

Tax year 2023 BOR no. 0051 FILED ON Ashtabula County
 County Ashtabula Date received FEB 06 2024 DTE 1 Rev. 12/22

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	<u>Tatrelko & Kimberly Adams</u>	<u>4728 Diane Dr</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-344-0811</u> <u>Kadams5637@gmail.com</u>			
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	
<u>052190011800</u>		<u>3425 Superior Ave.</u>	
7. Principal use of property <u>Rental</u>			
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
<u>052190011800</u>	<u>50,000</u>	<u>96,400</u>	<u>46,400</u>
9. The requested change in value is justified for the following reasons: <u>Purchased the House August of 2023 @ 50k and is inline with my other properties on this street</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 3 Aug 23
 and sale price \$ 50,000 ; 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 1/30/2024 Complainant or agent (printed) Kimberly Adams Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

Situs : 3425 SUPERIOR AVE

Map ID: 05-219-00-118-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/06/24

CURRENT OWNER
MALIZIA PETER J
AKA MALIZIA PETER JOHN JR
3425 SUPERIOR AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 219-00 118-00
Class Residential
Living Units 1
Neighborhood 80800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
45 F & H

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	115	38 133		.95			5,400
								5,400

Total Acres: .116 Legal Acres: 0.12 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,890	5,400	5,400	0	0
Building	31,850	91,000	91,000	0	0
Total	33,740	96,400	96,400	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
2020	4,400	67,300	71,700
2021	4,400	67,300	71,700
2022	4,400	67,300	71,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/03/23	50,000	2-Land And Building	U-Not Validated		GW-General Warranty	MALIZIA PETER J III
04/14/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	MALIZIA PETER J

Entrance Information

Date	ID	Entry Code	Source
10/24/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3425 SUPERIOR AVE

Parcel Id: 05-219-00-118-00

LUC: 510

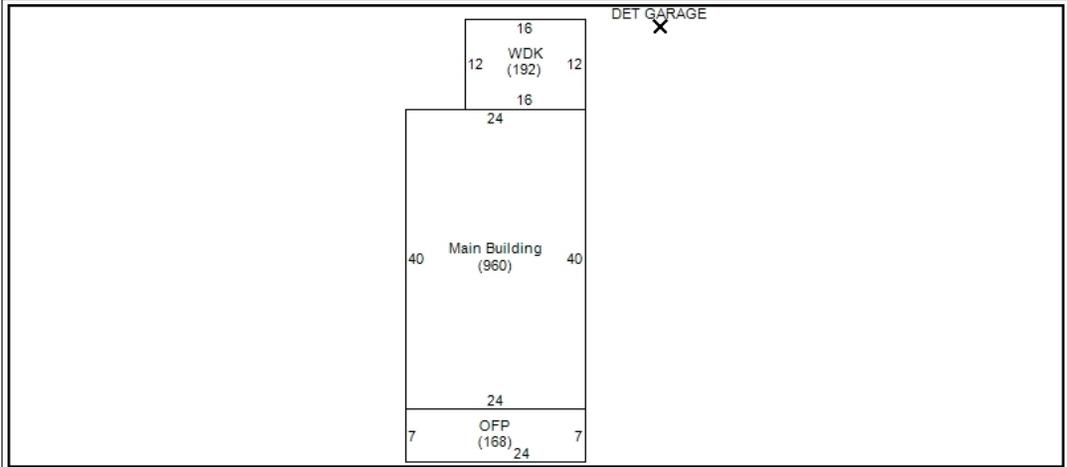
Card: 1 of 1

Tax Year: 2023

Printed: 02/06/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1975	Half Baths 0
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled 1989	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 1-Unfin	WBFP Openings 0
Phy. Condition A-Average 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 AV-AVERAGE	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					960						
1		OFF			168						3,400
2		WDK			192						2,100
3		FBY			16						700

Dwelling Computations

Base Price	109,290	% Good	45
Plumbing	1,300	Market Adj	
Basement	16,720	Functional	
Heating	0	Economic	100
Attic	5,380	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	132,690	Additions	2,700
Ground Floor Area	960		
Total Living Area	1,936	Dwelling Value	84,270
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1111		24x28	672	C	1		A				6,700

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 : 3425 SUPERIOR AVE**Parcel Id: 05-219-00-118-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/06/24****Comments**

Number	Code	Status	Comment
2	OFC	SS	NEW SURVEY FROM 0.15AC TO .118AC CONV#3058 8/3/2023
1	FLD	RV	20020226 JV C#01 - NEW SIDING AND WINDOWS

Situs : 3425 SUPERIOR AVE

Parcel Id: 05-219-00-118-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/06/24

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PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is dated as of May 14, 2023 by and between PETER J. MALIZIA, II ("Seller"), and TATREKOS, ADAMS KIMBERLY ADAMS or their Assign ("Buyers").

