

Tax year 2025 BOR no. 0045

DTE 1
Rev. 12/22

County Ashtabula Date received _____

FILED ON

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form. **MAR 30 2026**

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

Ashtabula County
Board of Revision

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Isaac S. Yoder</u>	<u>4933 US ROUTE 322 ORwell OH</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person <u>440-272-5223</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

7. Principal use 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
<u>61-014-00-029-00</u>	<u>\$300,000.00</u>	<u>394,800.00</u>	<u>94,800</u>

9. The requested change in value is justified for the following reasons:
basement floods, property floods, wooden windows, cupboards bad, ceiling coming down, upstairs no floor

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.
- 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.

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 3-27-26 Complainant or agent (printed) Isaac S. Yoder Title (if agent) _____

Complainant or agent (signature) Isaac S. Yoder

Sworn to and signed in my presence, this 03-27-26 day of March 2026
(Date) (Month) (Year)

Notary _____



Isaac Yoder
4933 US Route 322
Orwell, OH 44076

CLEVELAND OH 440

28 MAR 2026 PM 8 L



UNITED STATES
OF AMERICA
FOREVER/USA

Scott Yamamoto
Ashtabula County Auditor
25 West Jefferson Street
Jefferson Ohio, 44047

Board of Revision

44047-109299



Situs : 4933 US ROUTE 322

Map ID: 61-014-00-029-00

LUC: 511

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER
BYLER LAURA P
YODER ISAAC S
4933 US ROUTE 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 014-00 029-00
Class Residential
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 3--6 S W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4485		0			
A	S	12500	8.4505	44	0	5	-30	42,290
A	H	12500	1.0000	100	0			16,250
								58,540

Total Acres: 9.899 Legal Acres: 9.90 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,480	58,500	58,500	0	0
Building	117,710	336,300	336,300	0	0
Total	138,190	394,800	394,800	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	45,000	126,000	171,000
2023	58,500	176,600	235,100
2024	58,500	176,600	235,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/14/23	N/A		REMOD	Conversion To Amish Dwg. Re: Close Permit	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/04/20	109,250	2-Land And Building	B-Bank Resale		LW-Limited Specialty Warr	REVERSE MORTGAGE FUNDING LLC
09/06/19	173,166	2-Land And Building	C-Property Changed After Sale		OT-Deed	COOK ADOLPH SR

Entrance Information

Date	ID	Entry Code	Source
02/24/14	MJB	6-Occupant Not Home	3-Other
07/15/21	AK	6-Occupant Not Home	3-Other
08/22/22	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 4933 US ROUTE 322

