

Tax year 2023

BOR no. 0012

FILED ON

DTE 1
Rev. 12/22

County ASHTABULA

Date received JAN 08 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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	<u>JEFFERY + DENISE WILSON</u>	<u>4361 JAMISON LN, GENEVA, OH 44041</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-415-3003</u> <u>JEFF WILSON 726@YAHOO.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>17-013-00-011-00</u>		<u>4361 JAMISON LN, GENEVA, OH 44041</u>	
7. Principal use of property <u>RESIDENTIAL</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>17-013-00-011-00</u>			
<u>-LAND</u>	<u>39,000</u>	<u>48,600</u>	<u><9,600></u>
<u>-BUILDING</u>	<u>298,000</u>	<u>332,200</u>	<u><34,200></u>
9. The requested change in value is justified for the following reasons: <u>TOTAL 337,000</u>		<u>380,800</u>	<u><43,800></u>
<u>SEE ATTACHED</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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 1/5/24 Complainant or agent (printed) JEFFERY L. WILSON
DENISE M. WILSON Title (if agent) _____

Complainant or agent (signature) Denise M. Wilson

Sworn to and signed in my presence, this 5th day of January 2024
(Date) (Month) (Year)

Notary TERRI VINCENT



TERRI VINCENT
Notary Public, State of Ohio
My Commission Expires
August 15, 2026

Situs : JAMISON LN

Map ID: 17-013-00-011-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

CURRENT OWNER
WILSON JEFFERY L
DENISE M

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 011-00
Class Residential
Living Units 1
Neighborhood 70400
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
JADE GLEN ESTATESLOT #11

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	30000	.2720	90	0			9,550
A	H	30000	1.0000	100	0			39,000
								48,550

Total Acres: 1.272 Legal Acres: 1.27 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,010	48,600	48,600	0	0
Building	116,270	332,200	332,200	0	0
Total	133,280	380,800	380,800	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	37,300	246,000	283,300
2021	37,300	246,000	283,300
2022	37,300	246,000	283,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/21/13	130901	250,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/29/03	32,600	1-Land Only	U-Not Validated	0090/0845	WD-Warranty Deed	JADE GLEN ESTATES
12/08/99		1-Land Only	U-Not Validated	0090/0845	ET-Temp Exempt	

Entrance Information

Date	ID	Entry Code	Source
01/09/14	WPW	6-Occupant Not Home	3-Other
09/09/14	DAA	6-Occupant Not Home	3-Other
04/20/15	JDC	3-Info At Door	1-Owner

Property Notes
NC14 DWG 50% COMP FOR 2014. RECK 15 100%
Note Codes:
AN-Appraiser'S Note

Situs : JAMISON LN

Parcel Id: 17-013-00-011-00

LUC: 510

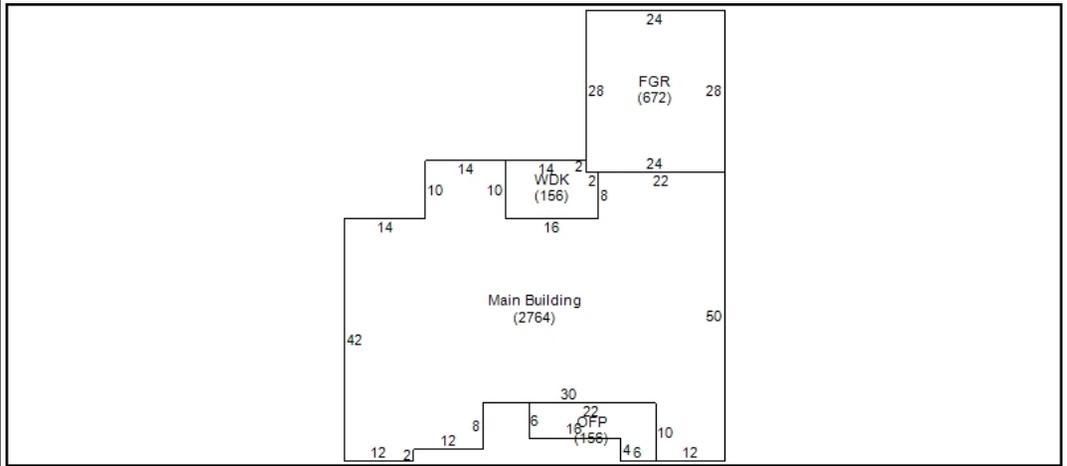
Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

