

Tax year 2025 BOR no. 00416

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

Ashtabula County
Board of Revision

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Thomas Smihalik, Elizabeth Smihalik	3413 Padanaram Rd, Geneva OH 44041
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person	440-813-1013	lizsmihalik@windstream.net
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
17-008-00-012-00	3501 Padanaram Rd, Geneva, OH 44041

7. Principal use of property Vacant Land

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
17-008-00-012-00	\$96,000	\$102,300	(\$6,300)

9. The requested change in value is justified for the following reasons:
All buildings and debris will be removed by owners, Existing home given no value by appraiser.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/31/2025
and sale price \$ 92,900, 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

and sale price \$ 92,900
numbers from tax bill

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 March 30, 2026 Complainant or agent (printed) Thomas J. Mihalik Title (if agent) _____

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.
Complainant or agent (signature) Thomas J. Mihalik

Sworn to and signed in my presence, this 30th day of March 2026

Notary Sarah J Klecha



SARAH J KLECHA
Notary Public
State of Ohio
My Comm. Expires
March 16, 2030

Date _____ Complainant or agent (printed) _____

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.

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.
Date March 30, 2026 Complainant or agent (printed) Elizabeth W. Mihalik Title (if agent) _____

Complainant or agent (signature) Elizabeth W. Mihalik

Sworn to and signed in my presence, this 30th day of March 2026

Notary Sarah J Klecha



SARAH J KLECHA
Notary Public
State of Ohio
My Comm. Expires
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