

Tax year 2023 BOR no. 0035 **FILED ON**
 County Ashtabula Date received JAN 31 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Christa B. Lyons	3200 Martha Ave Geneva, OH 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 361-1130		
5. Email address of complainant	christa06@gmail.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		
17-040-00-008-00	3200 Martha Ave Geneva, OH 44041		
8. Principal use of property	Full time home		
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
17-040-00-008-00	100,000.00	144,300.00	44,300.00
10. The requested change in value is justified for the following reasons: My property is surrounded by dangerous trailer parks. No sales around my house warrants an increase. According to your websites sales map, no HOME sold for over 100k. I'm a single home owner, fighting to upkeep this property. As it stand it would never sell for market value. It's full of black mold.			

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 01/31/2024 Complainant or agent Christa B Lyons Title (if agent) _____
 Signature

Situs : 3200 MARTHA AVE

Map ID: 17-040-00-008-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

CURRENT OWNER
LYONS CHRISTA B
FKA CHRISTA B HARRELL
3200 MARTHA AVENUE
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 040-00 008-00
Class Residential
Living Units 1
Neighborhood 70100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
63 CAPRETTO ALLOT
62 CARPRETTO ALLOT
LOT 14 SEC 1

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	150	171 400		1.2	5	-20	32,280
								32,280

Total Acres: 1.5702 Legal Acres: 1.55 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,310	32,300	32,300	0	0
Building	39,200	112,000	112,000	0	0
Total	50,510	144,300	144,300	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	24,800	82,900	107,700
2021	24,800	82,900	107,700
2022	24,800	82,900	107,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/11/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	LYONS CHRISTA B
07/05/19		2-Land And Building	U-Not Validated		SV-Survivorship	HARRELL CHRISTA B
09/21/18		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	HARRELL MICHAEL J
05/01/07		2-Land And Building	U-Not Validated	0270/2537	ET-Temp Exempt	PASQUALONE GARY TR

Entrance Information

Date	ID	Entry Code	Source
01/22/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3200 MARTHA AVE

Parcel Id: 17-040-00-008-00

LUC: 510

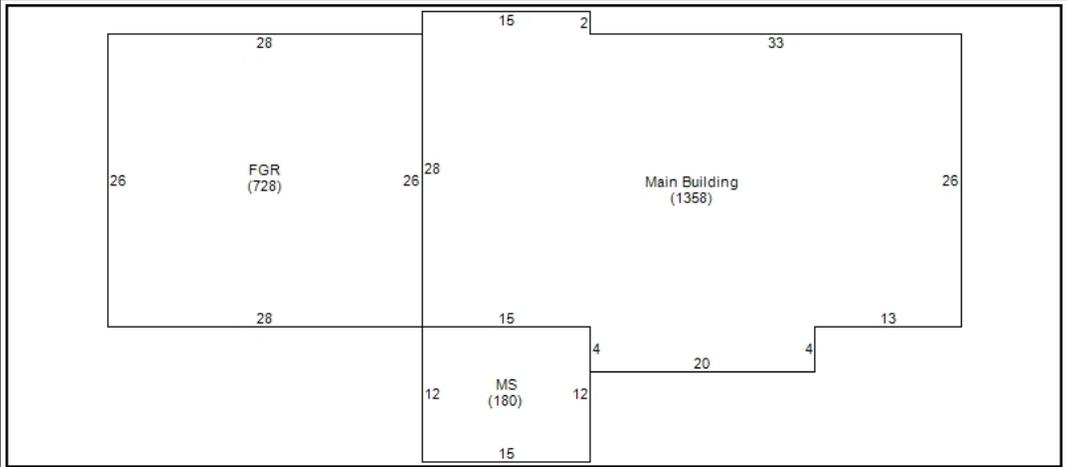
Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 91-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1958	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					1,358						
1		FGR			728						15,900
2		MS			180						2,100

Dwelling Computations

Base Price	87,760	% Good	65
Plumbing	1,400	Market Adj	
Basement	8,190	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	101,550	Additions	11,700
Ground Floor Area	1,358	Dwelling Value	111,970
Total Living Area	1,358		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : 3200 MARTHA AVE

Parcel Id: 17-040-00-008-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
10	OFC	HI	ADJ EFF YEAR ON DWLG, APPEARS GOOD COND, COULDN'T VERIFY ANY ISSUES
6	FLD	DC	REV14 - REMOVE CANOPY. CHG MS SIZE
1	FLD	DC	19960710 C#01 - #2 IS STORAGE BLDG ON CRAWL, 2 O/H DOORS NEITHER LEVEL TO
2	FLD	DC	19960710 C#01 - GROUND.
3	FLD	NC	20070530 CG C#01 - 5/24/07 OUT BLDGS RAZED FOR 1/1/07
4	OFC	LC	20070816 C#01 - DELETE AND ADDED PARCELS 17-040-00-009-00, 17-027-10-059-00,
5	OFC	LC	20070816 C#01 - 17-027-10-061-00 ON 5/1/07 CONV #1378

Situs : 3200 MARTHA AVE

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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: 2023-0035

March 6, 2024

CHRISTA B LYONS
3200 MARTHA AVE
GENEVA OH 44041

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

April 3, 2024 at 11:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0035 filed for tax year 2023 by CHRISTA B LYONS and described as follows:

Parcel ID(s):

1) 17-040-00-008-00 located at 3200 MARTHA AVE, the market value is \$144,300. The market value sought is \$100,000.

