

Tax year 2023 BOR no. 0043 FEB 05 2024

DTE Rev. 12/22

County Ashtabula Date received _____

Ashtabula County Board of Revision

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 | DSTRANS II LLC | 7116 Scenic Drive, Ash. Ohio 44004 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person (440)479-2952 / rdille@roadrunner.com | | | |
| 5. Complainant's relationship to property, if not owner | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | Address of property | | |
| 68-409-00-097-03 | 1317 W 4th Street Ashtabual, Ohio 44004 | | |
| | | | |
| | | | |
| 7. Principal use of property Future Development | | | |
| 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 |
| 68-409-00-097-03 | 5,300 | 0 | 19,100 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: No building on the lot | | | |

10. 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 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 _____ and total cost \$ _____

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.

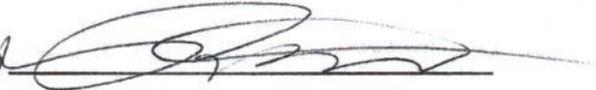
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2-2-2024 Complainant or agent (printed) Robert S. Dille Title (if agent) Member

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Situs : 1317 W 4TH ST

Map ID: 68-409-00-097-03

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER
DSTRANS II LLC
7116 SCENIC DRIVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class Residential
Living Units
Neighborhood 80500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback:
Legal Descriptions:
UNIT 3 RESIDENCES ON FRANKLIN

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|------|--------|-------|------|---------|-------|-------|
| F | 1 | 200 | 25 100 | | .82 | | | 5,330 |
| | | | | | | | | 5,330 |

Total Acres: .0574 Legal Acres: 0.06 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|--------|--------|--------|
| Land | 1,860 | 5,300 | 5,300 | 0 | 0 |
| Building | 6,690 | 19,100 | 19,100 | 0 | 0 |
| Total | 8,550 | 24,400 | 24,400 | 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 |
|------|------|----------|-------------|
| | | | |

Permit Information

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

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|-------------|-----------------------------------|----------------|---------------------|-------------------------------|
| 08/22/23 | 90,000 | 1-Land Only | M-Sale Involving Multiple Parcels | | GW-General Warranty | HISTORIC ASHTABULA HARBOR LLC |
| 08/15/23 | | 1-Land Only | E-Exempt Conveyance (Sale Price O | | SU-Subdivision Plat | HISTORIC ASHTABULA HARBOR LLC |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

Situs : 1317 W 4TH ST

Parcel Id: 68-409-00-097-03

LUC: 510

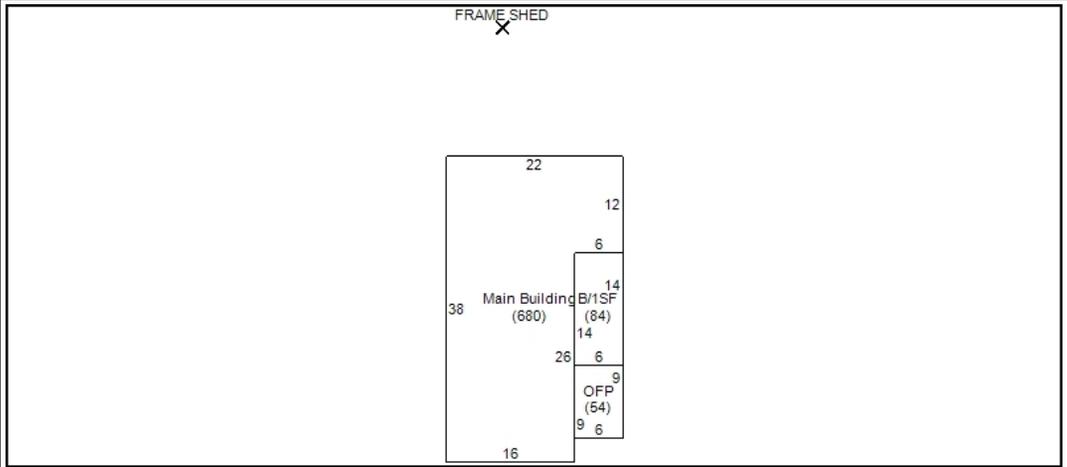
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Dwelling Information

| | |
|--|----------------------------|
| 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 1900 | Half Baths 1 |
| Eff Year Built | Addl. Fixtures 0 |
| Year Remodeled | Total Fixtures 8 |
| 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 P-Poor Condition | WBFP Add'l Stry |
| Int vs Ext Cond | Prefab Fireplace |
| Well / Septic 0 | 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 P--POOR - | Functional |
| % Good Ovr | Economic 90 |
| % Complete 100 | NBHD Fact 1.25 |
| 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 | | | | | 680 | | | | | | |
| 1 | | OFF | | | 54 | | | | | | 1,100 |
| 2 | BSM | 1SF | | | 84 | | | | | | 4,800 |
| 3 | | EFP | | | 70 | | | | | | 2,600 |

Dwelling Computations

| | | | |
|--------------------------|---------|-----------------------|--------|
| Base Price | 87,660 | % Good | 15 |
| Plumbing | 4,000 | Market Adj | |
| Basement | 13,410 | Functional | |
| Heating | 0 | Economic | 90 |
| Attic | 0 | % Complete | 100 |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1.25 |
| Subtotal | 105,070 | Additions | 1,100 |
| Ground Floor Area | 680 | | |
| Total Living Area | 1,444 | Dwelling Value | 19,110 |
| Dwelling Notes | | | |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|--------------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
| 1 | RS1-Frame Sh | 1111 | | 0x0 | | 1 | C | 1 | | S | | | |

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 : 1317 W 4TH ST

Parcel Id: 68-409-00-097-03

LUC: 510

Card: 1 of 1

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Comments

| Number | Code | Status | Comment |
|--------|------|--------|---|
| 2 | FLD | | PER PICTOMETRY, DWG GONE AS OF AT LEAST 11-25-23; REMOVE DWG 100% 1-1-24. |
| 1 | OFC | NP | SPLIT OUT .058 AC FROM 68-409-00-097-00 CONV#3216 8/15/2023 |

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Card: 1 of 1

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NON-HEARING MINUTES

BOR Case: 2023-0043

Case Name: DSTRANS II LLC

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$5300

Subject Parcel: 684090009703

Auditor Value: \$24400

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: 2023-0043

DSTRANS II LLC
 C/O ROBERT DILLE
 7116 SCENIC DR
 ASHTABULA OH 44004

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 |
|---|------------------|------------------------------------|--------------|----------|
| 68-409-00-097-03 | 510-1FAMILY PLTD | 68-ASH TWP-ASH C-ASH CSD-HARBOR TC | | 2023 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$5,300 | \$19,100 | \$24,400 | |
| Adjustment: | \$0 | -\$19,100 | -\$19,100 | |
| New Value: | \$5,300 | \$0 | \$5,300 | |
| RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$5,300 | | | | |


 Board of Revision