

Tax year 2023 BOR no. 0029 **FILED ON** DTE 1
 County Ashtabula Date received JAN 26 2024 Rev. 12/22

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	Toni Goodrick	3403 State Route 193, Kingsville, OH 44048	
2. Complainant if not owner	N/A		
3. Complainant's agent	N/A		
4. Telephone number and email address of contact person	440-409-1895, holykisses@yahoo.com		
5. Complainant's relationship to property, if not owner	N/A		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
540140000101	3403 State Route 193, Kingsville, OH 44048		
7. Principal use of property	Primary Residence		
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
540140000101	\$60,000	\$141,500	0
9. The requested change in value is justified for the following reasons: Property was purchased by current home owner on the open market March 17, 2023 and was an arms length transaction. The only improvements made since purchase were cosmetic including wall patch, paint, a thorough cleaning and flooring in a few rooms. Property was purchased for \$54,099 and the current value should be around the same price, possibly with a 10% increase at the very most. I'm seeking to align the taxable value with the current market value which I believe to be \$60,000 at the very most. Thank you for your consideration.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale March 17, 2023
 and sale price \$ 54,099 ; 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 2023 and total cost \$ 5,000.

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.

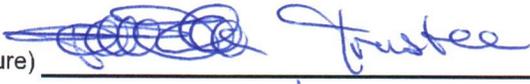
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 01/18/2024 Complainant or agent (printed) Toni Goodrick Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26th day of January 2024
(Date) (Month) (Year)

Notary 



Situs : 3403 STATE ROUTE 193

Map ID: 54-014-00-001-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
EAKIN BEVERLY SUE AKA
EAKIN BEVERLY S
413 EAST MAIN RD
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 014-00 001-01
Class Residential
Living Units 1
Neighborhood 62500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
23

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1400		0			
A	S	9500	.2760	90	0			3,070
A	H	9500	1.0000	100	0			12,350
								15,420

Total Acres: 1.416 Legal Acres: 1.42 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,390	15,400	15,400	0	0
Building	44,140	126,100	126,100	0	0
Total	49,530	141,500	141,500	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	11,900	90,200	102,100
2021	11,900	90,200	102,100
2022	11,900	90,200	102,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/27/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	GOODRICK TONI
03/29/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	UNITED STATE OF AMERICA ACTING THF
01/26/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		PS-Private Seller Official De	EAKIN BEVERLY SUE AKA
03/31/17	112,000	2-Land And Building	0-Validated Sale	632/2658	WD-Warranty Deed	WOLFGANG MILES S

Entrance Information

Date	ID	Entry Code	Source
12/18/13	DWP	6-Occupant Not Home	3-Other
01/21/20	MB	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 3403 STATE ROUTE 193

Parcel Id: 54-014-00-001-01

LUC: 511

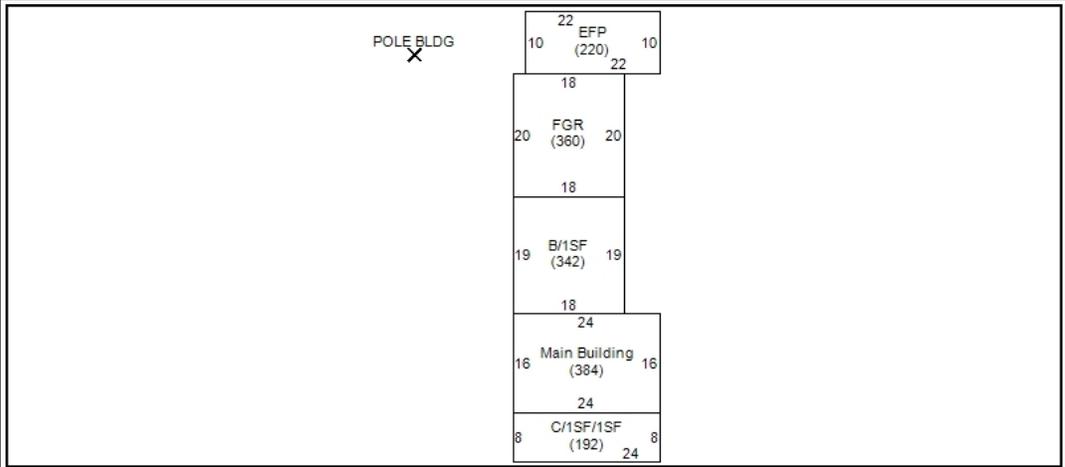
Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 2
Year Built 1900	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	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 A-Average 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 AV-AVERAGE	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					384						
1	CSP	1SF	1SF		192						15,600
2	BSM	1SF			342						19,600
3		FGR			360						7,500
4		WDK			75						800
5		EFP			220						8,000

