

Tax year 2023

BOR no. 0042 FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received FEB 02 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.

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	Kathleen P Kaufmann	2700 SR 7, Andover, OH 44003	
2. Complainant if not owner	Signature blank is	insufficient for full name	
3. Complainant's agent	None		
4. Telephone number of contact person	(440) 228-7902		
5. Email address of complainant	kkauf59@gmail.com		
6. Complainant's relationship to property, if not owner	owner		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
450210000600	2700 SR 7, Andover, OH 44003		
8. Principal use of property			
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
450210000600	56,800	77,600	37%
10. The requested change in value is justified for the following reasons: 1) Value increased without appraisal; 2) At last appraisal, valuation decreased while most in the area increased; 3) no improvements have been made since last appraisal; 4) such a steep increase is neither warranted nor sustainable.			

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 02/02/2024 Complainant or agent K P Kaufmann Title (if agent) Owner
Signature

Situs : 2700 STATE ROUTE 7 (USR 6)

Map ID: 45-021-00-006-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/02/24

CURRENT OWNER
KAUFMANN KATHLEEN P

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-00 006-00
Class Residential
Living Units 1
Neighborhood 35000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
45 & 46

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1150		0			
A	S	9500	2.0580	70	0		-30	12,450
A	H	9500	1.0000	100	0			12,350
								24,800

Total Acres: 3.173 Legal Acres: 3.17 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,680	24,800	24,800	0	0
Building	18,480	52,800	52,800	0	0
Total	27,160	77,600	77,600	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	19,100	37,700	56,800
2021	19,100	37,700	56,800
2022	19,100	37,700	56,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/08/09	72,100	2-Land And Building	U-Not Validated	0444/0626	WD-Warranty Deed	DEAN ROGER
11/06/08	18,500	2-Land And Building	U-Not Validated	0091/9709	WD-Warranty Deed	DEUTSCHE BANK NATIONAL
07/21/08	53,927	2-Land And Building	U-Not Validated	0091/9709	SD-Sheriff Deed	WISER STEVEN G
02/06/06	99,000	2-Land And Building	U-Not Validated	0091/9709	WD-Warranty Deed	ROOT JASON A

Entrance Information

Date	ID	Entry Code	Source
02/27/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2700 STATE ROUTE 7 (USR 6)

Parcel Id: 45-021-00-006-00

LUC: 511

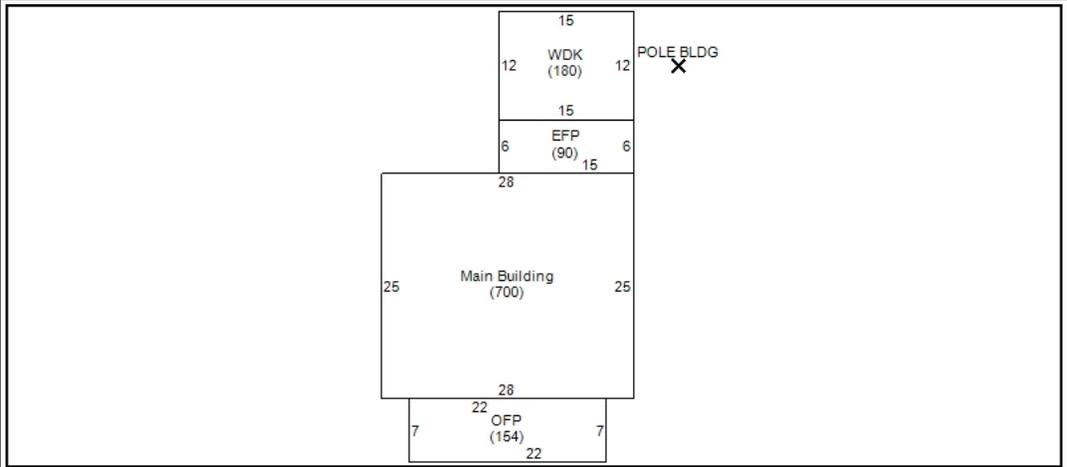
Card: 1 of 1

Tax Year: 2023

Printed: 02/02/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1916	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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 F-Fair 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 FR-FAIR	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					700						
1		EFP			90						3,300
2		OFF			154						3,100
3		WDK			180						1,900

Dwelling Computations

Base Price	89,190	% Good	30
Plumbing	1,300	Market Adj	
Basement	13,640	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	104,130	Additions	2,500
Ground Floor Area	700		
Total Living Area	1,400	Dwelling Value	51,840

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP2-Pole Bldg	1111		22x56	1,232	E	1		P				1,000

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 : 2700 STATE ROUTE 7 (USR 6)**Parcel Id: 45-021-00-006-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/02/24****Comments**

Number	Code	Status	Comment
1	FLD	RV	20011128 DC C#01 - REMOD FOR REVAL-SIDING,WIND,ETC
2	OFC	LC	20081124 C#01 - COMBO DELETED PARCEL 45-021-00-007-00 CONV #3521 11/6/08

Situs : 2700 STATE ROUTE 7 (USR 6)**Parcel Id: 45-021-00-006-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/02/24**

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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: 2023-0042

March 6, 2024

KATHLEEN P. KAUFMANN
2700 STATE ROUTE 7
ANDOVER OH 44003

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

April 3, 2024 at 10:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0042 filed for tax year 2023 by KATHLEEN P. KAUFMANN and described as follows:

Parcel ID(s):

1) 45-021-00-006-00 located at 2700 STATE ROUTE 7 (USR 6) , the market value is \$77,600. The market value sought is \$56,800.

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 2023-0042, KATHLEEN P. KAUFMANN is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Kathleen Kaufmann, owner

Complainant Seeks: \$56800

Subject Parcel: 450210000600

Auditor Value: \$77600

Hearing No # 6

HEARING MINUTES

BOR Case: 2023-0042

Owner Name: KATHLEEN P. KAUFMANN

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, wet basement, no repairs made to home since 2010.

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 # 6

NON-HEARING MINUTES

BOR Case: 2023-0042

Case Name: KATHLEEN P. KAUFMANN

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$56800

Subject Parcel: 450210000600

Auditor Value: \$77600

NON-HEARING MINUTES

BOR Case: 2023-0042

Owner Name: KATHLEEN P. KAUFMANN

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof. lack of probative evidence. Area sales support Auditor value.

Was Made by: Angie

2nd by: Kathryn

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

Motion therefore: Passed Failed

Decision Date: 5/1/24

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: 2023-0042

KATHLEEN P. KAUFMANN
 2700 STATE ROUTE 7
 ANDOVER OH 44003

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
45-021-00-006-00	511-1FMLY UNPL 0-9	45-RICHMOND TWP-PYMTMMG VAL LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$24,800	\$52,800	\$77,600	
Adjustment:	\$0	\$0	\$0	
New Value:	\$24,800	\$52,800	\$77,600	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE				


 Board of Revision