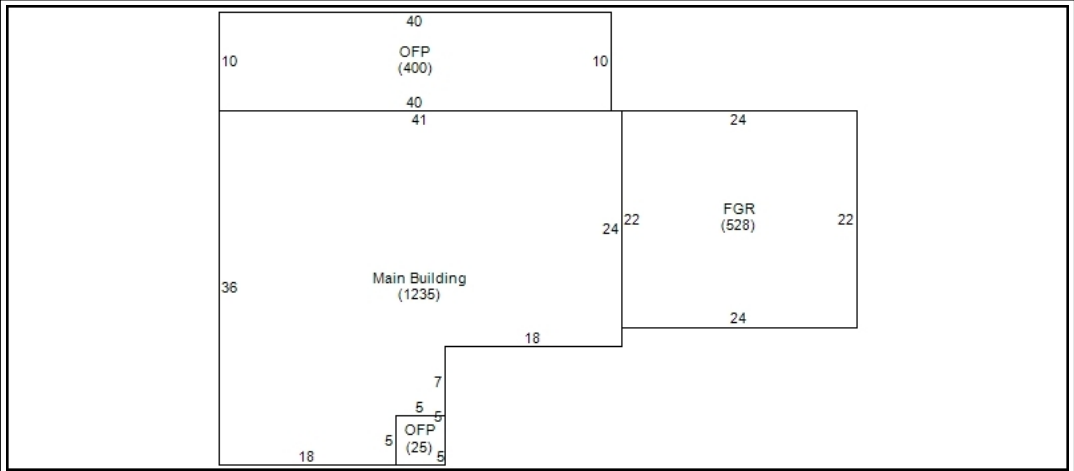
Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 91-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1967	Half Baths 1
Eff Year Built 1985	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 400
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 A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	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 32	Economic 100
% Complete 100	NBHD Fact 1.35
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					1,235						
1		OFF			25						500
2		FGR			528						11,600
3		OFF			400	2018			100		8,400

Dwelling Computations

Base Price 82,050	% Good 65
Plumbing 4,200	Market Adj 32
Basement 20,920	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 10,600	C&D Factor
	Adj Factor 1.35
Subtotal 117,770	Additions 6,600
Ground Floor Area 1,235	
Total Living Area 1,235	Dwelling Value 63,260

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1975		26x32	832	C	1		A				12,700
2	RC2-Canopy	2018		12x32	384	C	1		A			100	3,100

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 : 3252 PLYMOUTH GAGEVILLE RD

Parcel Id: 54-013-00-020-00

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Card: 1 of 1

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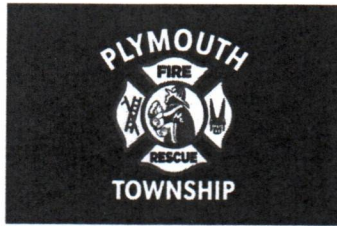
Printed: 03/24/26

Comments

Number	Code	Status	Comment
11	OFC	BP	PERMIT FOR A NEW DWELLING
9	FLD	BO	DWELLING REMOVED, SITE VISIT 9/25, GARAGE REMAINS, ADJUST BY 50% FOR 25 REMOVE
10	FLD	BO	REMAINING VALUE FOR 26, NO FIELD CHECK.
7	FLD	RV	REV 2020 DWLG HAS UPDATED ROOF, SIDING, WINDOWS- ADJ EFF YR TO REFLECT RECENT
8	FLD	RV	SALES IN AREA FOR REVAL
6	FLD		DECK REMOVED, REAR OFF 100% 1-1-19.
5	OFC	CP	ADDED SPLIT 35.814 FROM PARCEL 54-013-00-021-00 CONV 4600 NOV 14/17
1	FLD	DC	19960510 C#01 - CHECK 97 GARAGE WILL BE TRANSFERED BACK TO OWNER.
2	OFC	LC	19981030 SLB C#01 - ADDED PARCEL 54-013-00-021-02 CONV 4604 10-30-1998

Situs : 3252 PLYMOUTH GAGEVILLE RD**Parcel Id: 54-013-00-020-00****LUC: 111****Card: 1 of 1****Tax Year: 2025****Printed: 03/24/26**

