

Tax year 2025

BOR no. 0038

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.

| 1. Owner of property | | Name | | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|---------------------------------------|--|
| 2. Complainant if not owner | | Name | | Street address, City, State, ZIP code | |
| 3. Complainant's agent | | Name | | Street address, City, State, ZIP code | |
| 4. Telephone number and email address of contact person | | Name | | Street address, City, State, ZIP code | |
| 5. Complainant's relationship to property, if not owner | | Name | | Street address, City, State, ZIP code | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | | | |
| 6. Parcel numbers from tax bill | | | Address of property | | |
| 7. Principal use of property | | | Address 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 | | |
| 31-030-00-025-00 | \$ 30,000 ⁰⁰ | - ZERO - | | Building is un-livable | |
| 9. The requested change in value is justified for the following reasons: | | | | | |
| Property (HOUSE) IS DEGRADED AND FULL OF MOLD, FLOODED BASEMENT, CEILING COLLAPSE, ROOF DAMAGED, FURNACE & HEATR UNDER WATER. WAS SUBJECT TO ROBBERY THAT STOLE THE SOLAR PANEL & CAMPER. | | | | | |

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 CAMPER and total cost \$ 10,000⁰⁰.
(STOLEN & RECOVERED by POLICE)

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown (Refer Attached)

(Note: Property Tax Increased by almost 70% from 2022 to 2025)

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. **(No Prior Complaint) DTE26 FILED & DENIED DUE TO LATE SUBMISSION**

- 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.

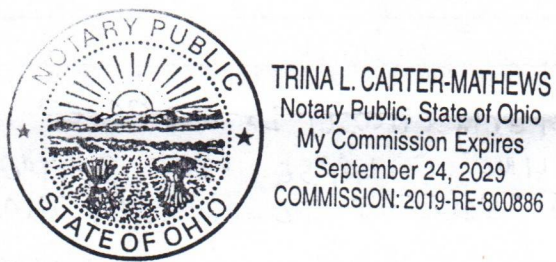
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/17/2026 Complainant or agent (printed) HICHAN HEBALCHI Title (if agent) _____

Complainant or agent (signature) *H. Hebalchi*

Sworn to and signed in my presence, this 17 day of March 2026

Notary *Trina L. Carter-Matthews*



* Address 3056 Stanhope Kelloggsville Rd.

HICKMAN LYNETTS REBAICAI
1413
MAUMEE OH 43557

U.S. POSTAGE PAID
FCM LG ENV
MAUMEE, OH 43537
MAR 17, 2026

\$1.90

S2324D502186-09

Retail



RDC 99



44047

SCOTT YAMAMOTO
ASHTABULA COUNTY AUDITOR
25 WEST JEFFERSON STREET
JEFFERSON OH 44047