

Tax year 2023 BOR no. 0031 **FILED ON**  
 County Ashtabula Date received JAN 30 2024

DTE 1  
Rev. 08/21

**Complaint Against the Valuation of Real Property**  
 Ashtabula County Board of Revision

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>Debra Stecki</u>	<u>5425 Madison Ave</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	<u>(440) 998-0070</u>	<u>440 813-3581</u>	
5. Email address of complainant			
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		
<u>051150004500</u>	<u>5425 Madison Ave Ash</u>		
8. Principal use of property	<u>Home</u>		
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
<u>051150004500</u>	<u>45,000-</u>	<u>84,200-</u>	<u>39,200-</u>
10. The requested change in value is justified for the following reasons: <u>Bad Niagara above no finish Attic C-map for porch + Sheed Removal</u> <u>Water in Basement due to rain</u>			

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 1-30-24 Complainant or agent Debra Stecki Signature \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ year \_\_\_\_\_

Notary \_\_\_\_\_ Signature \_\_\_\_\_

**Situs : 5425 MADISON AVE**

**Map ID: 05-115-00-045-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/30/24**

**CURRENT OWNER**  
STECKI DEBRA J  
5425 MADISON AVE  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 115-00 045-00  
Class Residential  
Living Units 1  
Neighborhood 80000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
10-19 & 20 JONES

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	125	66 227		1.12	5	-10	10,810
								10,810

Total Acres: .3439      Legal Acres: 0.50      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	3,780	10,800	10,800	0	0
<b>Building</b>	25,690	73,400	73,400	0	0
<b>Total</b>	29,470	84,200	84,200	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	8,300	58,700	67,000
2021	8,300	58,700	67,000
2022	8,300	58,700	67,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/11/07		2-Land And Building	U-Not Validated	0095/3452	ET-Temp Exempt	STECKI BERNARD T
05/05/97	35,000	2-Land And Building	U-Not Validated	0053/2088	WD-Warranty Deed	GARBUTT ROBERT W.

**Entrance Information**

Date	ID	Entry Code	Source
10/31/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 5425 MADISON AVE

Parcel Id: 05-115-00-045-00

LUC: 510

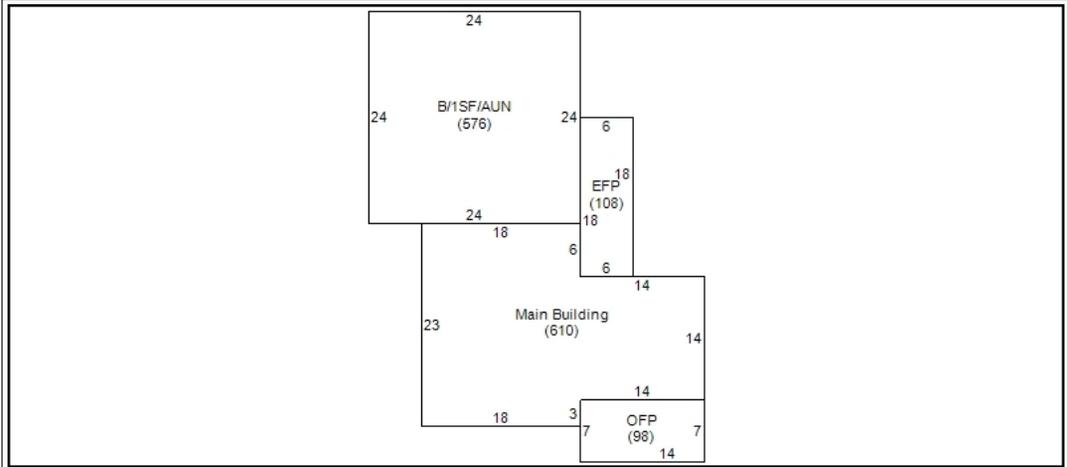
Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

**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> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 07-Colonial	<b>Full Baths</b> 1
<b>Year Built</b> 1905	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<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> 3-Central A/C	<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> 3-Attic 3/4 Finished	<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> 95
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					610						
1	BSM	1SF	AUN		576						35,200
2			EFP		108						4,000
3			OFP		98						2,000
4			WDK		175						1,900

