

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.
- 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 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
March 16, 2030

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.

Situs : 3501 PADANARUM RD

Map ID: 17-008-00-012-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

CURRENT OWNER
GOGOLEN PATRICK W
3501 PADANARUM RD
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 012-00
Class A
Living Units 1
Neighborhood 70300
District
Zoning
Alternate Id



170080001200 12/05/2012

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 3--9 E

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2600		0			
A	S	12500	13.4900	37	0	5	-25	60,830
A	H	12500	1.0000	100	0			16,250
								77,080

Total Acres: 14.75 Legal Acres: 14.75 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	26,990	77,100	77,100	0	0
Building	8,820	25,200	25,200	0	0
Total	35,810	102,300	102,300	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	59,300	18,700	78,000
2023	77,100	25,200	102,300
2024	77,100	25,200	102,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/25	92,070	2-Land And Building	U-Not Validated		FD-Fiduciary Deed	GOGOLEN PATRICK W

Entrance Information

Date	ID	Entry Code	Source
08/01/13	MJL	6-Occupant Not Home	3-Other
01/15/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3501 PADANARUM RD

Parcel Id: 17-008-00-012-00

LUC: 101

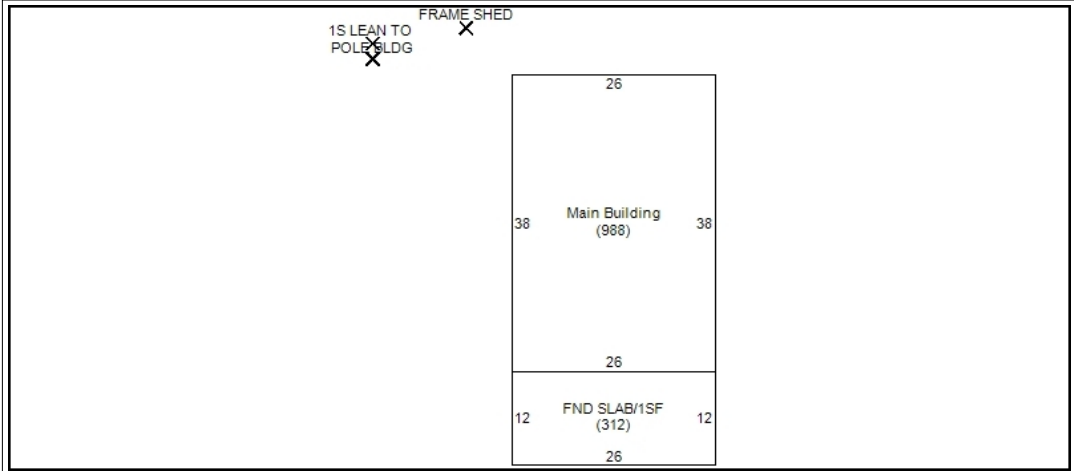
Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 4-Conc Blk	Family Rooms 0
Style 13-Other	Full Baths 1
Year Built 1951	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 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor 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-2	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					988						
1	SLB	1SF			312						9,000

Dwelling Computations

Base Price	41,530	% Good	30
Plumbing	800	Market Adj	
Basement	0	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	42,330	Additions	2,700
Ground Floor Area	988		
Total Living Area	1,300	Dwelling Value	25,230
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	AP1-Pole Bldg	1950		14x42	588	C	1		S				
4	AL1-1s Lean Tc	1950		10x42	420	C	1		S				
6	RS1-Frame Shr	1950		16x20	320	E	1		S				

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3501 PADANARUM RD**Parcel Id: 17-008-00-012-00****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 03/30/26****Comments**

Number	Code	Status	Comment
1	FLD	DC	19960624 C#01 - JUNK M.H. ON LOT, NO HOOKUPS.
2	FLD	NC	20090409 CG C#01 - 3/30/09 EST REPAIR ELEC SERVICE - NVC 1/1/09

Situs : 3501 PADANARUM RD

Parcel Id: 17-008-00-012-00

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

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Complaint Against Valuation of Real Property

Supporting Documents, 3501 Padanarum Rd, Geneva, OH 44041

Thomas J Mihalik & Elizabeth W Mihalik

1. Escrow Receipt, July 19, 2025
2. Appraisal, February 26, 2026
3. Current Tax Bill
4. Photo, debris outside
5. 5 photos, interior damage from hoarding and rain

Thomas J Mihalik & Elizabeth W Mihalik

Thomas J Mihalik & Elizabeth W Mihalik

Thomas J Mihalik & Elizabeth W Mihalik

CONWAY LAND TITLE COMPANY

Escrow Instructions/Receipt

Escrow No.: 2501008 Date: July 31, 2025

The purchaser(s) having heretofore contracted the real estate hereinafter mentioned and having agreed to all terms regarding such purchase hereby employs **CONWAY LAND TITLE COMPANY** to act as their Escrow Agent.

