

Clear Form

Tax year 2023 BOR no. 0018  
County Ashtabula Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

RECEIVED

### 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.

NOV 12 2024  
ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Ashtabula County Properties, LLC.	4333 Shady Lane Conneaut, Ohio 44030	
2. Complainant if not owner			
3. Complainant's agent	Cory C. Funk		
4. Telephone number and email address of contact person <b>440-344-6618 &amp; cory@attorneylemire.com</b>			
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	
12-213-00-006-00		291 16th Street Conneaut, Ohio 44030	
7. Principal use of property			
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
12-213-00-006-00	50,000	52,800	2,800
9. The requested change in value is justified for the following reasons: <b>Arm's Length Sale in December 2023</b>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 12/28/23  
and sale price \$ 50,000 ; 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 1/12/24 Complainant or agent (printed) Cory C. Funk Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Cory C. Funk

Sworn to and signed in my presence, this 12 day of January 2024  
(Date) (Month) (Year)

Notary Melinda Funk  
My Commission Expires \_\_\_\_\_  
State of Ohio  
Notary Public 3-21-2027

**Situs : 291 16TH ST**

**Map ID: 12-213-00-006-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/12/24**

**CURRENT OWNER**  
ASHTABULA COUNTY PROPERTIES LLC  
1321 WESTMINSTER AVE  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 213-00 006-00  
Class Residential  
Living Units 1  
Neighborhood 87500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
PART OF SUBLOTS 4 & 5 STATION PLAT

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	170	40 137		.96	4	-25	6,360
								6,360

Total Acres: .1258      Legal Acres: 0.13      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,240	6,400	6,400	0	0
<b>Building</b>	16,240	46,400	46,400	0	0
<b>Total</b>	18,480	52,800	52,800	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	4,500	35,700	40,200
2021	4,500	35,700	40,200
2022	4,900	35,700	40,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/28/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	FUNK CORY C
04/07/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	ASHTABULA COUNTY PROPERTIES LLC
12/13/22	50,000	2-Land And Building	0-Validated Sale		GW-General Warranty	BOWERS DOUGLAS L
09/30/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	BOWERS DOUGLAS L

**Entrance Information**

Date	ID	Entry Code	Source
11/15/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 291 16TH ST

Parcel Id: 12-213-00-006-00

LUC: 510

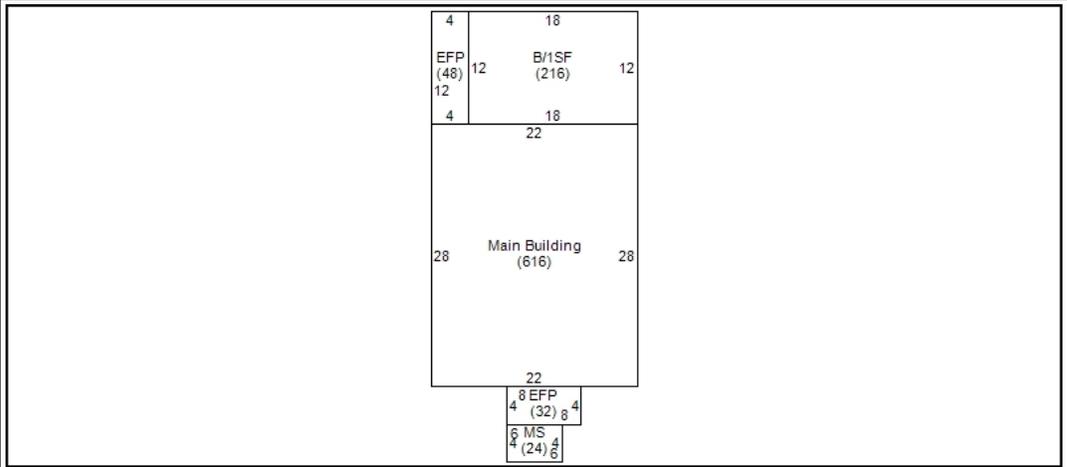
Card: 1 of 1

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**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> 1.5	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1908	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<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> 2-Basic	<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<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> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</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> 85 05-Residential In Coml A
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.3
<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					616						
1		EFP			48						1,800
2	BSM	1SF			216						12,400
3		EFP			32						1,200
4		MS			24						300

**Dwelling Computations**

<b>Base Price</b> 72,720	<b>% Good</b> 40
<b>Plumbing</b> 4,000	<b>Market Adj</b>
<b>Basement</b> 12,630	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 85
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.3
<b>Subtotal</b> 89,350	<b>Additions</b> 5,300
<b>Ground Floor Area</b> 616	
<b>Total Living Area</b> 1,140	<b>Dwelling Value</b> 46,410
<b>Dwelling Notes</b>	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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**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>	

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**Comments**

Number	Code	Status	Comment
2	OFC	CP	ADDED 12-213-00-007-00 .1253 AC CONV# 3997 9/30/2022
1	FLD	RV	20020515 JC C#01 - NEW SIDING,WINDOWS AND ROOF

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0018

**Case Name:** ASHTABULA COUNTY PROPERTIES LLC

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$50000

**Subject Parcel:** 122130000600

**Auditor Value:** \$52800



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: 2023-0018**

ASHTABULA COUNTY PROPERTIES LLC  
 C/O CORY C. FUNK  
 4333 SHADY LN  
 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
12-213-00-006-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$6,400	\$46,400	\$52,800		
<b>Adjustment:</b>	\$0	-\$2,800	-\$2,800		
<b>New Value:</b>	\$6,400	\$43,600	\$50,000		
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$50,000</b>					

  
 Board of Revision