Seller is the owner of that certain land located at 3425 SUPERIOR AVE. ASHTABULA, OH 44004

more particularly described on Exhibit A attached hereto ("Premises"). Parcel No. 05-219-00-118-00

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Sale of Premises. Seller hereby agrees to sell and Buyer hereby agrees to buy the Premises, which shall include any and all improvements located on the Premises and any rights, privileges and appurtenances pertaining to or belonging to the Premises.
2. Purchase Price. The purchase price for the Premises Fifty Thousand and no/100 (\$50,000.0) ("Purchase Price") payable at Closing (hereinafter defined). Earnest money in the amount of \$1,000.00 to Affiliates Title Group, LLC acknowledged herein to be credited against purchase price for buyer.
3. Title to be Conveyed. Seller agrees to convey to Buyer good, marketable, infeasible, fee simple title to the Premises, free and clear of all liens and encumbrances except (i) real estate taxes and assessments, both general and special, which are a lien at the time the Deed (hereafter defined) is filed for record, (ii) zoning and other ordinances, (iii) all easements, covenants, restrictions and other matters of record existing as of the date of the Lease or granted with Buyer's written consent or at Buyer's written request, and (iv) and liens or encumbrances created by or through Buyer. Purchase shall be contingent upon financing if not a cash purchase.
4. Instruments of Conveyance. Conveyance of title to the Premises shall be by deed of limited warranty (the "Deed"). Seller shall deliver a copy of the Deed to Buyer, for its approval, at least five (5) days prior to depositing it in escrow.
5. Title Evidence. Seller shall deliver at Closing a standard ALTA Owner's Policy of Title Insurance, without standard exceptions (the "Title Evidence"), issued by Affiliates Title Group, LLC, or assigns 2211 Medina Road, Suite 150 Medina, Ohio 44256 Attn: John Ross (the "Title Company") in an amount equal to the Purchase Price, showing title to be good in Buyer as required herein.

6. Closing. The closing ("Closing") shall occur on or about July 9, 2023. At the Closing, the Deed shall be delivered by Seller to the Title Company. Provided the Deed and Purchase Price have been delivered as required herein and provided Buyer has advised the Title Company that all other conditions set forth herein have been satisfied (or waived for purposes of Closing), the Title Company shall file the Deed for record on the Closing date and will thereafter furnish the Title Evidence. After making the prorations and charges herein provided, the Title Company shall deliver to Seller the Purchase Price and its escrow statement and deliver to Buyer the Title Evidence, the recorded Deed, its escrow statement and any amounts due Buyer.

7. Costs. Seller shall pay (a) cost of conveyance for County Auditor; (b) 1/2 Escrow Fee; (c) the cost of Title Search; (d) Deed Preparation; (e) 1/2 the cost of the Enhanced Owners Policy of Title Insurance; Buyer shall pay a) 1/2 Escrow Fee; (b) the cost of recording the Deed; (c) 1/2 the cost of the Enhanced Owners Policy of Title Insurance; (d) any costs associated with Buyer's loan if any in connection with the property;

8. Prorations. All taxes and assessments, both general and special, shall be prorated as of the date of transfer based on the County Treasurer's tax duplicate and tax rate at such date. If the proration at Closing is based on tax assessments and bills covering a tax parcel that is larger than but includes the Premises, then the portion of such tax bills pertaining to the Premises shall be determined by allocation on a per-acre basis, with appropriate allocation of taxes attributable to improvements on the assessed parcel based upon the location of same on the parcel (so the Buyer pays no taxes attributable to improvements that are not located on the Premises). The Seller shall obtain a final reading of utilities and Seller shall be responsible for the cost of any utilities to the day prior to Closing and Buyer shall be responsible thereafter.

9. Possession. Seller shall deliver full and complete possession of the Premises to buyer at a mutually agreed date by Seller and Buyer.

10. Escrow Instructions. This Agreement shall be used as escrow instructions and the Title Company may attach its standard conditions of escrow hereto, provided, however, that in the event of an inconsistency between said standard conditions and this Agreement, this Agreement shall control.

11. Binding Effect. This Agreement is binding upon and accruing to the benefit of Seller and Buyer and their respective successors and assigns and may not be modified unless by a subsequent agreement in writing executed by both Seller and Buyer.

