

Tax year 2023

BOR no. 0008

JAN 03 2024

County Ashtabula

Date received 1

Ashtabula County
Board of Revision

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.

Name		Street address, City, State, ZIP code	
1. Owner of property	WAYNE GLOER	1897 LENOX NEWLYME RD. SEAFORD	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	440-812-3287		
5. Email address of complainant	WAYNE 056@TWC.COM		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
29-009-00-011-04	same		
8. Principal use of property	LIVE THERE		
9. 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
290090001104	152,000	197,700	
10. The requested change in value is justified for the following reasons: NEEDS A NEW ROOF OLD SEPTIC SYSTEM NEEDS NEW WINDOWS PREFAB MODULAR HOUSE 1913 LENOX NEWLYME SOLD IN 2021 FOR \$136,500			

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

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 1/3/24 Complainant or agent Wayne Gloer Signature _____ Title (if agent) _____

Sworn to and signed in my presence, this 3 day of January year 2024
My Comm. Exp 3-6-24

Situs : 1897 LENOX NEW LYME RD

Map ID: 29-009-00-011-04

LUC: 561

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

CURRENT OWNER
GLOVER WAYNE L
62 WEST ASHTABULA ST
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 009-00 011-04
Class Residential
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
LOT 5

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1370		0			
A	S	10000	4.9260	55	0	1	-35	22,890
A	H	10000	1.0000	100	0			13,000
								35,890

Total Acres: 6.063 Legal Acres: 6.06 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,570	35,900	35,900	0	0
Building	56,630	161,800	161,800	0	0
Total	69,200	197,700	197,700	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
2020	27,600	115,600	143,200
2021	27,600	115,600	143,200
2022	27,600	115,600	143,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/16/19	152,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	GRAMSZ ROBERT
08/10/01	18,500	1-Land Only	U-Not Validated	0098/6943	WD-Warranty Deed	MIKESSELL SONYA R
01/19/01		1-Land Only	U-Not Validated	0098/6943	ET-Temp Exempt	CLOWSER ADAM
06/22/00	33,600	1-Land Only	U-Not Validated	0098/6943	WD-Warranty Deed	

Entrance Information

Date	ID	Entry Code	Source
02/11/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1897 LENOX NEW LYME RD**Parcel Id: 29-009-00-011-04****LUC: 561****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24****Comments**

Number	Code	Status	Comment
1	OFC	LC	20000622 SLS C#01 - SPLIT FROM PARCEL 29-009-00-011-00 CONV 2503 6-22-2000
2	FLD	RV	20011218 DC C#01 - OWN MFG HOME (L.R.) 100% FOR 1/1/02
4	FLD	NC	20030909 KO C#01 - CHECK '04 FOR ADDN.
5	FLD	NC	20041013 JP C#01 - 10-8-04:NEW ADDN OF LIVING SPACE AND ATT.GAR 100% 1-1-04

Situs : 1897 LENOX NEW LYME RD**Parcel Id: 29-009-00-011-04****LUC: 561****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24**

PAGE LEFT BLANK INTENTIONALLY

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: 2023-0008

March 6, 2024

WAYNE L GLOVER
1897 LENOX NEW LYME RD
JEFFERSON OH 44047

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

April 3, 2024 at 9:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0008 filed for tax year 2023 by WAYNE L GLOVER and described as follows:

Parcel ID(s):

1) 29-009-00-011-04 located at 1897 LENOX NEW LYME RD, the market value is \$197,700.
The market value sought is \$152,000.

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

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0008, WAYNE L GLOVER is being recorded and the date is 4/3/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Wayne Glover, owner

Complainant Seeks: \$152000

Subject Parcel: 290090001104

Auditor Value: \$197700

Hearing No # 1

HEARING MINUTES

BOR Case: 2023-0008

Owner Name: WAYNE L GLOVER

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review grade and condition. Is a pre-fab. modular home. windows and roof need replaced.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 1

NON-HEARING MINUTES

BOR Case: 2023-0008

Case Name: WAYNE L GLOVER

Case Type: VL

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Complainant Seeks: \$152000

Subject Parcel: 290090001104

Auditor Value: \$197700

NON-HEARING MINUTES

BOR Case: 2023-0008

Owner Name: WAYNE L GLOVER

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence. Area sales support current Auditor value.

Was Made by: Angie

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 5/1/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

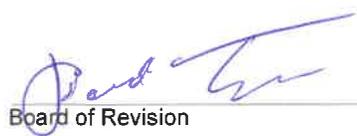
ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0008

WAYNE L GLOVER
 1897 LENOX NEW LYME RD
 JEFFERSON OH 44047

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.	An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.
---	--

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
29-009-00-011-04	561-HSE TRAIL 0-9 R	29-LENOX TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$35,900	\$161,800	\$197,700	
Adjustment:	\$0	\$0	\$0	
New Value:	\$35,900	\$161,800	\$197,700	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. AREA SALES SUPPORT AUDITOR VALUE				


 Board of Revision