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BASIC

INCIDENT

Incident Date & Time 02/18/2025 00:13:53	Incident Number 2500109	Exposure 0
Incident Series [100] Fire	Incident Type [111] Building fire	Aid Given or Received Received - Mutual aid
CAD Incident Number \$PLY25-000109	CAD Agency Number 25000111	Property Use 419 - 1 or 2 family dwelling
CAD Notes (Fire)		
[CTOOTHMAN on 02-18-2025 at 00:12:57] HOUSE FIRE		
[CTOOTHMAN on 02-18-2025 at 00:13:24] OLDER COUPLE AND ONE ADULT SON LIVE IN THE HOME		
[CTOOTHMAN on 02-18-2025 at 00:13:54] HOUSE ACROSS THE STREET		
[CTOOTHMAN on 02-18-2025 at 00:14:07] 1 PERSON OUTSIDE OF THE HOME		
[CTOOTHMAN on 02-18-2025 at 00:14:45] COMPLETELY ON FIRE/ STATES ITS THE HOUSE		
[AVOLPI on 02-18-2025 at 00:16:34] MULTIPLE UNITS SHOWING EN ROUTE TO STATION VIA IAMRESPONDING // PER LT RICHARDSON REQUEST MONROE AND KINGSVILLE		
[KMEAD on 02-18-2025 at 00:19:28] HOUSE IS FULLY ENGULFED		
[KMEAD on 02-18-2025 at 00:19:48] HOUSE IS OCCUPIED		
[AVOLPI on 02-18-2025 at 00:21:27] 172; SWITCHING TO TAC4		
[KMEAD on 02-18-2025 at 00:22:49] PC THINKS PEOPLE ARE INSIDE		
[CTOOTHMAN on 02-18-2025 at 00:23:43] 421 ADVISED		
[KSHELDON on 02-18-2025 at 00:24:04] 625 ENR		
[AVOLPI on 02-18-2025 at 00:24:46] 160; REQUEST JEFFERSON AND DOREST FOR TANKERS		
[KMEAD on 02-18-2025 at 00:25:36] SINGLE STORY HEAVY DELTA SIDE // FIRE HYDRANT 200 FT EAST		
[KMEAD on 02-18-2025 at 00:27:32] HEAVY DCB SIDE		
[KMEAD on 02-18-2025 at 00:27:52] GOING TO TAC 4		
[KMEAD on 02-18-2025 at 00:33:23] 4 RESPONDING FROM JFD ON IMRSP		
[KMEAD on 02-18-2025 at 00:35:39] 411 IN SERVICE WITH 5		
[KMEAD on 02-18-2025 at 01:17:05] NOTIFIED		
[AVOLPI on 02-18-2025 at 01:17:26] PLY: CONTACT THE ILLUMINATING COMPANY		
[KMEAD on 02-18-2025 at 01:20:18]		

ACTIONS TAKEN

Primary Action Taken

[11] Extinguishment by fire service personnel

Additional Actions Taken

[12] Salvage & overhaul, [21] Search

DOLLAR LOSSES & VALUES

PRE-INCIDENT VALUE

Property 150000	Contents 30000	Total Pre-Incident Value 180000
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LOSSES

Property 150000	Contents 30000	Total Loss 180000
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PEOPLE OR ENTITY INVOLVED

(1)

PERSON(S)-ENTITY INVOLVED

Phone 4402659119	Last Name Hochschild	Street or Highway Plymouth Gageville	State Ohio
First Name Michael	Designation Owner + Resident	Street Type Road	Zipcode 44004
MI P	Number 3252	City Ashtabula	

NARRATIVE

Remarks

Crew dispatched for a structure fire at above address. Immediately requested Kingsville and Monroe to be dispatched as well. 172 enroute with 3 man crew. Kingsville FD 621 arrived on scene first to find heavy fire in the attached Garage on the Delta side spreading into house. 172 arrived on scene and attached into KFD engine to supply water. 172 crew performed a search while 621 crew started extinguishing. 189 and 173 crew on scene and Chief Strubbe, 160, assumed command. Enroute 160 also requested Jefferson Fire and Dorset Fire for Tankers. Monroe and Jefferson arrived on scene and were assigned to overhaul and fire extinguishment. 173 hooked into a hydrant, then into 172 which was supplying 621. Weather was 13mph north western with with a -5 degree wind chill. Crews extinguished fire, while IC requested Illuminating and Water Co. Once fire was out, crews worked on overhaul and putting out any hot spots found. Garage with vehicle inside completely burned. Most of the house itself burned as well. No one was at the home when it started, was called in by neighbors. Home Owner did arrive on scene. Home owner was at work at the time of the fire. Homeowner was last at home around 16:00 hours 2-17-2024 on the night of the fire. Monroe crews released, followed shortly after by Jefferson. Kingsville and Plymouth finished overhaul then cleared. Chief Strubbe to meet with the State Fire Marshall later on in the day on 2-18-2024.