12. This contract is subject to _____

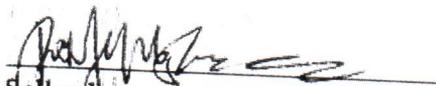
13. Brokers. Each party represents and warrants to the other that, neither party, nor anyone acting on behalf of either party, has incurred any liability to any broker or finder in connection with the transaction contemplated by this Agreement and each party agrees to defend and indemnify the other party against claims of any such broker or anyone claiming by, through or under such party.

14. Closing Documents. Seller and Buyer shall each execute any documents required by the Title Company in connection with the Closing of this transaction.

15. Authority. Seller and Buyer each represent and warrant that the execution of this Agreement has been duly authorized by all necessary corporate or other entity action required to execute this Agreement and this Agreement shall, upon the execution hereof, be binding upon Seller and Buyer.

The parties have executed this Agreement on the day and year above written.

SELLER:


Seller 1

Seller 2

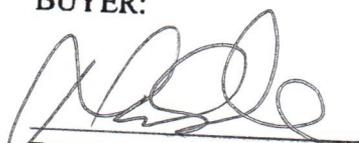
Seller Phone 440-319-0708

Seller Email: peter.malizia@westfield-bank.com

Buyer Phone

Buyer Email:

BUYER:


Buyer 1 5/19/23

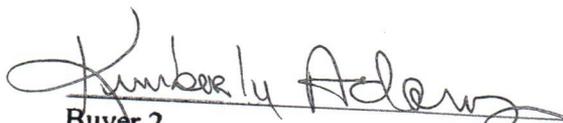

Buyer 2 5/19/23

Exhibit A

CASE NO. 2022 ES 583

The legal description of decedent's interest in the real property subject to this certificate is [use extra sheets, if necessary].

Situated in the City of Ashtabula, County of Ashtabula, and State of Ohio:

Known as being part of Lot Number 45 of the Fassett and Hall Plat in said City, bounded and described as follows: Beginning at a point in the northeast line of said Lot No. 45, 44 feet northwest of the east corner thereof; thence southwesterly, in a line parallel with the southeast line of said lot, 132 feet to the southwest line of said lot; thence south east along the southwest line of said lot 44 feet to the south corner thereof; thence northeasterly, along the southeast line of said lot, 132 feet to the east corner thereof; thence northwest, along the northeast line of said lot, 44 feet to the place of beginning, EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Commencing at a point in the northeast line of said Lot Number 45 and 44 feet northwest of the east corner thereof; thence southwesterly on a line parallel with the southeast line of said lot 132 feet to the southwest line thereof; thence northwest along the southwest line of said lot 4 feet; thence northeasterly on a line parallel with the first described line 132 feet to the northeast line thereof; thence southeast on the northeast line of said lot which is also the southwest line of Superior Street 4 feet to the place of beginning and beginning 4 feet off the north line of the above described premises.

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER
05-219-00-118-00
PLAT VOL 1 PAGE 8
BY MAK DATE 03/17/23
ASHTABULA COUNTY ENGINEER

Prior Instrument Reference: Volume 051, Page 9448

Parcel No: 05-219-00-118-00

This instrument was prepared by David E. Pontius, Andrews & Pontius, LLC, 4810 State Road - PO Box 10, Ashtabula, OH 44005-0010

ISSUANCE

This Certificate of Transfer is issued this 31st day of March, 2023.

Albert S. Complesse
Probate Judge Albert S. Complesse

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 2 issued on 3-31-23 and kept by me as custodian of the official records of this Court.

Albert S. Complesse
Probate Judge Albert S. Complesse

By: Susan Allen
Deputy Clerk

Date 4-4-23

FORM 12.1 CERTIFICATE OF TRANSFER
Puffco Springs Software

Amended: March 1, 2014
Discard all previous versions of this form
hctw 22

PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is dated as of May 16, 2023 by and between PETER J. MALIZIA III ("Seller"), and Tatreeko S. Adams KIMBERLY ADAMS or their Assign ("Buyers").