Dwelling Computations

Base Price	63,610	% Good	55
Plumbing	5,300	Market Adj	
Basement	9,730	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	78,640	Additions	28,300
Ground Floor Area	384		
Total Living Area	1,494	Dwelling Value	108,610

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2007		30x40	1,200	C	1	29	A				16,600
2	AL1-1s Lean Tc	2007		10x16	160	C	1	1	A				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 : 3403 STATE ROUTE 193

Parcel Id: 54-014-00-001-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Comments

Number	Code	Status	Comment
4	FLD	RV	REV 2020 CORR SIZES OF REAR 1SF SECT, FGR, PICKED UP OMITTED EFP ON DWLG FOR REV
1	OFC	LC	19990210 SLS C#01 - ADDED SPLIT 0.360 54-014-00-001-02 CONVEYANCE 473
2	OFC	LC	19990210 SLS C#01 - 02-10-1999
3	FLD	NC	20080602 NW C#01 - 3/13/08 EST POLE BRN ADDED FOR REVAL

Situs : 3403 STATE ROUTE 193

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Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

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3403 State Route 193, Kingsville, Ohio 44048

MLS#: **4437828**

Status: **Sold**

Prop Type: **Residential**

Sub Type: **Single Family Residence**

Close Price: **\$54,099**

List Price: **\$54,099**

DOM/CDOM: **7/7**



Year Built: **1900**
 Abv SqFt: **1,494/Auditors Website**
 Blw SqFt: **1,494/**
 Tot SqFt: **1,494/**
 Lot Size:
 Arch Style: **Colonial**
 Association: **No**
 Heating: **Electric, Oil, Wood, Baseboard, Other**
 Garage: **Yes/4.0**
 Basement: **Yes, Unfinished**
 Spc List Cnd: **Bank**

Parcel ID: **54-014-00-001-01**
 \$/SqFt: **\$36.21**
 Subdv: **Sheffield**
 Bed: **3** Baths: **2 (2/0)**
 Acres: **1.42** Taxes: **\$1,593**
 Maint Fee: **No**
 Cooling: **None**
 School D: **Buckeye LSD Ashtabula - 402**

Remarks

Directions:

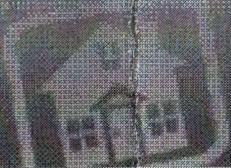
Rt. 193 in Sheffield Twp-west side-just below truck stop at 90-couple of miles

Remarks:

Great opportunity to build equity in a nice sized parcel in Sheffield Township. 3 bed, 1 bath home on 1.4+ acres with a pond. Huge outbuilding provides many possibilities. Property is owned by USDA and is being sold "As-Is" without any guarantees or warranties by seller. NO INTERIOR SHOWINGS AVAILABLE. Do not disturb the occupant.

*Arms Length Sale of Subject
 Property, March 17, 2023.
 Sales Price \$54,099*

Victor Duqum
 VSD Realty, LLC
 victor@vodreality.com
 Ph: 216-406-1772



Property Type is 'Residential' MLS Status is 'Sold' Status Contractual Search Date is 01/17/2024 to 01/17/2023 Property Sub Type is 'Single Family Residence' City is 'Kingsville' Beds Total is 3

Market Analysis Summary | Residential

Listings as of 1/17/2024 at 8:01 pm, Page 1 of 1

#	MLS#	Address	City	Bds	Bths	Grg	Yr Blt	SqFt	Acres	Date	\$ SqFt	DOM	CDOM	Orig Price	List Price	Close Price	CP/LP
Listings: Sold																	
1	4439486	2975 W Main	Kingsville	3	1 (1/0)	0	1810		0.58	04/13/23		53	53	\$44,900	\$44,900	\$31,000	69%
2	4440121	5841 State Route 193	Kingsville	3	1 (1/0)	0	1964	1,310	1.17	02/27/23	37.02	243	243	\$48,500	\$48,500	\$48,500	100%
3	4437828	3403 State Route 193	Kingsville	3	2 (2/0)	4	1900	1,494	1.42	03/17/23	36.21	7	7	\$54,099	\$54,099	\$54,099	100%

