



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

April 9, 2026

Hicham & Lynette Hebaichi
1413 Wilderness Dr.
Maumee Ohio, 43537

BOR 2025-0038

Dear Property Owner:

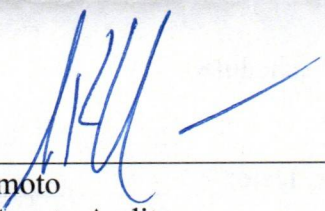
After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

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 24 2026

Ashtabula County Auditor
Scott Yamamoto

BOR #2025-0038

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
31-030-00-025-00	\$238,000	\$194,100	\$209,100

Resolution:

Set value to **\$209,100** due to adjusting condition to very poor

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

Signature: Lynette Hebaichi / H. Hebaichi Date: April 20, 2026
Print Name: Lynette Hebaichi / Hicham Hebaichi

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

Signature: _____ Date: _____

Print Name: _____