CONWAY LAND TITLE COMPANY hereby acknowledges receipt of a fully executed original or duplicate copy of Sales agreement dated **July 19, 2025** entered into by purchaser and seller and agrees to act as Escrow Agent in connection with the consummation of such purchase, subject to conditions of acceptance printed on page two (2) hereof and made a part hereof, and acknowledges receipt of the following documents and/or funds, to-wit:

From **Thomas J. Mihalik and Elizabeth W. Mihalik** acknowledged by _____ received on \$90,900.00
\$2,000.00 has been deposited with: Conway Land Title Company
(Seller or Real Estate Agent) and will cause to be deposited a certain mortgage from: **None** in the amount of **\$0** and the proceeds thereof:
Adm. fee to Platinum \$620.00; Recording Fee \$39.50; Transfer Fee \$75.00; Wire Fee \$55.00; (1/2) Fee Policy \$267.38; (1/2) Escrow Fee \$420.00

The sum of **\$92,070.00** shall be credited to **Michael A. Wagner, Guardian of the estate of Patrick W. Gogolen** (Seller(s), when a Fiduciary deed(s) to **Thomas J. Mihalik and Elizabeth W. Mihalik** purchaser(s)), purporting to convey premises known as: **3501 Padanarum Rd. Geneva, Ohio** subject to restrictions of record, taxes and assessments, general and special for the last half 2024, utility easements of record (and in case of condominiums, Declaration of Condominium, By Laws and other easements and agreements of record) has been deposited, and when said deed and/or mortgage have been filed for record and only when Conway Land Title Company will issue its (Title Insurance Policy) in its usual and customary form, in the sum of **\$92,070.00 Owners Policy** (insurance of title) with the benefit of (purchaser(s) and showing as items therein, only the following: Restrictions ~~of record~~ (including conditions, reservations and easements if created in conjunction with such restrictions); utility ~~assessments~~ of record, etc. taxes and assessments for the last half of 2025, and your usual zone note and survey note, and when Conway Title will issue the evidence of title required by the mortgagee.

Collect for the purchaser the prorate amount of taxes and assessments to and including the date of filing deed for record, using the calendar year and the amount shown on the last available County Treasurer's tax duplicate, that has been certified by the County Auditor.

Charge the purchaser with deductions from full proceeds of new mortgage, all expense incident to recording fees for deed, and transfer and full escrow fee.

This receipt shall not be considered to in any manner change previous purchase agreement herein referred to and shall not be considered to create any contractual relation between purchaser and seller.

Policy (insuring title) with the benefit of record (including conditions, easements of record, etc)

CONWAY LAND TITLE COMPANY

By: Neil J. Conway
Neil J. Conway, Escrow Officer

Policy (insuring title) with the benefit of record (including conditions, easements of record, etc)

Mihalik

Borrower	Thomas J / Elizabeth W Mihalik	File No.	02272026
Property Address	3501 Padanarum Rd	County	Ashabula
City	Geneva	State	OH
Lender/Client	Thomas J / Elizabeth W Mihalik	Zip Code	44041-8158

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Mihalik & Co.

FROM:
 Hayley Gondek
 Willoughby Hills, OH 44094

INVOICE	DATE	REFERENCE
02272026	02/27/2026	MIHALIK

TO:
 Thomas J / Elizabeth W Mihalik
 3501 Padanarum Rd, Geneva, OH 44041
 Email: lzmihalik@windstream.net

FROM:
 MIHALIK

DESCRIPTION	AMOUNT
3501 Padanarum Rd Geneva, OH 44041	
MIHALIK	300.00
Paid at door	-300.00
<p>Subtotal \$ 0</p> <p>Late Fee \$</p> <p>TOTAL \$ 0</p>	