Sold Total: 3				Min	3	1.00	0	1810	1,310	0.58		36.21	7	7	\$44,900	\$44,900	\$31,000	69%
				Max	3	2.00	4	1964	1,494	1.42		37.02	243	243	\$54,099	\$54,099	\$54,099	100%
				Avg	3	1.33	1	1891	1,402	1.06		36.62	101	101	\$49,166	\$49,166	\$44,533	90%
				Med	3	1.00	0	1900	1,402	1.17		36.62	53	53	\$48,500	\$48,500	\$48,500	100%

3	Total Listings	Average for all:	3	1.33	1	1891	1,402	1.06		\$36.62	101	101	\$49,166	\$49,166	\$44,533	90%
		Median for all:	3	1.00	0	1900	1,402	1.17		\$36.62	53	53	\$48,500	\$48,500	\$48,500	100%

Quick Statistics		Min	Max	Avg	Med
	List Price	\$44,900	\$54,099	\$49,166	\$48,500
	Sale Price	\$31,000	\$54,099	\$44,533	\$48,500
	Sale / List	69%	100%	90%	100%

Prepared By Victor Duqum

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 Information deemed reliable but not guaranteed.

2975 W Main, Kingsville, Ohio 44048MLS#: **4439486**Status: **Sold**Prop Type: **Residential**Sub Type: **Single Family Residence**Close Price: **\$31,000**List Price: **\$44,900**DOM/CDOM: **53/53**

Year Built: **1810**
 Abv SqFt: **-**
 Blw SqFt: **-**
 Tot SqFt: **0/**
 Lot Size:
 Arch Style: **Other**
 Association: **No**
 Heating: **Other, Baseboard**
 Garage: **0.0**
 Basement: **Yes**
 Spc List Cnd:

Parcel ID: **270270010400**
 \$/SqFt:
 Subdv:
 Bed: **3** Baths: **1 (1/0)**
 Acres: **0.58** Taxes: **\$1,919**
 Maint Fee: **No**
 Cooling: **Central Air**
 School D: **Buckeye LSD Ashtabula - 402**

Remarks

Directions:

Corner of RT. 84 and Wright St.

Remarks:

Bring your tools and inspiration to this fixer upper in Buckeye Local School District.**5841 State Route 193, Kingsville, Ohio 44048**MLS#: **4440121**Status: **Sold**Prop Type: **Residential**Sub Type: **Single Family Residence**Close Price: **\$48,500**List Price: **\$48,500**DOM/CDOM: **243/243**

Year Built: **1964**
 Abv SqFt: **1,310/Auditors Website**
 Blw SqFt: **1,310/**
 Tot SqFt: **1,310/**
 Lot Size:
 Arch Style: **Ranch**
 Association: **No**
 Heating: **Forced Air, Gas**
 Garage: **0.0**
 Basement: **Yes, Full, Unfinished**
 Spc List Cnd:

Parcel ID: **27-012-00-048-00**
 \$/SqFt: **\$37.02**
 Subdv:
 Bed: **3** Baths: **1 (1/0)**
 Acres: **1.17** Taxes: **\$1,612**
 Maint Fee: **No**
 Cooling: **None**
 School D: **Buckeye LSD Ashtabula - 402**

Remarks

Directions:

Rt. 193 north of I 90.

Remarks:

Comp Only. Home needed extensive updating. Newer furnace, Hot water tank and breaker box.

★ Two Similar Properties that sold arms length in the last year in Kingsville.

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: 2023-0029

March 15, 2024

TONI DIANE GOODRICK LIVING TRUST
3403 STATE ROUTE 193
KINGSVILLE OH 44048

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

April 11, 2024 at 1:15 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0029 filed for tax year 2023 by TONI DIANE GOODRICK LIVING TRUST and described as follows:

Parcel ID(s):

1) 54-014-00-001-01 located at 3403 STATE ROUTE 193 , the market value is \$141,500. The market value sought is \$60,000.

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





N





N





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789







99
73



HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0029, TONI DIANE GOODRICK LIVING TRUST is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Janet Discher, Commissioner Alternate

Toni Diane Goodrick, Trustee

Victor Duqum, son/realtor

Complainant Seeks: \$60000

Subject Parcel: 540140000101

Auditor Value: \$141500

Hearing No # 9

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: 2023-0029

TONI DIANE GOODRICK LIVING TRUST
 3403 STATE ROUTE 193
 KINGSVILLE OH 44048

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
54-014-00-001-01	511-1FMLY UNPL 0-9	54-SHEFFIELD TWP-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$15,400	\$126,100	\$141,500	
Adjustment:	\$0	-\$81,500	-\$81,500	
New Value:	\$15,400	\$44,600	\$60,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$60,000				



Board of Revision