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

**MOLD STARTS AT THE FAN AND
MOVES TOWARDS THE GABLE VENT
AT RIGHT END OF HOUSE.**





A photograph of an attic space showing wooden rafters and a gable vent. The vent is mostly blocked, and moisture is migrating from the roofline towards it. The text "ATTIC MOISTURE IS MIGRATING TO GABLE VENT THAT IS MOSTLY BLOCKED" is overlaid in yellow.

**ATTIC MOISTURE IS MIGRATING TO
GABLE VENT THAT IS MOSTLY
BLOCKED**

1:22

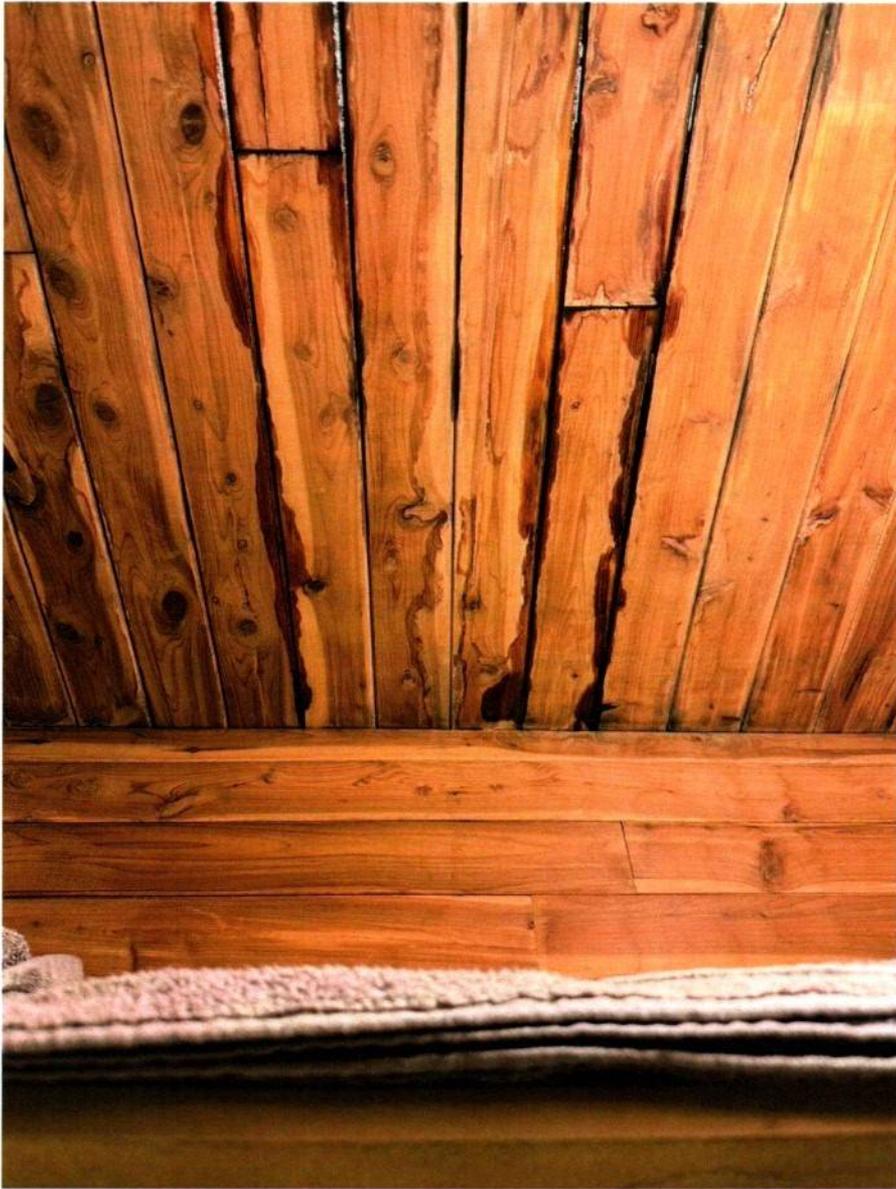


Geneva
January 28 6:08 PM

Edit



LIVE



1:22

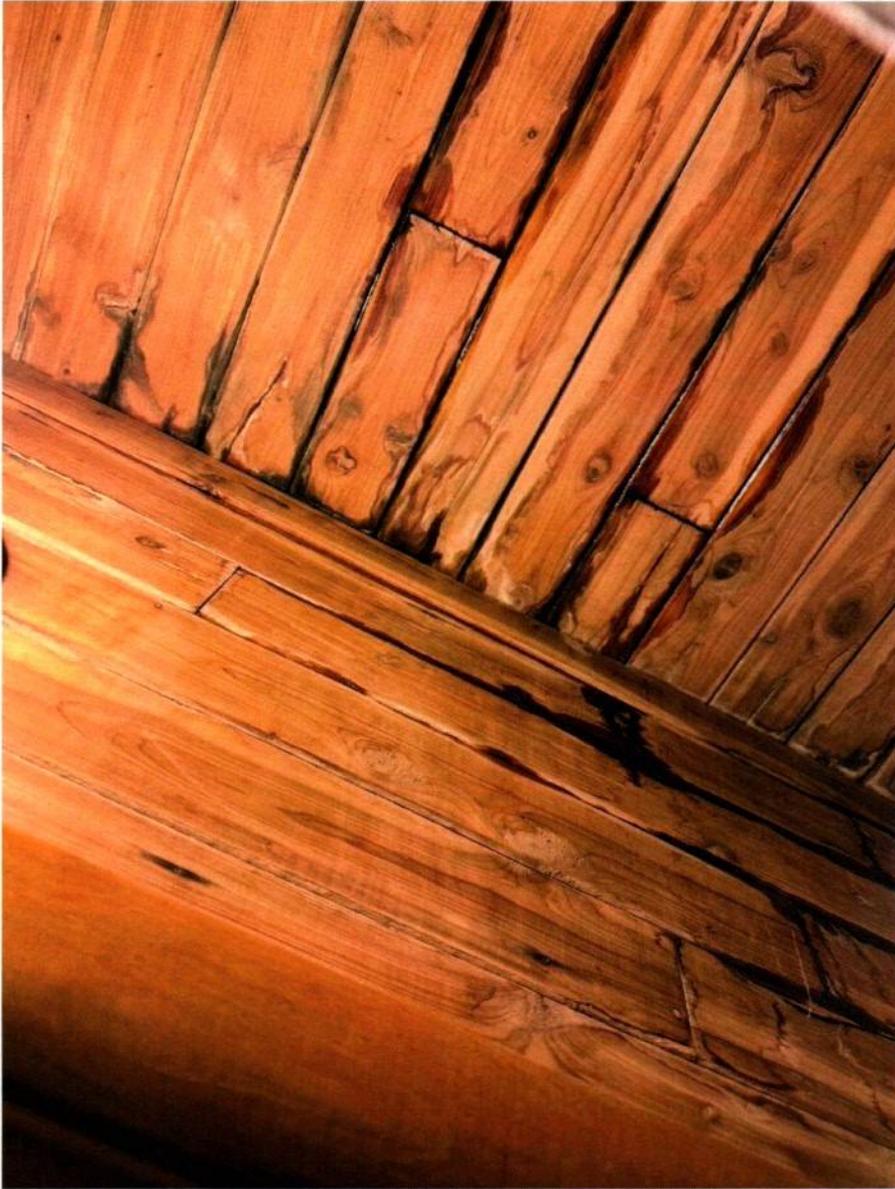


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January 28 6:08 PM

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LIVE



1:22



Geneva

January 28 6:08 PM

Edit



LIVE



HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0035, CHRISTA B LYONS 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

Christa Lyons, owner

Complainant Seeks: \$100000

Subject Parcel: 170400000800

Auditor Value: \$144300

Hearing No # 9

HEARING MINUTES

BOR Case: 2023-0035

Owner Name: CHRISTA B LYONS

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, submitted photos. There has been black mold present for 10 years.

Was Made by:

2nd 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 # 9

NON-HEARING MINUTES

BOR Case: 2023-0035

Case Name: CHRISTA B LYONS

Case Type: VL

Board Members

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

Others present:

Alex Iarocci. Treasurer Alternate

Complainant Seeks: \$100000

Subject Parcel: 170400000800

Auditor Value: \$144300

NON-HEARING MINUTES

BOR Case: 2023-0035

Owner Name: CHRISTA B LYONS

Board Action

Motion to: Agree Set Value \$118,600

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 based on owner testimony.

Was Made by: David

2nd 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: 2023-0035

CHRISTA B LYONS
 3200 MARTHA AVE
 GENEVA OH 44041

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</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
17-040-00-008-00	510-1FAMILY PLTD	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$32,300	\$112,000	\$144,300	
Adjustment:	\$0	-\$25,700	-\$25,700	
New Value:	\$32,300	\$86,300	\$118,600	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$118,600 ADJUSTING CONDITION TO FAIR				


 Board of Revision