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LAND APPRAISAL REPORT

Gentlumo Appraisal Services
Mihaluk
File No. 02272026

Borrower Thomas J / Elizabeth W Mihaluk Census Tract 38007-0009.00 Map Reference 17410 State OH Zip Code 44041-8158
 Property Address 3501 Padanarum Rd County Ashtabula

Legal Description SEC 3--9 E
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 1,128 (Y) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Cient Thomas J / Elizabeth W Mihaluk Address 3501 Padanarum Rd Geneva, OH 44041
 Occupant Vacant Appraiser Hayley Gondek Instructions to Appraiser Market Value

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Fully Dev. Over 75% Under 25%
 Growth Rate Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 70 % One-Unit 5 % 2-4 Unit 5 % Apts. 0 % Condo 10 % Commercial
 Land Use 5 % Industrial 5 % Vacant 0 %
 Change in Present Not Likely Likely (*)
 Land Use (*) From Owner Tenant Taking Place (*)
 Predominant Occupancy Owner Vacant
 One-Unit Price Range \$ 250,000 to \$ 450,000 Predominant Value \$ 300,000
 District Age Range 50 yrs. to 75 yrs. Predominant Age 45 yrs.
 Comments including those factors favorable or unfavorable affecting marketability (e.g. public parks, schools, view, noise) Located in Ashabula County, Geneva has many parks, restaurants and housing developments. Access to main routes is good (such as Route 534). Public transportation is available in Ashabula County.

Dimensions 454x1415 = 14.75 ac Corner Lot
 Zoning Classification R-1 Residential Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (Specify)
 Public Other (Describe)
 Elec. Gas Surface Asphalt Public Private
 Water Well Maintenance Public Private
 San. Sewer Septic Storm Sewer Catch/Filter
 Underground Elect. & Tel. Sidewalk
 Drainage Appears Adequate
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent address assessments, encroachments, or other adverse conditions) There is an abandoned home and debris located on the property however there was no value given. The home and debris will be removed.

The undersigned has verified the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those terms of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

DATE	ITEM	DESCRIPTION	ADJUST.	ADJUST.	ADJUST.
	SUBJECT PROPERTY				
	COMPARABLE NO. 1				
	COMPARABLE NO. 2				
	COMPARABLE NO. 3				

ITEM	DESCRIPTION	ADJUST.	ADJUST.	ADJUST.
YES-ML#5085436 (DOM: 136)	YES-ML#5098822 (DOM: 6)	YES-ML#5085970 (DOM: 127)		
04/29/2025	03/03/2025	04/24/2025		
Residential	Residential	Residential		
7.80 ac	19.79 ac	17.0190003400		
2003200000500	17020000330	1701900003100		
		170190003500		

Comments on Market Data The comparables are located in the market area. Adjustments were made for site. The comparables closed less than one year ago and support the indicated market value. I relied on Comp 1 due to close proximity and the median adjusted value of the subject.
 Comments and Conditions of Appraisal This appraisal is completed for private use only. This appraisal was not completed for mortgage lending.
 Final Reconciliation This appraiser researched and analyzed comparables in the subject's market area. This appraiser stayed within the same school district while searching for comparables.
I (WE) ESTIMATE THE MARKET VALUE AS DEMAND, OF THE SUBJECT PROPERTY AS OF 02/27/2026 **TO BE \$** 96,000
 Appraiser Hayley Gondek Supervisory Appraiser (if applicable)
 Date of Signature and Report 02/27/2026 Title

State Registration # 2005014723 ST OH State Certification # ST
 Appraiser License # 2005014723 ST OH or State License # ST
 Expiration Date of State Certification or License 10/12/2027 Expiration Date of State Certification or License ST
 Date of Inspection (if applicable) 02/27/2026 Did Did Not Inspect Property Date of Inspection

Subject Photo Page

Borrower	Thomas J/Elizabeth W Mihalik		
Property Address	3501 Padanarum Rd		
City	Geneva	County	Ashtabula
Lender/Client	Thomas J/Elizabeth W Mihalik	State	OH
		Zip Code	44024-18158



Subject Front
3501 Padanarum Rd
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 14.75 ac
Site
Quality
Age