Dwelling Information

Valuation Method	Total Rooms 9
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 4
Construction 91-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 3
Year Built 2014	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 12
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type 2-Gas	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% 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					2,764						
1		OFF			156						3,400
2		FGR			672						15,500
3		WDK			156						1,900

Dwelling Computations

Base Price	158,470	% Good	95
Plumbing	10,300	Market Adj	
Basement	40,400	Functional	
Heating	7,100	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	216,270	Additions	19,700
Ground Floor Area	2,764		
Total Living Area	2,764	Dwelling Value	314,270
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	2008		32x42	1,344	C	1	210	A				17,900

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 : **JAMISON LN**Parcel Id: **17-013-00-011-00**LUC: **510**Card: **1 of 1**Tax Year: **2023**Printed: **01/09/24****Comments**

Number	Code	Status	Comment
5	FLD	NC	DWG 100% 1-1-15. ALSO CORRECTED SKETCH DIMENSTIONS.
4	FLD	NC	1/1/14 DWG 50% COMP FOR 2014 (75% NOW) RECK 2015 FOR COMP
1	OFC	NS	19991210 TML C#01 - SPLIT 1.272 ACRES FROM 17-027-00-035-00 TO THE
2	OFC	NS	19991210 TML C#01 - JADE GLEN ESTATES ON 12/8/1999 CONVEY # 4969
3	FLD	NC	20090409 CG C#01 - 4/6/09 EST - P BARN 100% 1/1/09

Situs : JAMISON LN**Parcel Id: 17-013-00-011-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24**

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ATTACHMENT TO "COMPLAINT AGAINST THE
VALUATION OF REAL PROPERTY"

DATE: 1-5-24

PARCEL #: 17-013-00-011-00

OWNERS: JEFFERY + DENISE WILSON

VALUE OF LAND:

PARCEL# 17-013-00-080-00 SOLD
MAY 19, 2023 FOR \$31,000
SIZE OF LOT IS 1.002 ACRE

OUR LOT IS 1.272 ACRE. BASED
ON ABOVE SALE VALUE OUR LOT IS

$$\frac{1.272}{1.002} \times \$31,000 = \$39,353$$

NOTE: OUR LOT IS VERY IRREGULAR
AND HAS ONLY APPROX 60' FRONTAGE
ON ROAD

TWO COMPARABLE PROPERTIES SOLD ON JAMISON LANE RECENTLY

	Initials	Date
Prepared By		
Approved By		

© WILSON JONES

G7205 GREEN

	1	2	3	4	5
1	PARCEL #	17013000100	170130000900		
2	OWNER	MILLER TIFFANY	DAUGHTERS, DANA		
3	SIZE - HOUSE	2,974 sqft	3,672 sqft		
4	- OUTBUILDING	- 0 -	24x40 2 STORY DETACHED GARAGE		
6	LOT SIZE	1.	1.007		
8	DATE SOLD	7-3-23	8-17-22		
9	SALE PRICE				
10	- TOTAL	\$ 332,000	\$ 325,000		
11	- LAND - VALUE PER PG#1	<31,000>	<31,000>		
12	- OUTBUILDING	- 0 -	<19,700>		
13	- NET - HOUSE	\$ 301,000	\$ 274,300		
15		÷ 2,974	÷ 3,672		
17	PRICE PER Sq Ft - HOUSE	<u>\$ 101.21 / sq ft</u>	<u>\$ 74.70 / sq ft.</u>		
20	VALUE OF OUR PROPERTY (PARCEL 17-013-00-011-00)				
21	BASED ON ABOVE				
22	- HOUSE	\$ 101.21 / sq ft x 2,764 sq ft =	\$ 74.70 / sq ft x 2,764 sq ft =		
24		\$ 279,745	\$ 206,471		
25	- OUTBUILDING - PER				
26	WEB SITE	17,900	17,900		
28	TOTAL BUILDINGS	\$ 297,645	\$ 224,371		
30	LAND - VALUE PER PG 1	39,353	39,353		
32	TOTAL	<u>\$ 336,998</u>	<u>\$ 263,724</u>		
40	PG 2				

Searched for:

170130000900

2023

18

No

Results 1 - 5 of 5

Parcel ID	Owner Name	Address	Last Sale	Price
170130000800	HANCOCK WILLIAM	4415 JAMISON LN	05/19/2023	\$31,000
170130000900	DAUGHTERS DANA L	4387 JAMISON LN	08/17/2022	\$325,000
170130001000	MILLER TIFFANY A	4373 JAMISON LN	07/03/2023	\$332,000
170260003602	MARCHEWKA DAVID	SYLVAN RD	03/14/2023	\$30,000
170480005400	CLISBY ERIN M	4501 JAMISON LN	09/02/2022	\$64,000

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact I

Parcel Summary

PARID: 170130000800
NBHD: 70400
HANCOCK WILLIAM

JUR: 04
ROLL: RP
4415 JAMISON LN

1 of 5
Return to Search Results

Land

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
19-MAY-2023	\$31,000	1869	0-VALIDATED SALE	1-LAND ONLY	SV-SURVIVORSHIP		
15-APR-2021	\$120,500	1487	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	AM-ADMIN DEED		
31-AUG-2020		3054	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	AF-AFFIDAVIT OF SURVIVORSHIP		
07-MAY-2002	\$30,000	1681	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
15-NOV-2000	\$30,000	4775	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Sales History

1 of 6

Sale Date	19-MAY-2023
Sale Price	\$31,000
Sale Type	1-LAND ONLY
Deed Transfer #	1869
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	JAMES JOHN
Buyer	HANCOCK WILLIAM HANCOCK DANIELLE
Instrument Type	SV-SURVIVORSHIP
Validity	0-VALIDATED SALE
State Code	-
# of Parcels	1
Total Appraised	\$24,300
Note1	
Note2	
Sale Key	180196

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

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Tax Bill

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Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

Parcel Summary

PARID: 170130000800
NBHD: 70400
HANCOCK WILLIAM

JUR: 04
ROLL: RP
4415 JAMISON LN

1 of 5
Return to Search Results

Land

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	43,647	1.0020		\$31,560.00
Total:				43,647	1.0020		\$31,560.00

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Land

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	43,647
Acres	1.0020
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	28,500.00
Override Rate	
Depth Factor	1
Influence Factor	-15
Influence Codes	6
Nbhd Factor	1.3
Notes	
Value	\$31,560.00
Exemption Pct	
Homesite Value	

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

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Tax Bill

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- 2020 Revaluation
- Real Estate
- Duties
- Licensing
- Financial
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Parcel Summary

PARID: 170130001000
 NBHD: 70400
 MILLER TIFFANY A

JUR: 04
 ROLL: RP
 4373 JAMISON LN

1 of 2
 Return to Search Results

Land

Parcel

Sales

CAUV/AG District

Address 4373 JAMISON LN

Dwelling

Unit
Class R - RESIDENTIAL

Commercial

Land Use Code 510 - 510

Outbuildings

Tax Roll RP_OH

Manufacturer Home

Acres 1

Photos

Political Subdivision

Taxing District 17

Map

District Name GENEVA TWP-GENEVA CSD

Sketch

Gross Tax Rate 86.62

Effective Tax Rate 49.903163

Neighborhood 70400

Tax Summary

Owner

Prior Tax Year

Owner MILLER TIFFANY A

Payment History

Notes

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Tax Mailing Name and Address

Mailing Name 1 MILLER TIFFANY A

Mailing Name 2
Address 1 4373 JAMISON LN

Address 2
Address 3 GENEVA OH 44041

Mortgage Company

Mortgage Company

Tax Year 2023

Legal

Legal Desc 1 GLEN JADE ESTATES

Legal Desc 2 LOT #10

Legal Desc 3

Notes

Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH	\$0.00	\$2,941.37	\$2,941.37	\$5,882.74

Homestead Credits

Homestead Exemption NO

2.5% Reduction NO

Actions

- Neighborhood Sales
- Printable Summary
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Reports

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Tax Bill

PARID: 170130001000
NBHD: 70400
MILLER TIFFANY A

JUR: 04
ROLL: RP
4373 JAMISON LN

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	07-COLONIAL
Condo Type	-
Square Feet	2,974
Year Built	2000
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C+2
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	4
Family Rooms	0
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	500
Finished Basement	0
Full Baths	2
Half Baths	1
Heat	4-HEAT PUMP
Heat System	4-4
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	313,650
Note 1	
Note 2	

