

Tax year 2025 BOR no. 0038

County Ashtabula Date received _____

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		HICHAM & LYNETTE HEBAIKI		3056 1413 WILDERNESS DR. (MAUMEE OH 43537)	
3. Complainant's agent					
4. Telephone number and email address of contact person		419 410 5413		hhobaishy@gmail.com	
5. Complainant's relationship to property, if not owner		(OWNER)			
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
31-030-00-025-00			3056 STAMHOPE KELLOGGSVILLE RD Kingsville OH 44048		
7. Principal use of property		FARM HOUSE & LEISURE			
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.

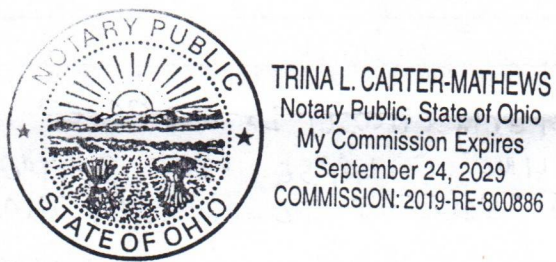
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

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

Situs : 3056 STANHOPE KELLOGGSVILLE RD

Map ID: 31-030-00-025-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/26/26

CURRENT OWNER	
HEBAICHI HICHAM HEBAICHI LYNETTE 426 SACKETT ST MAUMEE OH 43537	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	030-00 025-00
Class	A
Living Units	1
Neighborhood	60000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: T 12 SEC 25--2 S E CAUV # 2387	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6763		0			
A	S	9000	73.3473	25	0	1	-15	182,360
A	H	9000	1.0000	100	0			11,700
								194,060
Total Acres: 75.0236				Legal Acres: 75.02		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	26,100	194,100	194,100	0	0
Building	15,370	43,900	43,900	0	0
Total	41,470	238,000	238,000	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	149,300	31,400	180,700
2023	194,100	43,900	238,000
2024	194,100	43,900	238,000

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
02/17/26	REHAB?		REHAB	See Notes	Open Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/04/20	180,000	2-Land And Building	U-Not Validated		SV-Survivorship Deed	JONES BRENDA
12/04/20	33,333		R-Related Individuals Or Corporation:		QC-Quit Claim Deed	JONES BRENDA
12/18/18		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	GREENE PATRICIA ETAL
12/05/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	650/ 86	CT-Certificate Of Transfer	GREENE SARAH

Entrance Information			
Date	ID	Entry Code	Source
12/16/13	MJB	6-Occupant Not Home	3-Other
12/30/13	MJB	6-Occupant Not Home	3-Other
02/13/26	MMC	7-Vacant	3-Other

Property Notes
Note Codes:

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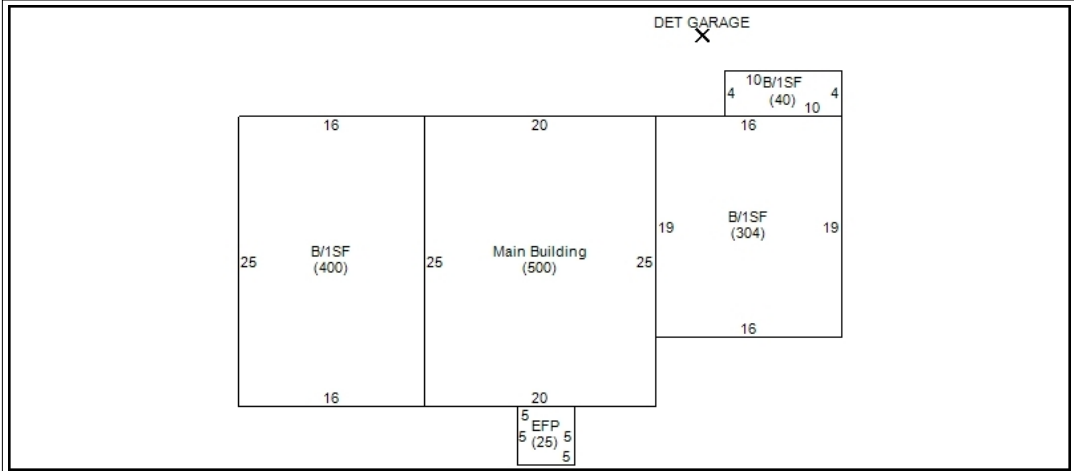
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1870	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
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 F-Fair Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D+1	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					500						
1	BSM	1SF			400						20,500
2	BSM	1SF			304						15,600
3	BSM	1SF			40						2,100
4		EFP			25						800

