

Complaint Against the Valuation of Real Property Ashtabula County

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 | Secure Path Properties, LLC | 1881 Lenox New Lyme Jefferson Oh 44047 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | Robert Sweitzer | | |
| 4. Telephone number of contact person | (440) 858-6582 | | |
| 5. Email address of complainant | securepathproperties@outlook.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 | | |
| 21-041-00-041-00 | Drummond Road | | |
| 8. Principal use of property | Vacant lot | | |
| 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 |
| 21-041-00-041-00 | 1,200 | 6,300 | 5,100 |
| 10. The requested change in value is justified for the following reasons: This parcel is one of 10 identical lots I own in GOTL. All 10 are exactly the same in all respects and adjoin each other. The other 9 are all valued at \$1,200, however this one is valued at \$6,300. Pull up Secure Path Properties to see the other 9 lots. I see no reason why this one is different. | | | |

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 \$ _____.
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 01/29/2024 Complainant or agent Robert Sweitzer Title (if agent) President
Signature

Situs : DRUMMOND RD

Map ID: 21-041-00-041-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
SECURE PATH PROPERTIES LLC
1881 LENOX NEW LYME RD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-00 041-00
Class Residential
Living Units 1
Neighborhood 75000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
96 WOODMERE SUB

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|------|--------|-------|------|---------|-------|-------|
| F | 1 | 250 | 40 125 | | .92 | 6 | -30 | 6,280 |
| | | | | | | | | 6,280 |

Total Acres: .1148 Legal Acres: 0.11 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|-------|--------|--------|
| Land | 2,210 | 6,300 | 6,300 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 2,210 | 6,300 | 6,300 | 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 | 4,800 | | 4,800 |
| 2021 | 4,800 | | 4,800 |
| 2022 | 4,800 | | 4,800 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------------------------|----------------|--------------------|-------------------|
| 03/14/19 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | | WD-Warranty Deed | SWEITZER ROBERT D |
| 08/31/15 | 19,500 | 2-Land And Building | U-Not Validated | 595/ 1416 | GU-Guardian'S Deed | FLORY RALPH C |
| 01/23/09 | | 1-Land Only | U-Not Validated | | ET-Temp Exempt | FLORY RALPH C |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 01/23/14 | DAA | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

Situs : DRUMMOND RD

Parcel Id: 21-041-00-041-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Dwelling Information

| | |
|------------------|----------------------------|
| Valuation Method | Total Rooms |
| Override Model | Dining Rooms |
| Story Height | Bedrooms |
| Construction | Family Rooms |
| Style | Full Baths |
| Year Built | Half Baths |
| Eff Year Built | Addl. Fixtures |
| Year Remodeled | Total Fixtures |
| Kitchen Remod | Unfinished Area |
| Bath Remod | T2 Rec Rm Area |
| Lower Level | T3 Rec Rm Area |
| Heating | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area |
| System | WBFP Stacks |
| Attic | WBFP Openings |
| Phy. Condition | WBFP Add'l Stry |
| Int vs Ext Cond | Prefab Fireplace |
| Well / Septic | Prefab Add'l Stry |
| Bsmt Gar # Cars | |
| Misc 1 Desc | Misc 1 Qty |
| Misc 2 Desc | Misc 2 Qty |
| Grade | Cost & Design ⁰ |
| CDU | Functional |
| % Good Ovr | Economic |
| % Complete | NBHD Fact |
| GRM Econ Rents | GRM Factor |
| GRM Units | GRM Value |

Additions

| Line | Low | 1st | 2nd | 3rd | Area | Yr Blt | Eff Yr | Grade | %Comp | CDU | Value |
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|

Dwelling Computations

| | |
|-------------------|----------------|
| Base Price | % Good |
| Plumbing | Market Adj |
| Basement | Functional |
| Heating | Economic |
| Attic | % Complete |
| Other Features | C&D Factor |
| | Adj Factor |
| Subtotal | Additions |
| Ground Floor Area | Dwelling Value |
| Total Living Area | |
| Dwelling Notes | |

Outbuilding Data

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

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: | |

NON-HEARING MINUTES

BOR Case: 2023-0030

Case Name: SECURE PATH PROPERTIES, LLC

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$1200

Subject Parcel: 210410004100

Auditor Value: \$6300

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: 2023-0030

SECURE PATH PROPERTIES, LLC
 C/O ROBERT SWEITZER
 1881 LENOX NEW LYME RD
 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 |
|--|--------------------|-----------------------------------|--------------|----------|
| 21-041-00-041-00 | 500-VACANT PLATTED | 21-GENEVA TWP-G-ON-LAKE VIL-G CSD | | 2023 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$6,300 | \$0 | \$6,300 | |
| Adjustment: | -\$5,100 | \$0 | -\$5,100 | |
| New Value: | \$1,200 | \$0 | \$1,200 | |
| RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$1,200 | | | | |



Board of Revision