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

Parcel Summary

PARID: 170130001000
NBHD: 70400
MILLER TIFFANY A

JUR: 04
ROLL: RP
4373 JAMISON LN

1 of 2
Return to Search Results

Land
Sales

Sales Summary

CAUV/AG District

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
03-JUL-2023	\$332,000	2508	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED		
28-MAR-2022		1159	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	2-LAND AND BUILDING	QC-QUIT CLAIM		
16-DEC-2019	\$292,000	5018	0-VALIDATED SALE	2-LAND AND BUILDING	WD-WARRANTY DEED		
21-MAY-2015	\$265,000	1705	U-NOT VALIDATED	2-LAND AND BUILDING	SV-SURVIVORSHIP	587	2472
06-DEC-2002	\$0	4702	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0119	0067
13-JAN-2000	\$26,000	171	U-NOT VALIDATED	1-LAND ONLY	SV-SURVIVORSHIP	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Sales History

1 of 7 >

Sale Date	03-JUL-2023
Sale Price	\$332,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	2508
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	ROBSON LAUREN J
Buyer	MILLER TIFFANY A
Instrument Type	WD-WARRANTY DEED
Validity	U-NOT VALIDATED
State Code	-
# of Parcels	1
Total Appraised	\$262,300
Note1	
Note2	
Sale Key	181147

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

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Tax Bill

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Parcel Summary

PARID: 170130000900

JUR: 04

Values

NBHD: 70400

ROLL: RP

DAUGHTERS DANA L

4387 JAMISON LN

1 of 1

Return to Search Results

Land

Parcel

Sales

CAUV/AG District

Address

4387 JAMISON LN

Unit

Class

R - RESIDENTIAL

Land Use Code

510 - 510

Commercial

Tax Roll

RP_OH

Outbuildings

Acres

1.007

Manufacturer Home

Political Subdivision

Taxing District

17

Photos

District Name

GENEVA TWP-GENEVA CSD

Map

Gross Tax Rate

86.62

Sketch

Effective Tax Rate

49.903163

Neighborhood

70400

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

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Tax Bill

Tax Summary

Owner

Prior Tax Year

Owner

DAUGHTERS DANA L

Payment History

DAUGHTERS DIANE L

Yearly Summary

Notes

Special Assessments

Hearing & Tracking

Tax Mailing Name and Address

Tax Distribution

Mailing Name 1

DAUGHTERS DANA L

Mailing Name 2

DAUGHTERS DIANE L

Address 1

4387 JAMISON LN

Address 2

Address 3

GENEVA OH 44041

Mortgage Company

0102

Mortgage Company

CORELOGIC

Tax Year

2023

Legal

Legal Desc 1

GLEN JADE ESTATES LOT #92009

Legal Desc 2

Legal Desc 3

Notes

Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$3,551.43	\$3,551.43
				\$7,102.86

Homestead Credits

Homestead Exemption

NO

2.5% Reduction

YES

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- [Duties](#)
- [Licensing](#)
- [Financial](#)
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Parcel Summary

PARID: 170130000900
 NBHD: 70400
 DAUGHTERS DANA L

JUR: 04
 ROLL: RP
 4387 JAMISON LN

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 Return to Search Results

Land

Residential

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

Card 1
 Stories 1.5
 Construction 1-WOOD/VINYL
 Style 08-CAPE COD
 Condo Type -
 Square Feet 3,672

Year Built 2000
 Effective Year
 Year Remodeled
 PCT Complete 100

Physical Condition A-AVERAGE CONDITION
 Grade C+2
 CDU AV-AVERAGE

Total Rooms 7
 Bedrooms 3
 Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement 0
 Full Baths 3
 Half Baths 0
 Heat 4-HEAT PUMP
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area 0
 Cost & Design Factor

Dwelling Value 377,650
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,812			\$0
1	1		OFF				294			\$5,800
1	2	SLB	1SF				242			\$11,100
1	3		OFF				393			\$7,700
1	4		FGR	HSF			896			\$38,900
1	5	BSM	1SF	AFN			180			\$12,800
1	6		OFF				70			\$1,400
1	7		FBY				12			\$500

Actions

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Tax Bill

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Parcel Summary

PARID: 170130000900
NBHD: 70400
DAUGHTERS DANA L

JUR: 04
ROLL: RP
4387 JAMISON LN

2 of 5
Return to Search Results

Land

OBY

Sales

CAUV/AG District

Dwelling

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Tax Summary

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Tax Distribution

Card #	Line #	Code	Desc	Yr Built	Width x Length	Area	Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No.	Value
1	1	RG1	FRAME OR CB DETACHED GARAGE	2000	24 X 40	960 #		C		AVERAGE				19,700