**Dwelling Computations**

<b>Base Price</b>	82,060	<b>% Good</b>	40
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	12,550	<b>Functional</b>	
<b>Heating</b>	3,730	<b>Economic</b>	95
<b>Attic</b>	11,640	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	111,280	<b>Additions</b>	16,400
<b>Ground Floor Area</b>	610		
<b>Total Living Area</b>	2,040	<b>Dwelling Value</b>	73,360

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RP9-Pp Pool	1998		0x0		1	C	1			S		

**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**

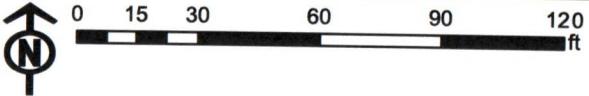
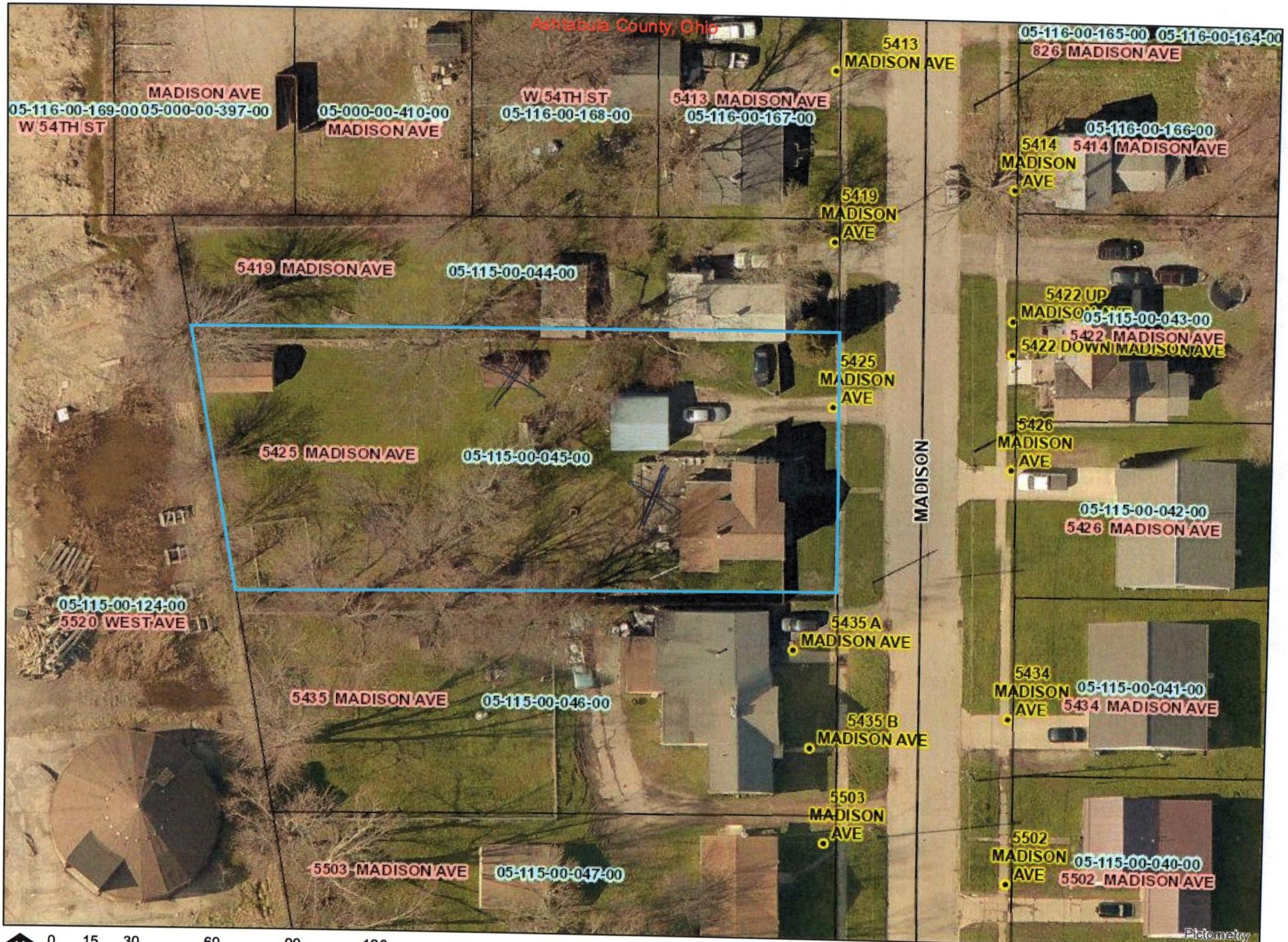
<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 5425 MADISON AVE****Parcel Id: 05-115-00-045-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
4	FLD	BP	11-17-11:BP#100619-EST, ADD A/C 1-1-11.
1	FLD	BP	19990216 KO C#01 - 2/16/99-BP#09628 FOR A/G POOL=NCV.
2	FLD	RV	20020128 JC C#01 - NEW SIDING AND WINDOWS
3	FLD	NC	20090504 JC C#01 - 4/21/09 EST - REPLACE FURNACE 100% NVC 1/1/09

