

Tax year 2023  
 County Ashtabula

BOR no. 0020  
 Date received JAN 16 2024

**FILED ON**  
 DTE 1  
 Rev. 08/21

**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	Matoma LLC	11702 Cali Dr, Painesville, OH 44077	
2. Complainant if not owner	Andrew Hauser	11702 Cali Dr, Painesville, OH 44077	
3. Complainant's agent	Andrew Hauser		
4. Telephone number of contact person		(717) 951-2119	
5. Email address of complainant		emeraldhousingLLC@gmail.com	
6. Complainant's relationship to property, if not owner		LLC Manager	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
122110001200		672 Beaver St, Conneaut, OH 44030	
8. Principal use of property Residential real estate rental property			
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
122110001200	\$35,000	\$59,300	(\$24,300)
10. The requested change in value is justified for the following reasons: Purchased at auction for \$35,000 in Nov 2023. Initial inspection of the abandoned property revealed all flooring damaged, 7 broken windows, no water heater, multiple gas line leaks, walls damaged, trash everywhere. The condition was consistent with the \$35,000 value that the auction yielded.			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 11/20/2023 and sale price \$ 35,000.00 ; 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 \$ \_\_\_\_\_

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.
- 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.

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 1/15/24 Complainant or agent Andrew J. Hauser Title (if agent) MANAGER, MATOMA LLC

**Situs : 672 BEAVER ST**

**Map ID: 12-211-00-012-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/16/24**

**CURRENT OWNER**  
SANFORD KATHLEEN L  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 211-00 012-00  
Class Residential  
Living Units 1  
Neighborhood 87500  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
1 DARLINGS NO 2

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	170	50 145		.99			10,940
								10,940

Total Acres: .1664      Legal Acres: 0.16      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	3,820	10,900	10,900	0	0
Building	16,940	48,400	48,400	0	0
<b>Total</b>	<b>20,760</b>	<b>59,300</b>	<b>59,300</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value  
**Value Flag 1-COST APPROACH**

**Current Value**

Year	Land	Building	Total Value
2020	8,400	37,200	45,600
2021	8,400	37,200	45,600
2022	8,400	37,200	45,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	SANFORD KATHLEEN L
03/12/02		2-Land And Building	U-Not Validated		ET-Temp Exempt	SANFORD CHARLES E SR

**Entrance Information**

Date	ID	Entry Code	Source
11/14/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 672 BEAVER ST

Parcel Id: 12-211-00-012-00

LUC: 510

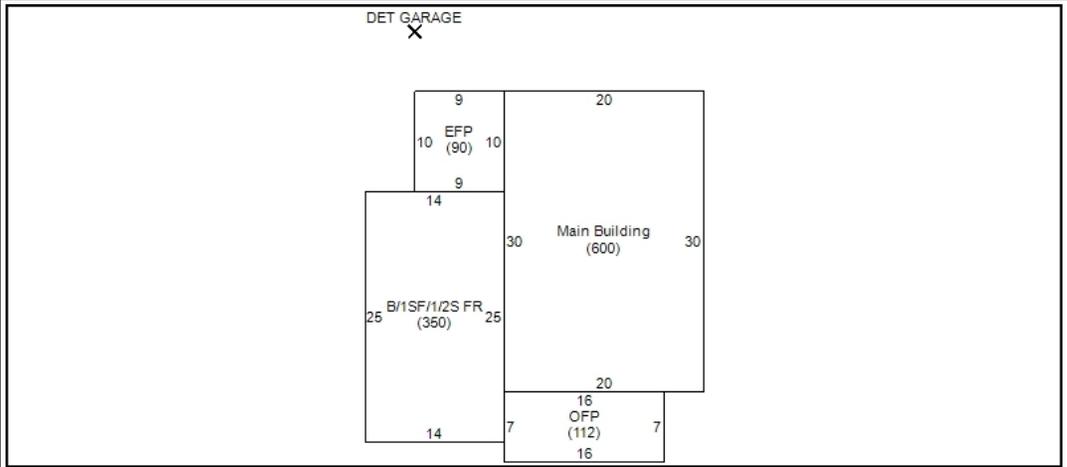
Card: 1 of 1

Tax Year: 2023

Printed: 01/16/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 9
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<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> 1907	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<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> F-Fair 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> FR-FAIR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<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					600						
1			OFF		112						2,200
2		BSM	1SF	HSF	350						27,900
3			EFFP		90						3,300
4			FBY		6						300

**Dwelling Computations**

<b>Base Price</b>	81,280	<b>% Good</b>	25
<b>Plumbing</b>	4,000	<b>Market Adj</b>	
<b>Basement</b>	12,440	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<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>	97,720	<b>Additions</b>	8,500
<b>Ground Floor Area</b>	600		
<b>Total Living Area</b>	1,731	<b>Dwelling Value</b>	42,810

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	1964		24x24	576	C	1		F				5,600

**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>	

TRANSFERRED  
Auditor Ashtabula County Ohio

NOV 20 2023

*Daniel Thomas*

3.50

In compliance with Sec.319.202  
R.C. and Sec. (F) 319.54 R.C.  
effective January 1<sup>st</sup>, 1968

NT

## SHERIFF'S DEED

Rev. Code Sec. 2329.36

I, William R. Niemi, Sheriff of Ashtabula County, Ohio, pursuant to Order of Sale dated August 4, 2023, Confirmation of Sale entered November 2, 2023 and in consideration of the sum of Thirty-Five Thousand Dollars and 00/100 (\$35,000.00), the receipt of which is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY**, unto, **MATOMA LLC**, all the right, title and interest of the parties in Court of Common Pleas, Ashtabula County, Ohio, Case No. 2023-CV-34, Angie Maki-Cliff, Treasurer vs. Unknown Heirs, Devisees and Assigns of Kathleen L. Sanford, aka, Kathleen Sanford, Deceased, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Ashtabula and State of Ohio, known and described as follows, to-wit:

(See Attached Legal Description)













# NON-HEARING MINUTES

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**BOR Case:** 2023-0020

**Case Name:** MATOMA 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: \$35000**

**Subject Parcel: 122110001200**

**Auditor Value: \$59300**

# NON-HEARING MINUTES

BOR Case: 2023-0020

Owner Name: MATOMA LLC

## Board Action

Motion to:  Agree       Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change     Withdrawal     Table

No Show

Other \_\_\_\_\_

### Based Upon:

evidence provided showing deferred conditions and date of sale.

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Was Made by: David

2<sup>nd</sup> 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: 2023-0020**

MATOMA LLC  
 C/O ANDREW HAUSER  
 11702 CALI DR  
 PAINESVILLE OH 44077

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
12-211-00-012-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$10,900	\$48,400	\$59,300	
<b>Adjustment:</b>	\$0	-\$24,300	-\$24,300	
<b>New Value:</b>	\$10,900	\$24,100	\$35,000	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$35,000</b>				



Board of Revision