Seller is the owner of that certain land located at 3421 SUPERIOR AVE, ASHTABULA, OH 44004

more particularly described on Exhibit A attached hereto ("Premises"). Parcel No. 05-219-00-119-00

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Sale of Premises. Seller hereby agrees to sell and Buyer hereby agrees to buy the Premises, which shall include any and all improvements located on the Premises and any rights, privileges and appurtenances pertaining to or belonging to the Premises.
2. Purchase Price. ^{FIFTY THOUSAND} The purchase price for the Premises ~~Fifty~~ ^{FIFTY} Thousand and no/100 (\$15,000.0) ("Purchase Price") payable at Closing (hereinafter defined). Earnest money in the amount of \$1,000.00 to Affiliates Title Group, LLC acknowledged herein to be credited against purchase price for buyer.
3. Title to be Conveyed. Seller agrees to convey to Buyer good, marketable, infeasible, fee simple title to the Premises, free and clear of all liens and encumbrances except (i) real estate taxes and assessments, both general and special, which are a lien at the time the Deed (hereafter defined) is filed for record, (ii) zoning and other ordinances, (iii) all easements, covenants, restrictions and other matters of record existing as of the date of the Lease or granted with Buyer's written consent or at Buyer's written request, and (iv) and liens or encumbrances created by or through Buyer. Purchase shall be contingent upon financing if not a cash purchase.
4. Instruments of Conveyance. Conveyance of title to the Premises shall be by deed of limited warranty (the "Deed"). Seller shall deliver a copy of the Deed to Buyer, for its approval, at least five (5) days prior to depositing it in escrow.
5. Title Evidence. Seller shall deliver at Closing a standard ALTA Owner's Policy of Title Insurance, without standard exceptions (the "Title Evidence"), issued by Affiliates Title Group, LLC, or assigns 2211 Medina Road, Suite 150 Medina, Ohio 44256 Attn: John Ross (the "Title Company") in an amount equal to the Purchase Price, showing title to be good in Buyer as required herein.

6. Closing. The closing ("Closing") shall occur on or about July 9, 2023. At the Closing, the Deed shall be delivered by Seller to the Title Company. Provided the Deed and Purchase Price have been delivered as required herein and provided Buyer has advised the Title Company that all other conditions set forth herein have been satisfied (or waived for purposes of Closing), the Title Company shall file the Deed for record on the Closing date and will thereafter furnish the Title Evidence. After making the prorations and charges herein provided, the Title Company shall deliver to Seller the Purchase Price and its escrow statement and deliver to Buyer the Title Evidence, the recorded Deed, its escrow statement and any amounts due Buyer.

7. Costs. Seller shall pay (a) cost of conveyance for County Auditor; (b) 1/2 Escrow Fee; (c) the cost of Title Search; (d) Deed Preparation; (e) 1/2 the cost of the Enhanced Owners Policy of Title Insurance; Buyer shall pay a) 1/2 Escrow Fee; (b) the cost of recording the Deed; (c) 1/2 the cost of the Enhanced Owners Policy of Title Insurance; (d) any costs associated with Buyer's loan if any in connection with the property;

8. Prorations. All taxes and assessments, both general and special, shall be prorated as of the date of transfer based on the County Treasurer's tax duplicate and tax rate at such date. If the proration at Closing is based on tax assessments and bills covering a tax parcel that is larger than but includes the Premises, then the portion of such tax bills pertaining to the Premises shall be determined by allocation on a per-acre basis, with appropriate allocation of taxes attributable to improvements on the assessed parcel based upon the location of same on the parcel (so the Buyer pays no taxes attributable to improvements that are not located on the Premises). The Seller shall obtain a final reading of utilities and Seller shall be responsible for the cost of any utilities to the day prior to Closing and Buyer shall be responsible thereafter.

9. Possession. Seller shall deliver full and complete possession of the Premises to buyer at a mutually agreed date by Seller and Buyer.

10. Escrow Instructions. This Agreement shall be used as escrow instructions and the Title Company may attach its standard conditions of escrow hereto, provided, however, that in the event of an inconsistency between said standard conditions and this Agreement, this Agreement shall control.

11. Binding Effect. This Agreement is binding upon and accruing to the benefit of Seller and Buyer and their respective successors and assigns and may not be modified unless by a subsequent agreement in writing executed by both Seller and Buyer.

12. This contract is subject to _____

13. Brokers. Each party represents and warrants to the other that, neither party, nor anyone acting on behalf of either party, has incurred any liability to any broker or finder in connection with the transaction contemplated by this Agreement and each party agrees to defend and indemnify the other party against claims of any such broker or anyone claiming by, through or under such party.

14. Closing Documents. Seller and Buyer shall each execute any documents required by the Title Company in connection with the Closing of this transaction.

15. Authority. Seller and Buyer each represent and warrant that the execution of this Agreement has been duly authorized by all necessary corporate or other entity action required to execute this Agreement and this Agreement shall, upon the execution hereof, be binding upon Seller and Buyer.