**Situs : 5425 MADISON AVE****Parcel Id: 05-115-00-045-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24**

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1 inch = 47 feet

1 inch = 47 feet

Pictometry

Property Lines are graphic representations and are NOT survey accurate.

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: 2023-0031

March 6, 2024

DEBRA STECKI  
5425 MADISON AVE  
ASHTABULA OH 44004

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

**April 3, 2024 at 1:15 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0031 filed for tax year 2023 by DEBRA STECKI and described as follows:

Parcel ID(s):

1) 05-115-00-045-00 located at 5425 MADISON AVE, the market value is \$84,200. The market value sought is \$45,000.

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

**From:** [David J. Thomas](#)  
**Sent:** Friday, April 5, 2024 3:33 PM  
**To:** [Tara R. Frable](#)  
**Subject:** Next  
**Attachments:** IMG\_20240405\_153106.jpg; IMG\_20240405\_153102.jpg;  
IMG\_20240405\_153101.jpg; IMG\_20240405\_153104.jpg;  
IMG\_20240405\_153059.jpg; IMG\_20240405\_153102 (1).jpg;  
IMG\_20240405\_153100.jpg; IMG\_20240405\_153100 (1).jpg;  
IMG\_20240405\_153103.jpg; IMG\_20240405\_153057.jpg;  
IMG\_20240405\_153057 (1).jpg

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This is the basement in front of the house it also gets water there as well

Upstairs ceiling in hallway

Upstairs hallway cracks in the wall

South side of the house bedroom one water damaged to the ceiling

The Sheds damaged by animals

This is the other shed the animals ate through the floor

This is my backyard. Please zoom in this is what I see from the inside of my house and outside of my house. This is what I was saying the other day nobody will buy my house with that view they said it looked like a junkyard or a landfilled

David Thomas

Ashtabula County Auditor

Cell: 440-812-9022

Office: 440-576-3785























# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0031, DEBRA STECKI is being recorded and the date is 4/3/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Debra Stecki, owner

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**Complainant Seeks: \$45000**

**Subject Parcel: 051150004500**

**Auditor Value: \$84200**

Hearing No # 12

# HEARING MINUTES

BOR Case: 2023-0031

Owner Name: DEBRA STECKI

## 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 and possible economic influence factors. Sheds have been damaged by \_\_\_\_\_

groundhogs and need torn down. Some ceiling and dry wall damage. Attic is not finished. \_\_\_\_\_

Water in basement which is about  $\frac{3}{4}$  basement,  $\frac{1}{4}$  crawl. Back porch is gone. Review \_\_\_\_\_

economic influence factors due to property behind that is used like a dump. \_\_\_\_\_

### Was Made by:

2<sup>nd</sup> by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore:  Passed  Failed

Decision Date: 4/3/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 12

# NON-HEARING MINUTES

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**BOR Case:** 2023-0031

**Case Name:** DEBRA STECKI

**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:** \$45000

**Subject Parcel:** 051150004500

**Auditor Value:** \$84200

# NON-HEARING MINUTES

BOR Case: 2023-0031

Owner Name: DEBRA STECKI

## Board Action

Motion to:  Agree  Set Value \$63,000

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 fair and change attic to unfinished.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Iarocci-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: 2023-0031**

DEBRA STECKI  
 5425 MADISON AVE  
 ASHTABULA OH 44004

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b></p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
05-115-00-045-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$10,800	\$73,400	\$84,200	
<b>Adjustment:</b>	\$0	-\$21,200	-\$21,200	
<b>New Value:</b>	\$10,800	\$52,200	\$63,000	
<b>RESULT: VALUE DECREASE. SET VALUE AT \$63,000 ADJUSTING CONDITION AND ATTIC BASED ON TESTIMONY</b>				

  
 Board of Revision