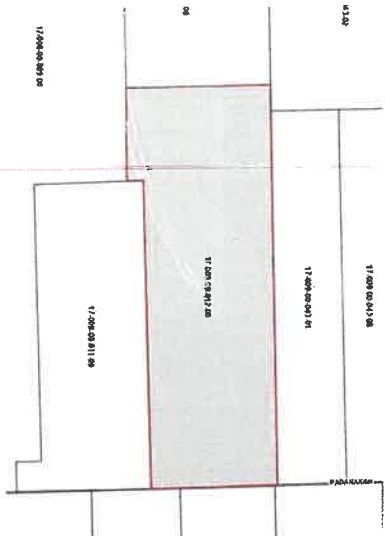
Subject



Subject Street

Photograph Addendum

Borrower	Thomas J / Elizabeth W Mihalik			
Property Address	3501 Padanarum Rd			
City	Geneva	County	Ashtabula	
Lender/Client	Thomas J / Elizabeth W Mihalik		State	OH
			Zip Code	44004-18158



existing home being razed
- no value given -

parcel map



additional street view

debris will be removed

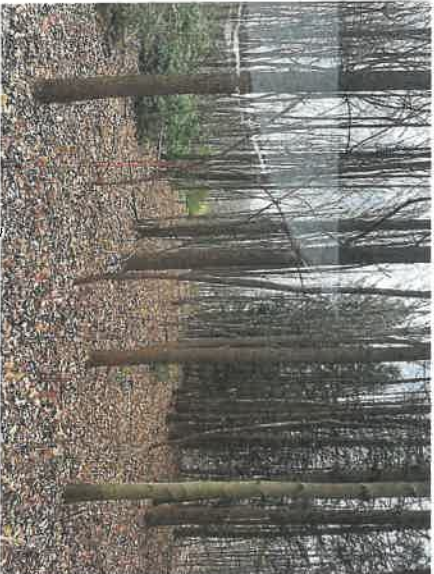


Comparable Photo Page

Borrower	Thomas J / Elizabeth W Mihalik		
Property Address	3501 Padanarum Rd		
City	Geneva	County	Ashtabula
Lender/Client	Thomas J / Elizabeth W Mihalik	State	OH
		Zip Code	44004-8158

Comparable 1

V/L Chestnut St
Prox. to Subject 1.91 miles SE
Sale Price 82,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 7.80 ac
Site
Quality
Age



Comparable 2

V/L N Bernd Rd
Prox. to Subject 4.17 miles NE
Sale Price 100,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 19.79 ac
Site
Quality
Age