The parties have executed this Agreement on the day and year above written.

SELLER:

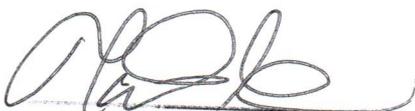


Seller 1

Seller 2

Seller Phone 440-319-0708
Seller Email: petermalizia@westfield-bank.com
Buyer Phone
Buyer Email:

BUYER:



Buyer 1 5-19-2023



Buyer 2 5-19-23

EXHIBIT A

CASE NO. 2022 ES 583

The legal description of decedent's interest in the real property subject to this certificate is [use extra sheets, if necessary].

Situated in the County of Ashtabula, in the State of Ohio and in the City of Ashtabula:

TRACT ONE:

Being part of Lot No. Forty-Five (45) in FASSETT AND HALL'S PLAT in said City and bounded and described as follows: Beginning in the northeast corner of Lot No. 45, in the west line of Superior Street; Running thence Southerly along the west line of Superior Street a distance of 32.2 feet to a point; thence Westerly on a line parallel with the north line of Lot 45, a distance of 132 feet to a point in the west line of Lot 45; thence Northerly along the westerly line of Lot 45, a distance of 32.2 feet to the northwest corner thereof; thence Easterly along the north line of Lot 45, a distance of 132 feet to the place of beginning in the west line of Superior Street.

TRACT TWO:

Being part of Lot No. Forty-Five (45) in FASSETT AND HALL'S PLAT in said City, as shown recorded in Volume 1, page 8 of Ashtabula County Records of Plats, and bounded and described as follows: Beginning at a point in the east line of Lot 45, which point is located 40 feet northerly from the southeast corner of Lot 45, as measured along the west line of Superior Street; thence Westerly on a line parallel with the south line of Lot 45 and along the northerly line of land in Lot 45 conveyed to Robert J. Potts and Linda B. Potts by Warranty Deed recorded in Volume 8, Frame 18 of Ashtabula County Recorder's Microfiche, a distance of 132 feet to the west line of Lot 45; thence Northerly along the west line of Lot 45, a distance of four (4) feet; thence Easterly on a line parallel with the south line hereof, a distance of 132 feet to the west line of Superior Street; thence Southerly along the east line of Lot 45, which is also the west line of Superior Street, a distance of four (4) feet to the place of Beginning.

SURVEY UPDATE REQUIRED FOR NEXT TRANSFER
05-219-00-119-00
BOTH TRACTS
BY MAX DATE 03/17/23
ASHTABULA COUNTY ENGINEER

Prior Instrument Reference: Volume 047, Page 7337

Parcel No: 05-21900-11900

This instrument was prepared by David E. Pontius, Andrews & Pontius, LLC, 4810 State Road - PO Box 10, Ashtabula, OH 44005-0010

ISSUANCE

This Certificate of Transfer is issued this 31st day of March 2023.

Albert S. Complesse
Probate Judge Albert S. Complesse

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on 3-31-23 and kept by me as custodian of the official records of this Court.

Date 4-4-23

Albert S. Complesse
Probate Judge Albert S. Complesse

By: Susan Allen
Deputy Clerk

FORM 12.1 CERTIFICATE OF TRANSFER

Puritas Springs Software

Amended: March 1, 2014
Discard all previous versions of this form

John 2

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: 2023-0051

March 15, 2024

TATREKO & KIMBERLY ADAMS
4728 DIANE DR
ASHTABULA OH 44004

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

April 11, 2024 at 10:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0051 filed for tax year 2023 by TATREKO & KIMBERLY ADAMS and described as follows:

Parcel ID(s):

1) 05-219-00-118-00 located at 3425 SUPERIOR AVE, the market value is \$96,400. The market value sought is \$50,000.

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

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0051, TATREKO & KIMBERLY ADAMS is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Tatreko Adams, owner

Complainant Seeks: \$50000

Subject Parcel: 052190011800

Auditor Value: \$96400

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0051

Owner Name: TATREKO & KIMBERLY ADAMS

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. Sale is not typical or indicative of the market and is therefore
not considered arms-length.

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 4/11/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

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: 2023-0051

TATREKO & KIMBERLY ADAMS
 4728 DIANE 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
05-219-00-118-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$5,400	\$91,000	\$96,400	
Adjustment:	\$0	\$0	\$0	
New Value:	\$5,400	\$91,000	\$96,400	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF				



Board of Revision