Parcel Id: 61-014-00-029-00

LUC: 511

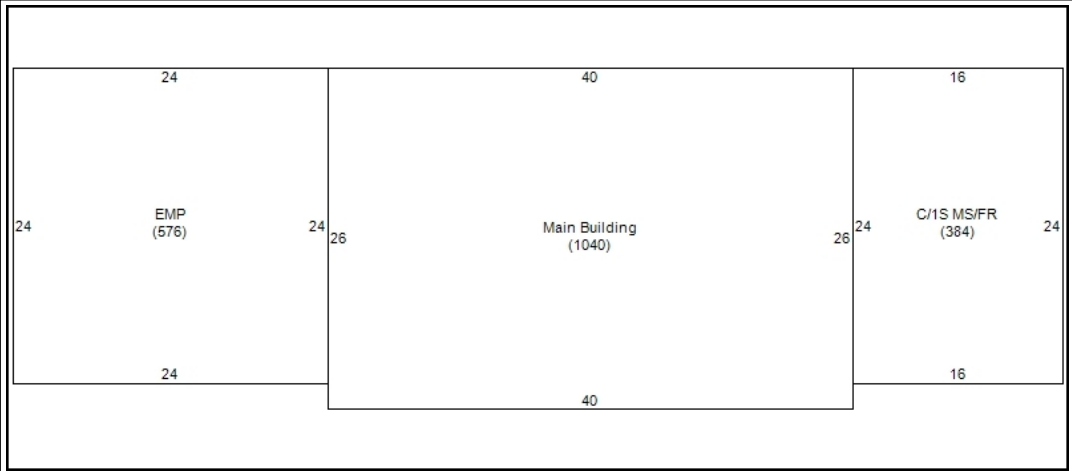
Card: 1 of 1

Tax Year: 2025

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Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 4
Construction 93-Fr W/Mas	Family Rooms 1
Style 07-Colonial	Full Baths 2
Year Built 1978	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 3-3/4 Basement	T3 Rec Rm Area
Heating 1-None	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 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional 90
% Good Ovr	Economic
% 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					1,040						
1		EMP			576						22,500
3	CSP	1S9			384						20,000
5		FOH			80						3,600

Dwelling Computations

Base Price	121,360	% Good	65
Plumbing	8,000	Market Adj	
Basement	14,200	Functional	90
Heating	-5,830	Economic	
Attic	0	% Complete	100
Other Features	4,000	C&D Factor	
		Adj Factor	1.4
Subtotal	141,730	Additions	27,000
Ground Floor Area	1,040	Dwelling Value	162,860
Total Living Area	2,544		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	2020		32x36	1,152	D	1		A			100	24,000
2	SH7-Shelter	2021		14x32	448	D	1		A			100	3,000
3	AL1-1s Lean Tr	2021		12x36	432	D	1		A			100	1,700
4	RG1-Det Garag	2024		x	4,656	C	1	7	A			100	140,500
5	RC2-Canopy	2024		12x42	504	C	1		A			100	4,200

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 : 4933 US ROUTE 322
Parcel Id: 61-014-00-029-00
LUC: 511
Card: 1 of 1
Tax Year: 2025
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Comments

Number	Code	Status	Comment
16	FLD		NEW GARAGE W/CNPY AND CONVERSION OF DWG 100% 1-1-25. ALSO CORRECTED SKETCH.
15	FLD		INCOMPLETE. CHNAGE FUNC TO 90% WHEN COMP
14	FLD		NVC 1-1-24; RECK 25 DWG CONVERSION TO AMISH. SIDING REMAINS FAIR AND 2ND FL.
13	FLD		NVC TO DWG CONV FOR 1-1-23; RECK 24 FOR MORE PROGRESS. AGGRESSIVE DOG.
11	FLD		DWG CONV/REHAB 75% 1-1-22. LEANTO AND SHELTER 100% 1-1-22. RECK'23 FOR DWG
12	FLD		SIDING AND 2ND FL.FIN.
9	FLD		CONVERSINO TO AMISH DWG 50% (AND NOW)1-1-21. BARN 100%. DEMO'D DECK AND GAR IS
10	FLD		NOW EMP. RECK22 FOR MORE REMOD.
8	OFC	RV	DWLG IN PROCESS OF CONV TO AMISH & REHAB. RECHECK 21 FOR COMPLETION
7	OFC	SS	NEW SURVEY 9.5 AC TO 9.899 AC CONV#1417 5-4-20
1	FLD	RV	20020701 DC C#01 - EST GARAGE FURNACE 100% FOR 1/1/02 (NO ADDED VALUE)

Situs : 4933 US ROUTE 322**Parcel Id: 61-014-00-029-00****LUC: 511****Card: 1 of 1****Tax Year: 2025****Printed: 03/30/26**

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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: 2025-0045

ISAAC S YODER
4933 US ROUTE 322
ORWELL OH 44076

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

May 7, 2026 at 9:30 AM

in connection with B.O.R. case number: 2025-0045 filed for tax year 2025 at the Ashtabula County Courthouse, by ISAAC S YODER and described as follows:

Parcel ID(s):

1) 61-014-00-029-00 located at 4933 US ROUTE 322 , the market value is \$394,800. The market value sought is \$300,000.

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