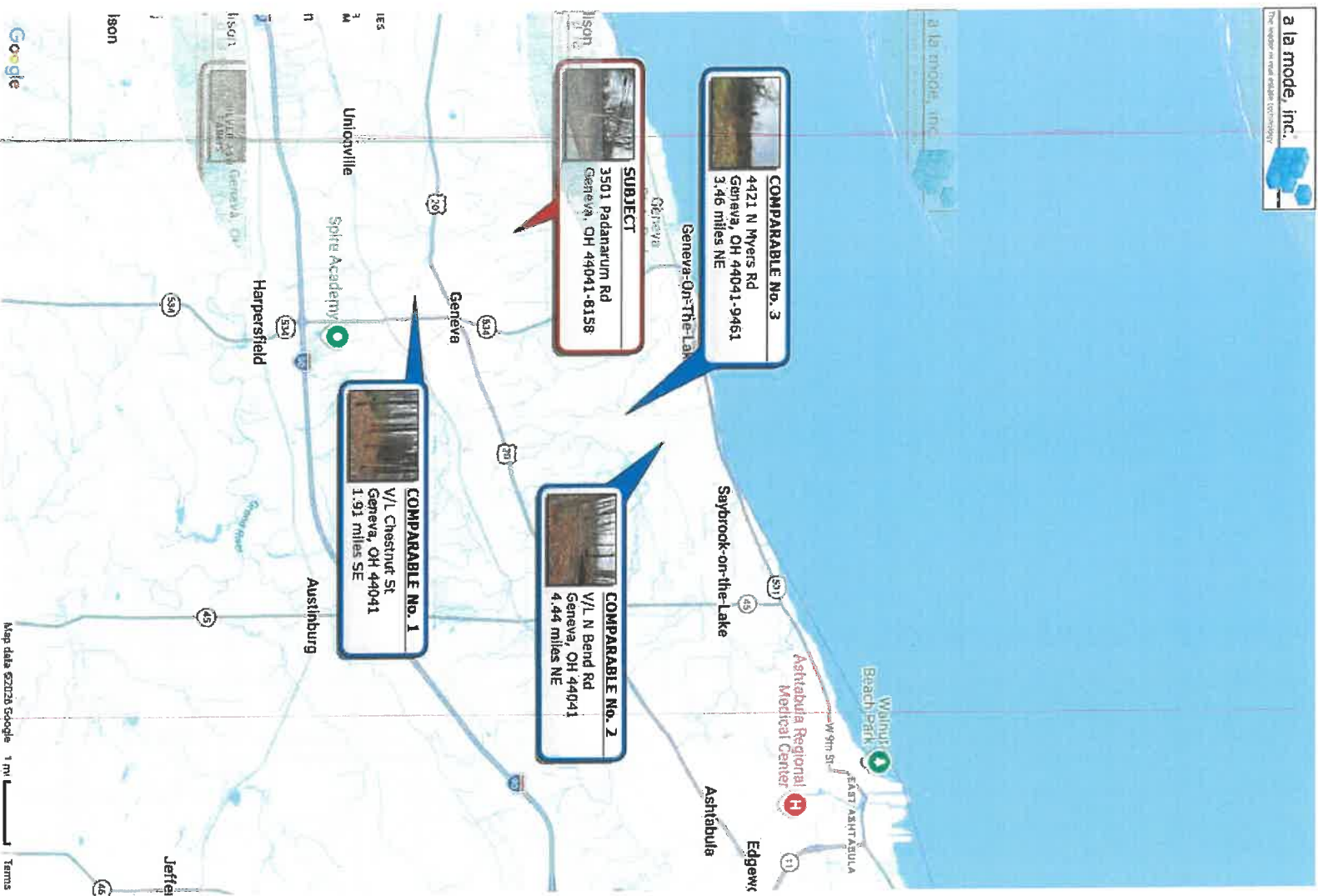
Comparable 3

4421 N Myers Rd
Prox. to Subject 3.46 miles NE
Sale Price 180,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Residential
View 27.58 ac
Site
Quality
Age



Location Map

Borrower	Thomas J / Elizabeth W Mihalik		
Property Address	3501 Padanarum Rd		
City	Geneva	County	Ashtabula
Lender/Client	Thomas J / Elizabeth W Mihalik	State	OH
		Zip Code	44041-8158



Aerial Map

Borrower	Thomas J / Elizabeth W Mihalik		
Property Address	3501 Padanarum Rd		
City	Geneva	County	Ashtabula
Lender/Client	Thomas J / Elizabeth W Mihalik	State	OH
		Zip Code	44041-8158



Appraiser License

ALL APPRAISER LICENSES/COMPARTS
has been issued under CMC Chapter 4703 S.C.

NAME
Hayley A Gondak

License Number
10809018123

License Type
Licensed Residential Real Estate Appraiser

Department of
COMMERCE
108122027
108122027
108122027



APPRAISER DISCLOSURE STATEMENT
In Compliance with Ohio Revised Code Section 4763.12(C)

File No. MHALIK
02272026

Name of Appraiser: Hayley Gondak

Class of Certification/License: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2005014723

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

Scope: This Report

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 767-3100

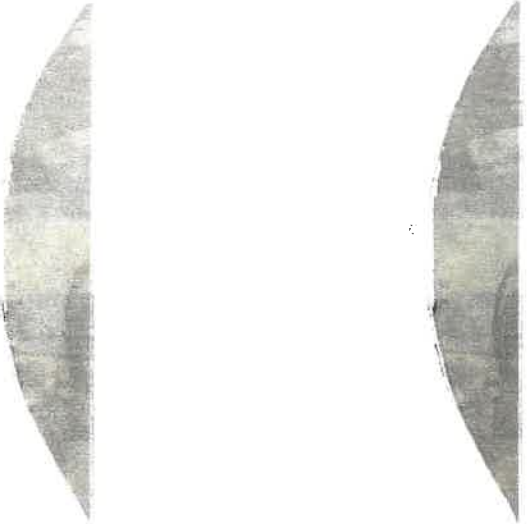
APPRAISER REPORT



Mihalik
4.



Mihalik
1085



Mihalik
2 of 5



Mihalik
3085



Mihalik
4 of 5



*Mihalik
5083*