

Tax year 2023

BOR no. 0057

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received **FEB 06 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	<u>Nannie Synder</u>	<u>1460 Bridge St Ash OH 44004</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-964-8370</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>68-407-00-108 00</u>		<u>1454 Bridge St Ash OH 44004</u>	
7. Principal use of property			
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>\$ 8000.⁰⁰</u>		
9. The requested change in value is justified for the following reasons: <u>The driveway is shared. The garage that was there, there is oil spilled all over and I cannot get grass to grow.</u>			

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 2/18/24 Complainant or agent (printed) Nannie Synder Title (if agent) _____

Complainant or agent (signature) *Nannie Synder*

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

Notary _____

Tax year 2023 BOR no. 0057 FILED ON FEB 06 2024
 County Ashtabula Date received FEB 06 2024

DTE 1
 Rev. 12/22
 Ashtabula County
 Completing Form

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		Nannie Synder	1460 Bridge St Ash. OH 44004
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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	
68-407-00-108-00		1454 Bridge St Ash Ohio 44004	
68-407-00-109-00		1460 Bridge St. Ashtabula, Oh 44004	
7. Principal use of property			
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
9. The requested change in value is justified for the following reasons:			

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.

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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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Situs : 1454 W 5TH ST

Map ID: 68-407-00-108-00

LUC: 508

Card: 1 of 0

Tax Year: 2023

Printed: 02/09/24

CURRENT OWNER
SNYDER NANNIE
1460 BRIDGE ST
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 407-00 108-00
Class Residential
Living Units 1
Neighborhood 80500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
2-5 KEYS

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	2.5	7,405	220	0	5	-20	11,550
								11,550

Total Acres: .17 Legal Acres: 0.17 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,060	11,600	11,600	0	0
Building	0	0	0	0	0
Total	4,060	11,600	11,600	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	8,900		8,900
2021	8,900		8,900
2022	8,900		8,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/28/17	R20170082	18,000		Residential Demolition	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/06/17			E-Exempt Conveyance (Sale Price O	650/ 224	QC-Quit Claim	ASHTABULA COUNTY LAND REUTILIZATI
06/27/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	638/2201	QC-Quit Claim	MC3 HOLDINGS LTD
10/19/09	3,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	BRADY HARRY

Entrance Information

Date	ID	Entry Code	Source
11/06/13	DAA	6-Occupant Not Home	3-Other
09/15/22	DC	7-Vacant	3-Other

Property Notes
Note Codes:

Situs : 1454 W 5TH ST

Parcel Id: 68-407-00-108-00

LUC: 508

Card: 1 of 0

Tax Year: 2023

Printed: 02/09/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : 1454 W 5TH ST

Parcel Id: 68-407-00-108-00

LUC: 508

Card: 1 of 0

Tax Year: 2023

Printed: 02/09/24

Comments

Number	Code	Status	Comment
5	FLD		LAND OK: TIED IN W/ADJOINING PCL 109-00, CONSIDERED AS ONE ENTITY AND DISCOUNTED
6	FLD		FOR EXCESSIVE FRONTAGE, NVC 1-1-22.
3	OFC	HI	REVIEW LAND RATE FOR NEIGHBORHOOD AND SURROUNDING PARCELS SIMILAR TO SUBJECT,
4	OFC	HI	ADD-30 INFLUENCE
2	FLD	BO	DWG RAZED 50% 1-1-17; 100% 1-1-18.
1	FLD	DC	REV14 RMV OFP (60 SF)

Situs : 1454 W 5TH ST

Parcel Id: 68-407-00-108-00

LUC: 508

Card: 1 of 0

Tax Year: 2023

Printed: 02/09/24

PAGE LEFT BLANK INTENTIONALLY

Situs : 1460 BRIDGE ST

Map ID: 68-407-00-109-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

CURRENT OWNER
SNYDER NANNIE
1460 BRIDGE STREET
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 407-00 109-00
Class Residential
Living Units 1
Neighborhood 80500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
2-4 KEYS2003

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	2.5	7,405	220	0		-20	11,550
								11,550

Total Acres: .17 Legal Acres: 0.17 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,060	11,600	11,600	0	0
Building	26,010	74,300	74,300	0	0
Total	30,070	85,900	85,900	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	8,900	59,400	68,300
2021	8,900	59,400	68,300
2022	8,900	59,400	68,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
11/06/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1460 BRIDGE ST

