

Tax year 2024 BOR no. 0024 **FILED ON**
 County Ashtabula Date received 1-23-2024 **Rev. 12/22**
JAN 24 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.

Ashtabula County Board of Revision

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>Mike McWhorter</u>		<u>3179 Lenox New Lyme Rd</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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>29-019-00-004-00</u>		<u>3179 Lenox New Lyme Rd</u>	
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
<u>29-019-00-004-00</u>	<u>\$185,000</u>		
9. The requested change in value is justified for the following reasons: <u>I do not have 36.1371 Acres</u> <u>I have 33. Acres, what happen to my Homestead Reduction %</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 1-23-2024 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Michael McWhorter

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

Notary _____

Situs : 3179 LENOX NEW LYME RD

Map ID: 29-019-00-004-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/24/24

CURRENT OWNER
MCWHORTER MICHAEL T
3179 LENOX NEW LYME ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 019-00 004-00
Class A
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
56

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2770		0			
A	S	10000	34.8601	25	0	1	-25	84,970
A	H	10000	1.0000	100	0			13,000
								97,970

Total Acres: 36.1371 Legal Acres: 36.14 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	34,300	98,000	98,000	0	0
Building	42,420	121,200	121,200	0	0
Total	76,720	219,200	219,200	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	75,400	86,600	162,000
2021	75,400	86,600	162,000
2022	75,400	86,600	162,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/11/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-Warranty Deed	MCWHORTER MICHAEL T

Entrance Information

Date	ID	Entry Code	Source
02/18/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3179 LENOX NEW LYME RD

Parcel Id: 29-019-00-004-00

LUC: 101

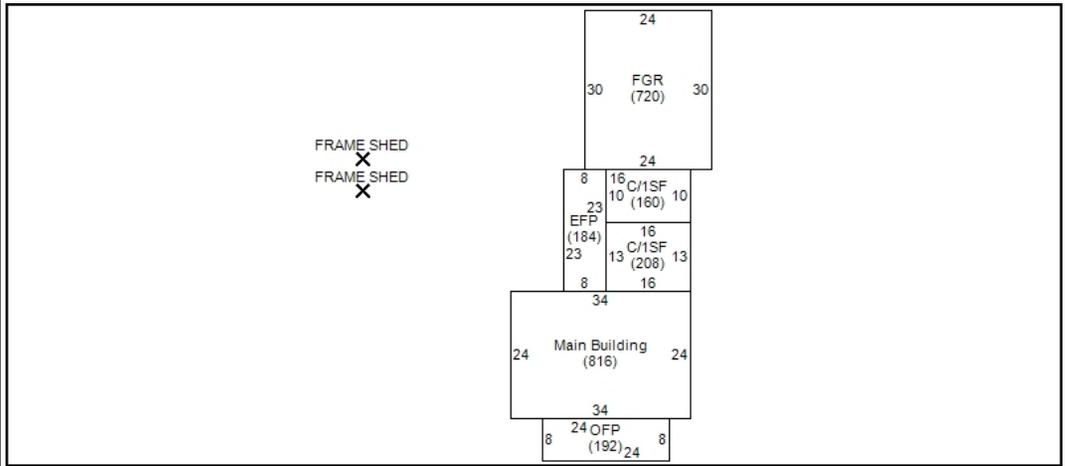
Card: 1 of 1

Tax Year: 2023

Printed: 01/24/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1880	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
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-1	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% 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					816						
1			OFF		192						3,800
2			EFP		184						6,700
3		CSP	1SF		208						10,400
4		CSP	1SF		160						8,000
5			FGR		720						15,000

Dwelling Computations

Base Price	86,510	% Good	55
Plumbing	1,300	Market Adj	
Basement	13,860	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	101,670	Additions	24,200
Ground Floor Area	816		
Total Living Area	1,592	Dwelling Value	120,670
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	RS1-Frame Sh	1111		20x30	600	C	1		S				400
4	RS1-Frame Sh	1111		10x16	160	C	1		S				100

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 : 3179 LENOX NEW LYME RD

Parcel Id: 29-019-00-004-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/24/24

Comments

Number	Code	Status	Comment
8	FLD	RV	REV 2020 TARPED BLDG IN BACK OF PROP GAVE NV TO IT
7	OFC	CP	ADDED 290190000403 TOTAL 36.1371 AC #3588 9/11/17
6	OFC	NS	NEW SPLIT .2850 AC TO 290190000402 #3584 9/11/17
1	FLD	RV	19960809 C#01 - 19.30 AC FORESTRY=4200X23=966X90=870
2	FLD	NC	20011220 JV C#01 - 10/29/01 EST ATT GAR 100% FOR 1/1/02
3	FLD	RV	20011220 DC C#01 - FORESTRY 6300X23X75%=1090
4	OFC	LC	20080122 C#01 - FL DELETED FOR 1/1/08
5	FLD	RV	20080311 GR C#01 - FORESTRY=8000X23X75=1380

Situs : 3179 LENOX NEW LYME RD**Parcel Id: 29-019-00-004-00****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 01/24/24**

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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: 2023-0024

March 6, 2024

MICHAEL MCWHORTER
3179 LENOX NEW LYME ROAD
JEFFERSON OH 44047

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

April 3, 2024 at 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0024 filed for tax year 2023 by MICHAEL MCWHORTER and described as follows:

Parcel ID(s):

1) 29-019-00-004-00 located at 3179 LENOX NEW LYME RD, the market value is \$219,200.
The market value sought is \$185,000.

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 2023-0024, MICHAEL MCWHORTER is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Michael McWhorter, owner

Complainant Seeks: \$185000

Subject Parcel: 290190000400

Auditor Value: \$219200

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0024

Owner Name: MICHAEL MCWHORTER

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 condition, electric needs updated, chimney needs re-mortared, foundation needs work.

Owner believes sheds should have no value, they are tarp sheds.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

NON-HEARING MINUTES

BOR Case: 2023-0024

Case Name: MICHAEL MCWHORTER

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$185000

Subject Parcel: 290190000400

Auditor Value: \$219200

NON-HEARING MINUTES

BOR Case: 2023-0024

Owner Name: MICHAEL MCWHORTER

Board Action

Motion to: Agree Set Value \$208,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review, adjust condition and CDU to average based on testimony provided.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/11/24

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: 2023-0024

MICHAEL MCWHORTER
 3179 LENOX NEW LYME ROAD
 JEFFERSON OH 44047

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
29-019-00-004-00	101-GRAIN GEN FARM	29-LENOX TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$98,000	\$121,200	\$219,200	
Adjustment:	\$0	-\$11,000	-\$11,000	
New Value:	\$98,000	\$110,200	\$208,200	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$208,200 ADJUSTING CONDITION BASED ON TESTIMONY				

David Thomas Skelley
 Board of Revision