

Tax year 2026 BOR no. 0047 DTE 1 Rev. 12/22

County Ashtabula Date received 3-31-26 **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 31 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	<u>RALPH &amp; BEVERLY RUEBEL</u>	<u>2059 FOOTVILLE RICHMOND RD. W</u>
2. Complainant if not owner		<u>JEFFERSON, OH 44047</u>
3. Complainant's agent		

4. Telephone number and email address of contact person  
440 850-1326 r\_hba1973@gmail.com

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
<u>33-014-00-007-00</u>	<u>2059 FOOTVILLE RICHMOND RD. W. JEFFERSON, OH</u>
<u>33-014-00-006-00</u>	<u>44047</u>

7. Principal use of property farm

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>33-014-00-007-00</u>	<u>\$260,000.-</u>	<u>\$260,000.-</u>	<u>\$250,000.-</u>
<u>33-014-00-006-00</u>	<u>\$22,000.-</u>	<u>\$22,000.-</u>	<u>\$12,000.-</u>

9. The requested change in value is justified for the following reasons:  
PRICE OF WHAT WE PAID FOR THE HOUSE BUILT.  
HOUSE NOT FINISHED.

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 2025 and total cost \$ \$250,000.-

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.
- 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 3-31-26 Complainant or agent (printed) RAULPH H. RUEBEL Title (if agent) BEVERLY A. RUEBEL

Complainant or agent (signature) Beverly A. Ruebel

Sworn to and signed in my presence, this 31 (Date) day of March (Month) 2026 (Year)

Notary Jana Frable  
my Comm Exp 3-6-29

**Situs : FOOTVILLE RICHMOND RD**

**Map ID: 33-014-00-006-00**

**LUC: 501**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/31/26**

**CURRENT OWNER**  
RUEBEL RALPH H  
RUEBEL BEVERLY A  
2285 MORNING POINT  
ROCK CREEK OH 44084  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 014-00 006-00  
Class Residential  
Living Units 1  
Neighborhood 42500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
78

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1200		0			
A	S	10500	2.3800	76	0	9	-35	16,050
								16,050

Total Acres: 2.5      Legal Acres: 2.50      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,640	16,100	16,100	0	0
<b>Building</b>	5,390	15,400	15,400	0	0
<b>Total</b>	11,030	31,500	31,500	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	12,400	11,400	23,800
2023	16,100	15,400	31,500
2024	16,100	15,400	31,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/11/18	20,000	2-Land And Building	M-Sale Involving Multiple Parcels		EX-Executors Deed	BAILES KEITH E
12/01/05		2-Land And Building	U-Not Validated		ET-Temp Exempt	BAILES FERNE D

**Entrance Information**

Date	ID	Entry Code	Source
02/25/14	DWP	6-Occupant Not Home	3-Other
10/21/19	MB	6-Occupant Not Home	3-Other
10/22/20	SY	6-Occupant Not Home	3-Other

**Property Notes**  
CHECK 21 FOR COMPLETION  
CHECK 22 FOR COMPLETION  
Note Codes:

Situs : FOOTVILLE RICHMOND RD

Parcel Id: 33-014-00-006-00

LUC: 501

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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	2020		24x32	768	D	1		A			100	15,400

**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:	

**Situs : FOOTVILLE RICHMOND RD****Parcel Id: 33-014-00-006-00****LUC: 501****Card: 1 of 1****Tax Year: 2025****Printed: 03/31/26****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
4	FLD	NC	POLE BUILDING 100% FOR 22.
3	FLD	NC	BARN <50% FOR 21 CHECK 22 FOR COMPLETION.
2	FLD	RV	10-22-20,SY, BARN <50% FOR 2020, CK 21 FOR COMPLETION.
1	FLD	RV	REV 2020 NEW BRN JUST STARTED NOW RE CK 20 FOR COMP

Situs : FOOTVILLE RICHMOND RD

Parcel Id: 33-014-00-006-00

LUC: 501

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

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**Situs : 2059 FOOTVILLE RICHMOND RD**

**Map ID: 33-014-00-007-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/31/26**

**CURRENT OWNER**  
RUEBEL RALPH H  
RUEBEL BEVERLY A  
2285 MORNING POINT  
ROCK CREEK OH 44084  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 014-00 007-00  
Class Residential  
Living Units 1  
Neighborhood 42500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
78

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1200		0			
A	S	10500	1.3800	76	0	9	-35	9,310
A	H	10500	1.0000	100	0			13,650
								22,960

Total Acres: 2.5      Legal Acres: 2.50      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	8,050	23,000	23,000	0	0
<b>Building</b>	75,810	216,600	216,600	0	0
<b>Total</b>	83,860	239,600	239,600	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	12,400		12,400
2023	16,100		16,100
2024	16,100		16,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
11/02/23	R-2023-010	250,000	DWLG		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/11/18	20,000	2-Land And Building	M-Sale Involving Multiple Parcels		EX-Executors Deed	BAILES KEITH E
12/01/05		2-Land And Building	U-Not Validated		ET-Temp Exempt	BAILES FERNE D