Parcel Id: 68-407-00-109-00

LUC: 518

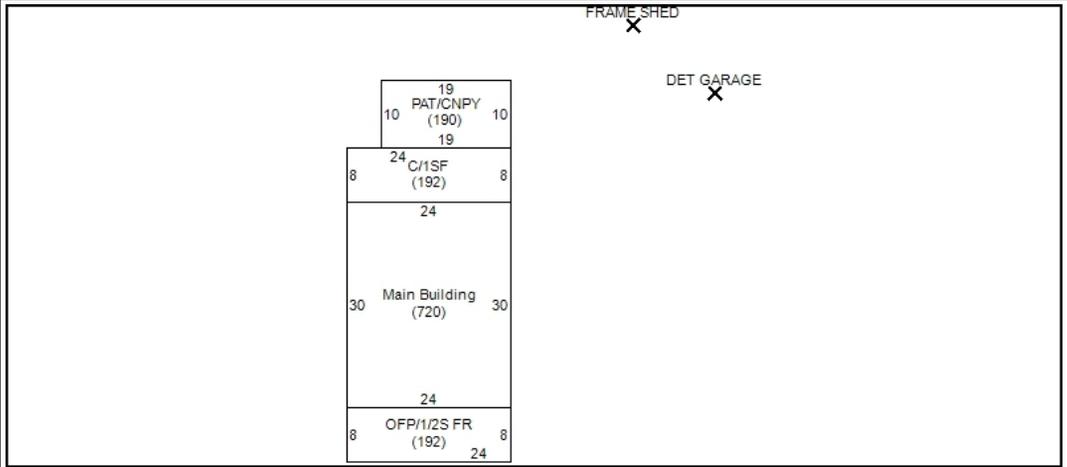
Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1910	Half Baths 0
Eff Year Built 1950	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 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	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 90
% Complete	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					720						
1		OFF	HSF		192						8,600
2	CSP	1SF			192						10,100
3		PAT	CNP		190						2,000
4		FOH			24						1,200
5		FOH			24						1,200

Dwelling Computations

Base Price 84,210	% Good 45
Plumbing 1,400	Market Adj
Basement 14,630	Functional
Heating 0	Economic 90
Attic 4,710	% Complete
Other Features 0	C&D Factor
	Adj Factor 1.25
Subtotal 104,950	Additions 9,400
Ground Floor Area 720	
Total Living Area 1,416	Dwelling Value 64,910

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	1982		24x24	576	C	1		A				9,200
2	RS1-Frame Shr	1989		8x8	64	C	1		S				200

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:	

2/5/2024

I am just seeing if there is any way to combine two properties onto one parcel. I am not sure if it could be done. The two parcels are fenced into one.

1454 West 5th Street

Ashtabula, Ohio 44004

ID# 68-407-00-108-00

1460 West 5th Street

Ashtabula, Ohio 44004

ID# 68-407-00-109-00

Thank you,

Nannie Synder

Nannie Synder

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: 2023-0057

March 15, 2024

NANNIE SNYDER
1460 BRIDGE ST
ASHTABULA OH 44004

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

April 11, 2024 at 11:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0057 filed for tax year 2023 by NANNIE SNYDER and described as follows:

Parcel ID(s):

1) 68-407-00-108-00 located at 1454 5TH ST, the market value is \$11,600. The market value sought is \$8,000.

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 2023-0057, NANNIE SNYDER is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Nannie Snyder, owner

Complainant Seeks: \$11600

Subject Parcel: 684070010800

Auditor Value: \$8000

Hearing No # 6

HEARING MINUTES

BOR Case: 2023-0057

Owner Name: NANNIE SNYDER

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 possible land adjustments

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/11/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 6

NON-HEARING MINUTES

BOR Case: 2023-0057

Case Name: NANNIE SNYDER

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$8000

Subject Parcel: 684070010800

Auditor Value: \$11600

NON-HEARING MINUTES

BOR Case: 2023-0057

Owner Name: NANNIE SNYDER

Board Action

Motion to: Agree Set Value \$8,700

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

owner testimony, apply -40% influence factor to land.

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: 2023-0057

NANNIE SNYDER
 1460 BRIDGE ST
 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
68-407-00-108-00	508-VCNT C/I STRIP	68-ASH TWP-ASH C-ASH CSD-HARBOR TC		2023
	LAND	IMPR	TOTAL	
Original Value:	\$11,600	\$0	\$11,600	
Adjustment:	-\$2,900	\$0	-\$2,900	
New Value:	\$8,700	\$0	\$8,700	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$8,700 BASED ON EVIDENCE PRESENTED				

David Thomas SKG
 Board of Revision

David Thomas
Ashtabula County Auditor
25 West Jefferson Street
Jefferson, Ohio 44047

CERTIFIED MAIL



7018 1830 0001 1648 4846

RECEIVED

JUN 14 2024

**ASHTABULA COUNTY AUDITOR
DAVID THOMAS**

MAY 13 5:18 5:28

NANNIE SNYDER
1460 BRIDGE ST
ASHTABULA OH 44004



US POSTAGE
ZIP 44047 \$
02 4M
0000372451M

RETURNS TO SENDER
UNCLAIM

NIXIE 441 DC 1 8885/12/24

NO MAIL RECEPTACLE
UNABLE TO FORWARD

44004\$3216 CNMR BC: 44047109299 *1573-03211-09-40
44047>109Z