Dwelling Computations

Base Price	38,660	% Good	30
Plumbing	1,200	Market Adj	
Basement	10,010	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	3,600	C&D Factor	
		Adj Factor	1.4
Subtotal	53,470	Additions	11,700
Ground Floor Area	500		
Total Living Area	1,244	Dwelling Value	43,470

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1940		18x22	396	C	1		S				400

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:	

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Comments

Number	Code	Status	Comment
3	FLD		FIELDCHECK FOR AFFID OF DEST RECEIVED 2-5-26 (UNTIMELY). NO CHANGES CAN BE MADE
4	FLD		TO 1-1-25 EXCEPT THROUGH BOR. AT TIME OF FIELDCHECK ON 2-13-26 DWG IS VACANT,
5	FLD		SAGGING ROOF LINES, NEW ONE NEEDED (ALL SHINGLES MISSING ON REAR OF DWELLING),
6	FLD		BROKEN OUT WINDOWS AND OPEN DOORS. OWNER INDICATED BREAK-INS AND THEFT FROM FALL
7	FLD		OF 2024 THROUGH 2025. NOTIFIED OWNER VIA MAIL THEY CAN FILE BOR FOR 1-1-25, NVC
8	FLD		WITH AFFD.OF DESTRUCTION FOR 1-1-25. ADJUST DWG COND TO POOR FOR 1-1-26. RECK
9	FLD		2027 FOR REHAB.
2	OFC	SS	NEW SURVEY 75 AC TO 75.0236 AC CONV#4825 12-18-18
1	FLD	RV	12-16-13 MJB-MFG HOME REMOVED.

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- Building from outside - corner of kitchen has been subjected to infestation by bees (possibly carpenter bees).
- Roof damage on other side & water rain destroyed the ceiling.



ceiling in other bedroom



ceiling in one bedroom



Image of solar panels & camper (2024)

The stolen panels cut the electric power completely, causing sump pump failure.

(Previous failure due to rain shutdown the Electricity from the grid since the breaker system was flooded.)



Image of solar panels structure and (camper missing)
after the robbery.

From: [Hisham Hobaihy](#)
Sent: Thursday, March 26, 2026 3:21 PM
To: [Raeanne N. Laurenty](#)
Subject: Re: BOR Case 2025-0038

Thank you for the review

My purpose was to state that the building value had deteriorated to a minimum of zero. This makes the total value equal the value of the land at \$194,100.

Thank you and regards
Hicham Hebaichi
Sent from my iPhone

On Mar 26, 2026, at 3:09 PM, Raeanne N. Laurenty
<RNLaurenty@ashtabulacounty.gov> wrote:

Good Afternoon,
I had received your DTE 1 form for the Board of Revision. I am just clarifying your sought value. We have the total land appraised at \$194,100, the total building (house) appraised at \$43,900, and the total for both land and building is appraised at \$238,000. If you would like to amend that value please respond to this email. Thank you.

<image001.png>

<20260317 DTE 1.pdf>



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:

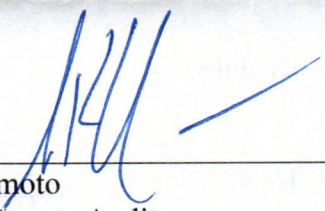
After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

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

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: _____ Date: _____

Print Name: _____

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

Signature: _____ Date: _____

Print Name: _____