

Tax year 2023 BOR no. 0015 **FILED ON** DTE 1 Rev. 08/21
 County ASHTABULA Date received JAN 10 2024

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	CLYDE JACKSON	5900 LEON RD ANDOVER OH 44003	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 623-4932		
5. Email address of complainant	cj1017@hotmail.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		
450180002000	5900 LEON RD ANDOVER OH 44003		
8. Principal use of property	RESIDENCE		
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
450180002000	213700	247500	33800
10. The requested change in value is justified for the following reasons: Land value increased from 36,900 to 48,000 without any changes.. House value increased from 176,900 to 247,500 without any changes or improvements.			

- 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 \$ _____ 0.00 .
- 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 01/10/2024 Complainant or agent CLYDE JACKSON Title (if agent) _____
 Signature

Situs : LEON RD

Map ID: 45-018-00-020-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/10/24

CURRENT OWNER
JACKSON CLYDE E
JACKSON CAROL A
6033 COLLINS BVLD
MENTOR OH 44060

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 018-00 020-00
Class Residential
Living Units 1
Neighborhood 35000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
75

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.5700		0			
A	S	9500	5.9600	51	0	5	-5	35,660
A	H	9500	1.0000	100	0			12,350
								48,010

Total Acres: 7.53 Legal Acres: 7.54 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,800	48,000	48,000	0	0
Building	86,630	247,500	247,500	0	0
Total	103,430	295,500	295,500	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	36,900	176,800	213,700
2021	36,900	176,800	213,700
2022	36,900	176,800	213,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/22/15	15-00410		MISC OBY		Close Permit
06/26/14	140598	167,840	DWLG	New Dwg/Garage	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/13/13	26,000	1-Land Only	0-Validated Sale		WD-Warranty Deed	YODER NOAH J
01/05/07	23,500	2-Land And Building	U-Not Validated	0075/5827	WD-Warranty Deed	PLUTA KURT R
08/16/01		2-Land And Building	I-Error In Description	0075/5827	ET-Temp Exempt	PLUTA JOHN

Entrance Information

Date	ID	Entry Code	Source
03/04/14	DAA	6-Occupant Not Home	3-Other
06/02/15	JA	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : LEON RD

Parcel Id: 45-018-00-020-00

LUC: 511

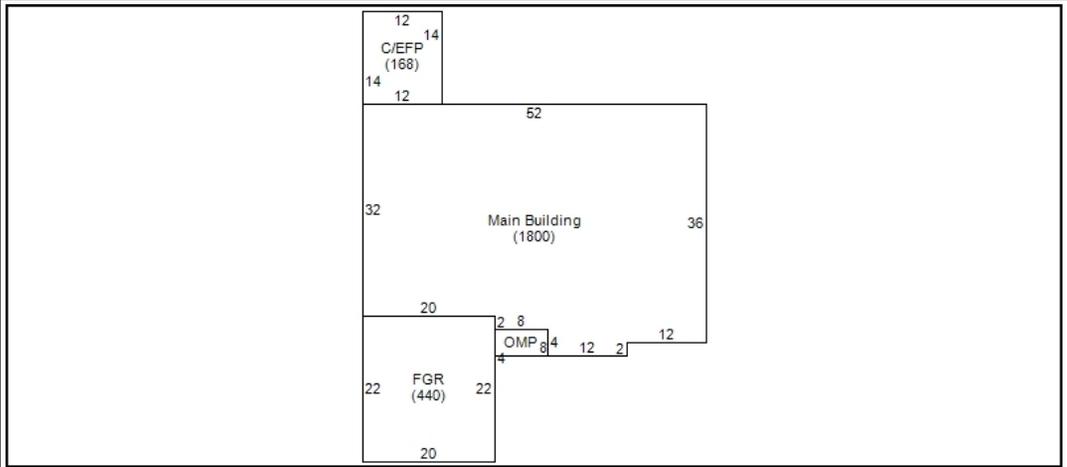
Card: 1 of 1

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Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2014	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
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
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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 GD-GOOD	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.4
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					1,800						
1			FGR		440						9,600
2		CSP	EFP		168						7,200
3			OMP		32						800

Dwelling Computations

Base Price	106,310	% Good	95
Plumbing	5,600	Market Adj	
Basement	27,540	Functional	
Heating	4,840	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	144,290	Additions	16,700
Ground Floor Area	1,800		
Total Living Area	1,800	Dwelling Value	229,940

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	2015		24x32	768	D	1		A			100	15,100
2	RC2-Canopy	2015		10x32	320	C	1		A			100	2,500

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 : LEON RD

Parcel Id: 45-018-00-020-00

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Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
2	FLD		RG1 & RC2 100% 1-1-16.
1	FLD	NC	DWG 100% 1-1-15.

Situs : LEON RD

Parcel Id: 45-018-00-020-00

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Card: 1 of 1

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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: 2023-0015

March 15, 2024

CLYDE E & CAROL A JACKSON
5900 LEON RD
ANDOVER OH 44003

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

April 11, 2024 at 11:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0015 filed for tax year 2023 by CLYDE E & CAROL A JACKSON and described as follows:

Parcel ID(s):

1) 45-018-00-020-00 located at 5900 LEON RD, the market value is \$295,500. The market value sought is \$213,700.

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 2023-0015, CLYDE E & CAROL A JACKSON is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Clyde Jackson, owner via phone hearing

Complainant Seeks: \$213700

Subject Parcel: 450180002000

Auditor Value: \$295500

Hearing No # 7

HEARING MINUTES

BOR Case: 2023-0015

Owner Name: CLYDE E & CAROL A JACKSON

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

adjust condition and CDU to average _____

Was Made by:

2nd 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 # 7

NON-HEARING MINUTES

BOR Case: 2023-0015

Case Name: CLYDE E & CAROL A JACKSON

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$213700

Subject Parcel: 450180002000

Auditor Value: \$295500

NON-HEARING MINUTES

BOR Case: 2023-0015

Owner Name: CLYDE E & CAROL A JACKSON

Board Action

Motion to: Agree Set Value \$283,400

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

owner testimony, adjust condition and CDU to average.

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: 2023-0015

CLYDE E & CAROL A JACKSON
 5900 LEON RD
 ANDOVER OH 44003

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
45-018-00-020-00	511-1FMLY UNPL 0-9	45-RICHMOND TWP-PYMTMMG VAL LSD			2023
	LAND	IMPR	TOTAL		
	Original Value:	\$48,000	\$247,500	\$295,500	
	Adjustment:	\$0	-\$12,100	-\$12,100	
	New Value:	\$48,000	\$235,400	\$283,400	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$283,400 ADJUSTING CONDITION					


 Board of Revision