

Tax year 2023 BOR no. 0011 **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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	<u>Gary K. &amp; Pamela S. ANDERSON</u>		<u>1215 Lake Road Conneaut OH 44030</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440-812-8492 gpanders77@gmail.com</u>			
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>12-326-00-074-07</u>		<u>1215 Lake Road Conneaut, OH 44030</u>	
7. Principal use of property <u>Residence</u>			
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>12-326-00-074-07</u>	<u>\$ 208,200</u>	<u>\$ 288,500</u>	<u>\$ 80,300</u>
9. The requested change in value is justified for the following reasons:			
<u>1. We feel that the value of our home went up too much from last year to currently.</u> <u>2. We do not have a heat pump. We have forced air.</u> <u>3. We do not have a full finished basement. It is all block with floor &amp; ceiling.</u>			

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 1-16-2024 Complainant or agent (printed) GARY K. ANDERSON Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Gary K. Anderson

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	GARY & PAMELA S. ANDERS	1215 Lake Rd Conneaut OH
2. Complainant if not owner		44030
3. Complainant's agent		

FILED ON

JAN 04 2024

4. Telephone number and email address of contact person  
 440-822-8492      ganders77@gmail.com

5. Complainant's relationship to property, if not owner  
 Ashtabula County Board of Revision

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
12-326-00-074-07	1215 Lake Rd Conneaut

7. Principal use of property *Residence*

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
123260007407 ↓	\$ 208,200	\$ 288,500	\$ 80,300

9. The requested change in value is justified for the following reasons:  
*I feel that my value of my house went up too much from last year to current*

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 NO and total cost \$ \_\_\_\_\_

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

*We do not have a heat pump. We have forced air  
 We do not have a full finished basement - It is  
 All block - with floor ceilings*

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 11-2 Complainant or agent (printed) GARY K. ANDERSON title (if agent) \_\_\_\_\_

Complainant or agent (signature) Gary K. Anderson

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

**Situs : 1215 LAKE (SR 531) RD**

**Map ID: 12-326-00-074-07**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/09/24**

**CURRENT OWNER**  
ANDERSON GARY K  
PAMELA  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 326-00 074-07  
Class Residential  
Living Units 1  
Neighborhood 87902  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
PART OF LOT 19

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1700		0			
A	S	18000	.8200	80	0			15,350
A	H	18000	1.0000	100	0			23,400
								38,750

Total Acres: 1.99      Legal Acres: 1.99      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	13,580	38,800	38,800	0	0
<b>Building</b>	87,400	249,700	249,700	0	0
<b>Total</b>	100,980	288,500	288,500	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
2020	29,800	178,400	208,200
2021	29,800	178,400	208,200
2022	29,800	178,400	208,200

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
06/10/11	110549	8,000	GAR-DT		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/24/00	20,000	1-Land Only	U-Not Validated	633/ 1623	WD-Warranty Deed	

**Entrance Information**

Date	ID	Entry Code	Source
07/03/12	DAA	6-Occupant Not Home	3-Other
08/12/13	DAA	6-Occupant Not Home	3-Other
12/02/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 1215 LAKE (SR 531) RD