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

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Tax Bill

Go

PARID: 170130001100
NBHD: 70400
WILSON JEFFERY L

JUR: 04
ROLL: RP
4361 JAMISON LN

Parcel

Address 4361 JAMISON LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 1.272
Political Subdivision
Taxing District 17
District Name GENEVA TWP-GENEVA CSD
Gross Tax Rate 86.62
Effective Tax Rate 49.903163
Neighborhood 70400

Owner

Owner WILSON JEFFERY L
DENISE M

Notes

Tax Mailing Name and Address

Mailing Name 1 WILSON JEFFERY L
Mailing Name 2 DENISE M
Address 1 4361 JAMISON LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 JADE GLEN ESTATESLOT #11
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$3,168.21	\$3,168.21
				\$6,336.42

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

Appraised Value (100%)

Year	2023
Appraised Land	\$48,600
Appraised Building	\$332,200
Appraised Total	\$380,800
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$17,010
Assessed Building	\$116,270
Assessed Total	\$133,280
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$37,300	\$246,000	\$283,300	\$0
2022	\$37,300	\$246,000	\$283,300	\$0
2023	\$48,600	\$332,200	\$380,800	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	11,848	.2720		\$9,550.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				55,408	1.2720		\$48,550.00

Land 1 of 2

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	11,848
Acres	.2720
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	27,000.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$9,550.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,764
Year Built	2014
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C+1
CDU	AV-AVERAGE
Total Rooms	9
Bedrooms	4

Family Rooms 0
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths 0
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type 2-GAS
 Prefab Fireplace
 WBFPS Stacks
 Fireplace Openings
 Unfinished Area
 Cost & Design Factor

Dwelling Value 314,270
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						2,764		\$0
1	1		OFP				156		\$3,200
1	2		FGR				672		\$14,700
1	3		WDK				156		\$1,800

OBJ

Card #	Line #	Code Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No	Value
1	1	AP1 FOUR SIDE CLOSED MTL POLE BLDG	2008	32 X 42	1,344 #	C	2 10	AVERAGE				17,900

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
29-AUG-2003	\$32,600	3507	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0090	0845
08-DEC-1999	\$0	4969	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0090	0845

Sales History

Sale Date 29-AUG-2003
 Sale Price \$32,600
 Sale Type 1-LAND ONLY
 Deed Transfer # 3507
 Book / Page 0090 / 0845
 Source -

Seller JADE GLEN ESTATES

Buyer WILSON JEFFERY L
 DENISE M

Instrument Type WD-WARRANTY DEED
 Validity U-NOT VALIDATED
 State Code -
 # of Parcels -
 Total Appraised
 Note1
 Note2

Sale Key 32313

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: 2023-0012

April 17, 2024

JEFFERY L & DENISE M WILSON
4361 JAMISON LN
GENEVA OH 44041

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

May 22, 2024 at 9:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0012 filed for tax year 2023 by JEFFERY L & DENISE M WILSON and described as follows:

Parcel ID(s):

1) 17-013-00-011-00 located at JAMISON LN, the market value is \$380,800. The market value sought is \$337,000.

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 2023-0012, JEFFERY L & DENISE M WILSON is being recorded and the date is 5/22/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Jeffery & Denise Wilson, owners

Complainant Seeks: \$337,000

Subject Parcel: 170130001100

Auditor Value: \$380,800

Hearing No # 1

HEARING MINUTES

BOR Case: 2023-0012

Owner Name: JEFFERY L & DENISE M WILSON

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. Reviewed comps provided, homes are older than subject. No

adjustments were made for age. Grade of subject property is superior to comps. Auditor's

data was verified during hearing.

Was Made by: Angie

2nd by: Scott

Roll: Yamamoto-yes/Maki Cliff-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 1

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: 2023-0012

JEFFERY L & DENISE M WILSON
 4361 JAMISON LN
 GENEVA OH 44041

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
17-013-00-011-00	510-1FAMILY PLTD	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$48,600	\$332,200	\$380,800	
Adjustment:	\$0	\$0	\$0	
New Value:	\$48,600	\$332,200	\$380,800	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. AUDITOR DATA IS ACCURATE.				



Board of Revision