AUTHORIZATION

Officer In Charge
Strubbe, Bill

Date
02/18/2025

Signature



MEMBER MAKING REPORT

Same as Officer in Charge?
No

CREW MEMBER INFORMATION

Crew Member
Richardson, Jonathon

Resource Type
(76)-ALS unit

Priority (Response mode to the scene)
Emergent (Immediate Response)

PERSONNEL

Personnel (1)
SHUMATE, DAVID

Personnel ID P10	Attendance Type Volunteer	Action Taken 1 [73] Provide manpower
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APPARATUS TIMES

Dispatch Date/Time 02/18/2025 00:13:53	EN Route Date/Time 02/18/2025 00:28:53	Turnout Time 15 minutes	Arrival On Scene Date/Time 02/18/2025 00:35:38
Arrival Time Total 21 minutes, 45 seconds	Clear Date/Time 02/18/2025 04:47:17		

Actions Taken 1
[73] Provide manpower

3. RESCUE ENGINE 173

Resource Type
(11)-Engine

Priority (Response mode to the scene)
Emergent (Immediate Response)

PERSONNEL

Personnel (2)
STRUBBE, BILL

Personnel ID 160	Attendance Type Volunteer	Action Taken 1 [81] Incident command	Action Taken 2 [11] Extinguishment by fire service personnel
Action Taken 3 [12] Salvage & overhaul	Action Taken 4 [86] Investigate		

VANCE, ETHAN

Personnel ID P14	Attendance Type Volunteer	Action Taken 1 [11] Extinguishment by fire service personnel	Action Taken 2 [12] Salvage & overhaul
Action Taken 3 [51] Ventilate	Action Taken 4 [73] Provide manpower		

APPARATUS TIMES

Dispatch Date/Time 02/18/2025 00:13:53	EN Route Date/Time 02/18/2025 00:30:53	Turnout Time 17 minutes	Arrival On Scene Date/Time 02/18/2025 00:39:53
Arrival Time Total 26 minutes	Clear Date/Time 02/18/2025 04:47:17		

Actions Taken 1
[81] Incident command

Actions Taken 2
[11] Extinguishment by fire service personnel

Actions Taken 3
[12] Salvage & overhaul

Actions Taken 4
[86] Investigate

FIRE

PROPERTY DETAILS

Not Residential No	Buildings Involved ? Yes	Acres Burned None
Residential Living Units 1	# of Buildings Involved 1	

MATERIALS

Onsite Material 1 [310] Wood, other	Onsite Materials 2 [241] Furniture	Onsite Materials 3 [811] Autos, trucks, buses, recreational vehicles
Storage Use 1 [N] None	Storage Use 2 [N] None	Storage Use 3 [N] None

STRUCTURE & FIRE

STRUCTURE OVERVIEW

Structure Type [1] Enclosed building	Building Height - Stories ABOVE grade 1	Calculate Square Footage No
Building Status In normal use	Building Height - Stories BELOW grade 1	Total Square Footage 1235

FIRE OVERVIEW

Story/Floor of Fire Origin 1	Item contributing most to flame spread [UU] Undetermined	# of stories w/significant damage 0
Below Grade No	Type of material contributing most to flame spread [UU] Undetermined	# of stories w/heavy damage 0
Fire Spread Confined to building of origin	# of stories w/minor damage 0	# of stories w/extreme damage 1

IGNITION

Area of Fire Origin [47] Vehicle storage area; garage, carport	Heat Source [UU] Undetermined	Item First Ignited [UU] Undetermined
Was fire spread confined to item first ignited ? No	Type of Material First Ignited [UU] Undetermined	Is this an Exposure Report? No
Cause of Ignition [5] Cause under investigation	Factor 1 Contributing to Ignition [UU] Undetermined	

HUMAN FACTORS

Did Human Factors Occur? No	What were the Human Factors ? [3] Unattended or unsupervised person
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EQUIPMENT

Equipment involved in Ignition ?
No



Ashtabula County Auditor
Scott Yamamoto
25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

March 31, 2026

Michael Hochschild
3990 Middle Rd
Conneaut, Ohio, 44030

BOR 2025-0033

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within fourteen (14) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

Scott Yamamoto
Ashtabula County Auditor



Ashtabula County Auditor
Scott Yamamoto
25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

Received

APR 13 2026

Ashtabula County Auditor
Scott Yamamoto

BOR #20XX-XXXX

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
54-013-00-020-00	\$259,600	\$180,500	\$196,300

Resolution:

Set value at **\$196,300** due to fire damage involving dwelling

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Michael Hochschild Date: 4/9/26
Print Name: Michael Hochschild

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____