

Tax year 2025

BOR no. 0037

FILED ON
Rev. 08/21

County Ashtabula

Date received MAR 25 2026

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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>Andrew Blank</u>	<u>3943 Austintburg Rd Ashtabula OH 44004</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	<u>440-813-2516</u>		
5. Email address of complainant	<u>andy_blank@msn.com</u>		
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		
<u>420080013500</u>	<u>3943 Austintburg Rd.</u>		
<u>480120001000</u>	<u>R South Ridge RD</u>		
8. Principal use of property	<u>Personal use</u>		
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
<u>420080013500</u>	<u>399,075</u>	<u>416,700</u>	<u>17,625</u>
<u>480120001000</u>	<u>25,925</u>	<u>31,800</u>	<u>5,875</u>
10. The requested change in value is justified for the following reasons: <u>The two parcels were sold in an arms length transaction on an agreed upon price for the condition of the properties</u>			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 4-25-2025 and sale price \$ 425,000.00 ; 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.

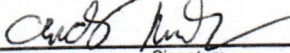
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

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.
- 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.

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 3-25-26 Complainant or agent  Title (if agent) _____
Signature

Situs : 3943 AUSTINBURG RD

Map ID: 42-008-00-135-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER
TUTTLE STEVEN J
3945 AUSTINBURG ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 135-00
Class A
Living Units 1
Neighborhood 65200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
33

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	13000	1.0000	100	0			16,900
A	0	0	.1000		0			
A	S	13000	14.2100	36	0	5	-30	60,520
								77,420

Total Acres: 15.31 Legal Acres: 15.31 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,090	77,400	77,400	0	0
Building	118,760	339,300	339,300	0	0
Total	145,850	416,700	416,700	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	59,600	251,400	311,000
2023	77,400	339,300	416,700
2024	77,400	339,300	416,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/25/25	425,000	2-Land And Building	M-Sale Involving Multiple Parcels		EX-Executors Deed	TUTTLE STEVEN J
04/19/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	TUTTLE STEVEN J
04/26/07		2-Land And Building	U-Not Validated	0345/0482	ET-Temp Exempt	TUTTLE STEVEN J
08/08/05	10,000	1-Land Only	U-Not Validated		WD-General Warranty Deec	TUTTLE STEVEN JL

Entrance Information

Date	ID	Entry Code	Source
12/10/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3943 AUSTINBURG RD

Parcel Id: 42-008-00-135-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

Comments

Number	Code	Status	Comment
4	OFC	MI	AMG. 8/18/2025. ADDRESS CHANGE PER PLANNING. 3945 --> 3943.
1	FLD	BP	20071219 C#01 - 9/17/07 BP#051388 NEW DWLG/ATT GAR ANAD DET GAR 100% FOR
2	FLD	BP	20071219 C#01 - 1/1/07. PER OWNER'S 2.5% CARD, THERE ARE 4 FULL BATHS, ONE
3	FLD	BP	20071219 C#01 - OF WHICH IS IN THE BASEMENT FOR 1/1/07

Situs : 3943 AUSTINBURG RD**Parcel Id: 42-008-00-135-00****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 03/26/26**

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Situs : R SOUTH RIDGE (SR 84) RD R

Map ID: 48-012-00-010-00

LUC: 501

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER
TUTTLE STEVEN J
3945 AUSTINBURG ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 010-00
Class Residential
Living Units 1
Neighborhood 68600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--49

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	12000	8.0000	51	0	4	-50	31,820
								31,820
Total Acres: 8				Legal Acres: 8.00		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,130	31,800	31,800	0	0
Building	0	0	0	0	0
Total	11,130	31,800	31,800	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	24,500		24,500
2023	31,800		31,800
2024	31,800		31,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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08/08/05	10,000	1-Land Only	U-Not Validated		WD-General Warranty Deec	TUTTLE STEVEN JL

Entrance Information

Date	ID	Entry Code	Source
01/22/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : R SOUTH RIDGE (SR 84) RD R

Parcel Id: 48-012-00-010-00

LUC: 501

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

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
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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:	

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: 2025-0037

April 13th, 2026

ANDREW BLANK
3843 AUSTINBURG RD
ASHTABULA OH 44004

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

April 30, 2026 at 9:30 AM

at 25 W. Jefferson St., 2nd floor Room 205, in connection with B.O.R. case number: 2025-0037 filed for tax year 2025 at the Ashtabula County Courthouse, by ANDREW BLANK and described as follows:
Parcel ID(s):

- 1) 42-008-00-135-00 located at 3943 AUSTINBURG RD, the market value is \$416,700. The market value sought is \$399,075.
- 2) 48-012-00-010-00 located at SOUTH RIDGE (SR 84) RD, the market value is \$31,800. The market value sought is \$25,925.

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