

Clear Form

Tax year 2023 BOR no. 0010 **FILED ON**
County Ashtabula Date received JAN 04 2024

DTE 1
Rev. 12/22

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	Jean M. Harvey	5335 Fort Ave Ashtabula, OH 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	(440)812-6151 brat01@twc.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		
05-102-00-016-00	5335 Fort Ave. Ashtabula, OH 44004		
7. Principal use of property	residential		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
051020001600	unknown	78900.00	
9. The requested change in value is justified for the following reasons: Structural Fire June 2, 2023. Downstairs and partial upstairs sustained severe damage			

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.
- 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 01/04/2024 Complainant or agent (printed) Jean M. Harvey Title (if agent) _____

Complainant or agent (signature) *Jean M. Harvey*

Sworn to and signed in my presence, this 04 (Date) day of January (Month) 2024 (Year)

Notary *Lori A. Johnston*



LORI A. JOHNSTON
NOTARY PUBLIC - OHIO
COUNTY OF ASHTABULA
MY COMMISSION EXPIRES
11-17-26

From: [brat01](#)
Sent: Tuesday, January 9, 2024 4:11 PM
To: [Tara R. Frable](#)
Subject: RE: Board of Revision complaint

Hi Tara,
I believe that the current value is 30,000 due to the interior damage.

Thank you!
Jean Harvey

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Tara R. Frable" <TRFrable@ashtabulacounty.us>
Date: 1/9/24 2:00 PM (GMT-05:00)
To: brat01@twc.com
Subject: Board of Revision complaint

Jean,

I received your complaint form to contest your value for property located at 5335 Fort Avenue in Ashtabula. Line 8. Column A asks for the "Complainant's Opinion of Value". You listed unknown. Unfortunately we need a specific value for what you believe the property was worth as of 1-1-23. I attached your current filing for your reference. Please respond to this email with a value you are requesting. Let me know if you have any questions.

Have a great day,

Tara Frable

Ashtabula County Auditor's Office
Assistant Real Estate Manager
440-576-1484
trfrable@ashtabulacounty.us



Ashtabula County Auditor
David Thomas

Situs : 5335 FORT AVE

Map ID: 05-102-00-016-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

CURRENT OWNER
HARVEY JEAN M
5335 FORT AVENUE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 102-00 016-00
Class Residential
Living Units 1
Neighborhood 80000
District
Zoning
Alternate Id



051020001600 09/27/2012

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
134 R STRONG

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	125	50 171		1.06	5	-5	8,180
								8,180

Total Acres: .1963 Legal Acres: 0.19 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,870	8,200	8,200	0	0
Building	24,750	70,700	70,700	0	0
Total	27,620	78,900	78,900	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	6,300	56,600	62,900
2021	6,300	56,600	62,900
2022	6,300	56,600	62,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/17/18		2-Land And Building	R-Related Individuals Or Corporation:	665/ 2072	AF-Affidavit Of Survivorship	HARVEY ELLEN M
06/01/16		2-Land And Building	U-Not Validated	613/ 269	QC-Quit Claim	HARVEY ELLEN M TRUSTEE
07/08/10			U-Not Validated		ET-Temp Exempt	HARVEY ELLEN M
06/26/01		2-Land And Building	I-Error In Description	0071/5413	ET-Temp Exempt	HARVEY ELLEN M

Entrance Information

Date	ID	Entry Code	Source
11/01/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5335 FORT AVE

Parcel Id: 05-102-00-016-00

LUC: 510

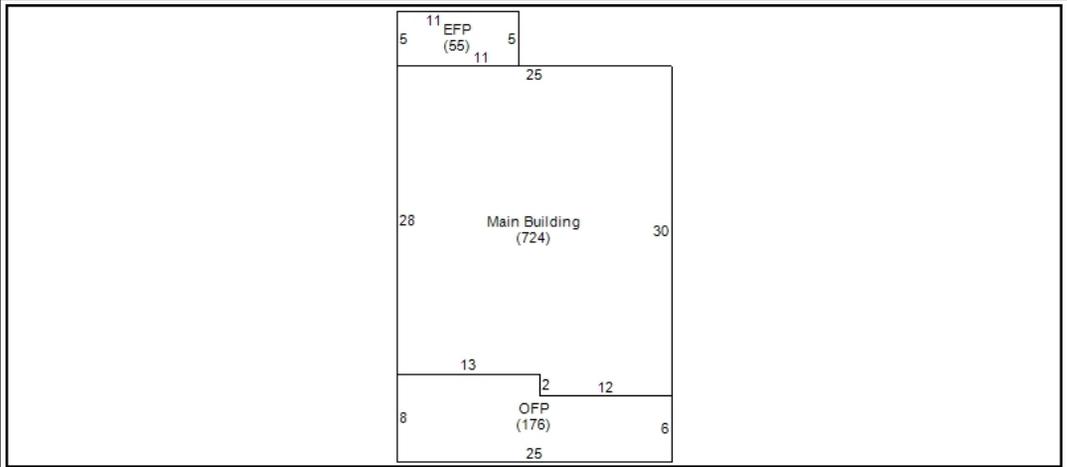
Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1920	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 1-Unfin	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 95
% Complete 100	NBHD Fact 1.25
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					724						
1		OFF			176						3,700
2		EFP			55						2,100
3		FBY			7						300
4		EFP			75						2,900

Dwelling Computations

Base Price 95,890	% Good 40
Plumbing 1,400	Market Adj
Basement 14,670	Functional
Heating 4,360	Economic 95
Attic 4,720	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.25
Subtotal 121,040	Additions 3,400
Ground Floor Area 724	
Total Living Area 1,455	Dwelling Value 61,730

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	1970		18x28	504	C	1	31	A				8,900
2	AL1-1s Lean Tc	1972		8x20	160	E	1		A				100

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 : 5335 FORT AVE**Parcel Id: 05-102-00-016-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24****Comments**

Number	Code	Status	Comment
1	FLD	DC	19960306 C#01 - OWNER DID NOT WANT ME TO GO MEASURE REAR OF HOUSE OR
2	FLD	DC	19960306 C#01 - OUTBLDGS.DOG!
3	FLD	NC	20030822 KO C#01 - 3-24-03 NO VALUE CHANGE

Situs : 5335 FORT AVE

Parcel Id: 05-102-00-016-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

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Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

RECEIVED

MAR 01 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0010

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
05-102-00-016-00	\$78,900	\$30,000

Resolution: Set value at **\$32,700** based on adjusting condition and CDU to poor based on fire damage to the interior of the home.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: *Jean M. Harvey* Date: 02/29/2024
Print Name: Jean M. Harvey

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

February 22, 2024

Jean M. Harvey
5335 Fort Ave.
Ashtabula, OH 44004

BOR 2023-0010

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0010

Case Name: JEAN M HARVEY

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$30000

Subject Parcel: 051020001600

Auditor Value: \$78900

NON-HEARING MINUTES

BOR Case: 2023-0010

Owner Name: JEAN M HARVEY

Board Action

Motion to: Agree Set Value \$32,700

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter from owner. Change CDU to poor, 10% good based on fire damage that

occurred in 2023.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 3/4/24

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: 2023-0010

JEAN M HARVEY
 5335 FORT AVE
 ASHTABULA OH 44004

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
05-102-00-016-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$8,200	\$70,700	\$78,900	
Adjustment:	\$0	-\$46,200	-\$46,200	
New Value:	\$8,200	\$24,500	\$32,700	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$32,700 BASED ON SIGNED OFFER LETTER				


 Board of Revision