Parcel Id: 12-326-00-074-07

LUC: 510

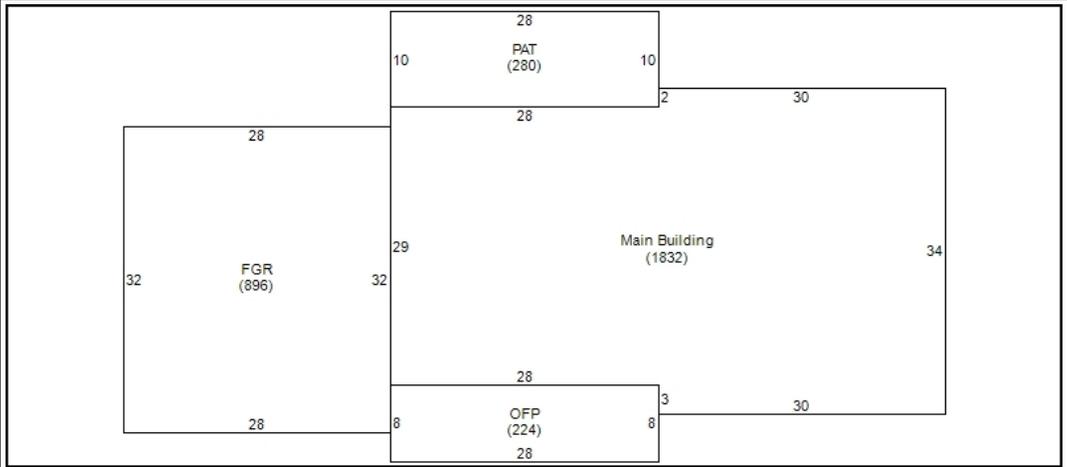
Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 91-Fr W/Mas	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2000	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<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> 4-Heat Pump	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<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> 2	<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> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<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					1,832						
1		OFF			224						4,900
2		FGR			896						20,600
3		FOH			16						800
4		PAT			280						1,000

**Dwelling Computations**

<b>Base Price</b>	114,930	<b>% Good</b>	85
<b>Plumbing</b>	5,900	<b>Market Adj</b>	
<b>Basement</b>	29,300	<b>Functional</b>	
<b>Heating</b>	5,150	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	159,680	<b>Additions</b>	23,300
<b>Ground Floor Area</b>	1,832	<b>Dwelling Value</b>	232,190
<b>Total Living Area</b>	1,848		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2011		30x40	1,200	C	1	2	A				17,500

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

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

Situs : 1215 LAKE (SR 531) RD

Parcel Id: 12-326-00-074-07

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

**Comments**

Number	Code	Status	Comment
3	FLD	NC	20010904 JC C#01 - 8/27/01 DWLG 100% FOR 1/1/01
4	FLD	NC	9-10-12 CLOSE PERMIT 110549 POLE BLDG 30 X 40 100% COMP FOR 1-1-12
1	OFC	NS	20000530 TML C#01 - SPLIT 1.99 ACRES FROM 12-326-00-074-00 ON 5/24/2000
2	OFC	NS	20000530 TML C#01 - CONVEY # 1982

**Situs : 1215 LAKE (SR 531) RD**

**Parcel Id: 12-326-00-074-07**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/09/24**

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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: 2023-0011

March 15, 2024

GARY K & PAMELA S ANDERSON  
1215 LAKE RD  
CONNEAUT OH 44030

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

**April 11, 2024 at 10:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0011 filed for tax year 2023 by GARY K & PAMELA S ANDERSON and described as follows:

Parcel ID(s):

1) 12-326-00-074-07 located at 1215 LAKE (SR 531) RD, the market value is \$288,500. The market value sought is \$208,200.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0011, GARY K & PAMELA S ANDERSON is being recorded and the date is 4/11/2024.**

## Board Members

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

Others present:

Gary Anderson, owner

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**Complainant Seeks: \$208200**

**Subject Parcel: 123260007407**

**Auditor Value: \$288500**

Hearing No # 4

# HEARING MINUTES

BOR Case: 2023-0011

Owner Name: GARY K & PAMELA S ANDERSON

## 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 sale of nearby property

### Was Made by:

2<sup>nd</sup> by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore:  Passed  Failed

Decision Date: 4/11/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 4

# NON-HEARING MINUTES

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**BOR Case:** 2023-0011

**Case Name:** GARY K & PAMELA S ANDERSON

**Case Type:** VL

## Board Members

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

**Others present:**

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**Complainant Seeks:** \$208200

**Subject Parcel:** 123260007407

**Auditor Value:** \$288500

# NON-HEARING MINUTES

BOR Case: 2023-0011

Owner Name: GARY K & PAMELA S ANDERSON

## 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. Auditor data is accurate.

Was Made by: Angie

2<sup>nd</sup> 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: 2023-0011**

GARY K & PAMELA S ANDERSON  
 1215 LAKE RD  
 CONNEAUT OH 44030

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
12-326-00-074-07	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$38,800	\$249,700	\$288,500	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$38,800	\$249,700	\$288,500	
<b>RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE</b>				

  
 Board of Revision SKY