**Entrance Information**

Date	ID	Entry Code	Source
02/25/14	DWP	6-Occupant Not Home	3-Other
04/30/25	CC	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

Situs : 2059 FOOTVILLE RICHMOND RD

Parcel Id: 33-014-00-007-00

LUC: 511

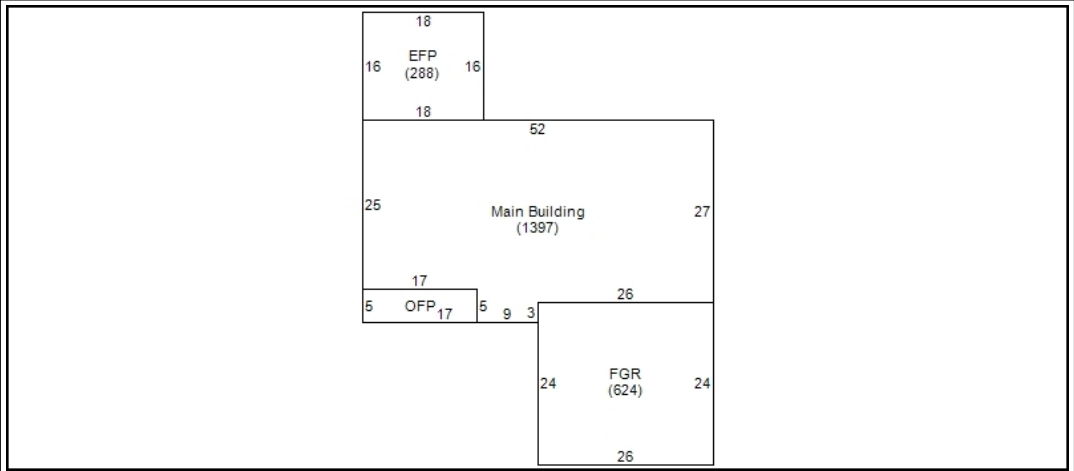
Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b>
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b>
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2024	<b>Half Baths</b>
<b>Eff Year Built</b>	<b>Addl. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	<b>Misc 1 Desc</b>
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,397						
1		EFP			288						11,600
2		OFP			85						1,900
3		FGR			624						14,300

**Dwelling Computations**

<b>Base Price</b>	92,530	<b>% Good</b>	97
<b>Plumbing</b>	5,900	<b>Market Adj</b>	
<b>Basement</b>	23,970	<b>Functional</b>	
<b>Heating</b>	4,210	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	126,610	<b>Additions</b>	27,000
<b>Ground Floor Area</b>	1,397	<b>Dwelling Value</b>	216,630
<b>Total Living Area</b>	1,397		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	--------	-------	----	----	----	-------	-------

**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**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 2059 FOOTVILLE RICHMOND RD**

**Parcel Id: 33-014-00-007-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/31/26**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	FLD	NC	DWLG 100% FOR 1-1-25
1	OFC	BP	PER NC PERMIT NEW DWELLING

**Situs : 2059 FOOTVILLE RICHMOND RD****Parcel Id: 33-014-00-007-00****LUC: 511****Card: 1 of 1****Tax Year: 2025****Printed: 03/31/26**

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**From:** [Ralph Ruebel](#)  
**Sent:** Thursday, April 2, 2026 3:20 PM  
**To:** [Raeanne N. Laurenty](#)  
**Subject:** Re: BOR Case 2025-0047

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On Wednesday, April 1, 2026, Raeanne N. Laurenty <[RNLaurenty@ashtabulacounty.gov](mailto:RNLaurenty@ashtabulacounty.gov)> wrote:

Good Afternoon,

I was just clarifying your sought value of \$260,000 for parcel 33-014-00-007-00 as we have the appraised total value at \$239,600. If you would like to amend that sought value please just respond to this email with the new amended value. If you have any questions please feel free to reach out. Thank you.

Hello,

We want to amend the 33-014-00-007-00 property value from \$260,000 to \$200,000.

Thank you,  
Ralph & Beverly Ruebel



**RAEANNE LAURENTY**  
*Administrative Assistant*

☎ 440-576-1436  
✉ [rnlautenty@ashtabulacounty.gov](mailto:rnlautenty@ashtabulacounty.gov)  
📍 25 W Jefferson St, Jefferson 44047  
🌐 <https://auditor.ashtabulacounty.gov/dnn>

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: 2025-0047

April 13th, 2026

RALPH AND BEVERLY RUEBEL  
2059 FOOTVILLE RICHMOND RD W  
JEFFERSON OH 44047

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

**April 30, 2026 at 10:45 AM**

at 25 W. Jefferson St., 2nd floor Room 205, in connection with B.O.R. case number:  
2025-0047 filed for tax year 2025 by RALPH AND BEVERLY RUEBEL and described as  
follows:

Parcel ID(s):

- 1) 33-014-00-006-00 located at FOOTVILLE RICHMOND RD, the market value is \$31,500.  
The market value sought is \$22,000.
- 2) 33-014-00-007-00 located at 2059 FOOTVILLE RICHMOND RD, the market value is  
\$239,600. The market value sought is \$200,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision