

Clear Form

Tax year 2023 BOR no. 0059 FILED ON
County Ashtabula Date received FEB 09 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	James A Coolbeth	196 Pearl St Conneaut, OH 44030	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-381-3045 harborhacker@gmail.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		
12-205-00-073-00	196 Pearl St. Conneaut, OH 44030		
7. Principal use of property	owner occupied		
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
12-205-00-073-00	59,000	59,000	0
9. The requested change in value is justified for the following reasons: the tax on this property has been raised 76.5% since 2019!!! Completely out of line There has been improvements to it during that span. The value of a dollar is much lower now.			

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 no and total cost \$ 0

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 04/01/2024 Complainant or agent (printed) James A Coolbet Title (if agent) _____

Complainant or agent (signature) _____

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

(Date) (Month) (Year)

Notary _____

Tax year 2023

BOR no. 0059

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received FEB 09 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	James A Coolbeth	196 Pearl St Conneaut, OH 44030	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	440-381-3045 harborhacker@gmail.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		
12-205-00-073-00	196 Pearl St. Conneaut, OH 44030		
7. Principal use of property	owner occupied		
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
12-205-00-073-00	?	?	?
9. The requested change in value is justified for the following reasons: the tax on this property has been raised 76.5% since 2019!!! Completely out of line There has been improvements to it during that span. The value of a dollar is much lower now.			

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 no and total cost \$ 0

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 02/09/2024 Complainant or agent (printed) James A Coolbetl Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Situs : 196 PEARL AVE

Map ID: 12-205-00-073-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

CURRENT OWNER
COOLBETH JAMES A
196 PEARL STREET
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 205-00 073-00
Class Residential
Living Units 1
Neighborhood 87600
District
Zoning
Alternate Id



122050007300 11/27/2012

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
47 & 48 MUTUAL

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	71 155		1.02	5	-10	16,950
								16,950

Total Acres: .2526 Legal Acres: 0.26 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,950	17,000	17,000	0	0
Building	20,370	58,200	58,200	0	0
Total	26,320	75,200	75,200	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	13,000	43,100	56,100
2021	13,000	43,100	56,100
2022	13,000	43,100	56,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/21/02		2-Land And Building	U-Not Validated	0069/5700	ET-Temp Exempt	HARE JUANITA L
11/21/02		2-Land And Building	U-Not Validated	0069/5700	ET-Temp Exempt	HARE ROBERT B

Entrance Information

Date	ID	Entry Code	Source
11/12/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 196 PEARL AVE

Parcel Id: 12-205-00-073-00

LUC: 518

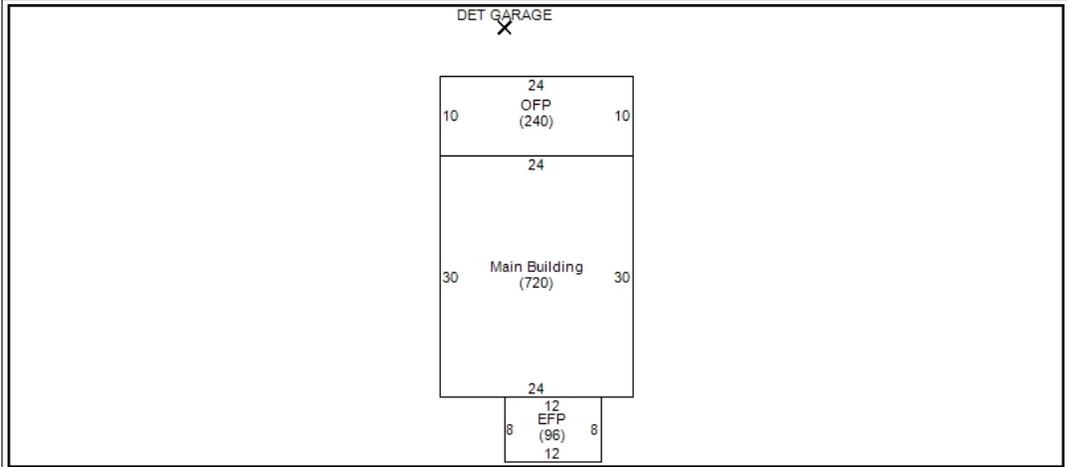
Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1941	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-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					720						
1		EFP			96						3,500
2		OFF			240						4,800

Dwelling Computations

Base Price	53,660	% Good	45
Plumbing	1,300	Market Adj	
Basement	13,900	Functional	
Heating	0	Economic	100
Attic	4,470	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	73,330	Additions	3,800
Ground Floor Area	720		
Total Living Area	720	Dwelling Value	49,670

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	2001		20x24	480	D	1		A				8,500
2	RS1-Frame Shr	1111		0x0		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 : 196 PEARL AVE

Parcel Id: 12-205-00-073-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

Comments

Number	Code	Status	Comment
1	FLD	DC	20010828 JC C#01 - 8/20/01 GAR 100% FOR 1/1/02

Situs : 196 PEARL AVE**Parcel Id: 12-205-00-073-00****LUC: 518****Card: 1 of 1****Tax Year: 2023****Printed: 02/09/24**

PAGE LEFT BLANK INTENTIONALLY

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: 2023-0059

April 4, 2024

JAMES A COOLBETH
196 PEARL ST
CONNEAUT OH 44030

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

May 1, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0059 filed for tax year 2023 by JAMES A COOLBETH and described as follows:

Parcel ID(s):

1) 12-205-00-073-00 located at 196 PEARL AVE, the market value is \$75,200. The market value sought is \$59,000.

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 2023-0059, JAMES A COOLBETH is being recorded and the date is 5/1/2024.

Board Members

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

Others present:

Alex Iarocci. Treasurer Alternate

James Coolbeth. owner

Complainant Seeks: \$59000

Subject Parcel: 122050007300

Auditor Value: \$75200

Hearing No # 4

HEARING MINUTES

BOR Case: 2023-0059

Owner Name: JAMES A COOLBETH

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. Neighborhood sales support current Auditor value.

Was Made by: Alex

2nd by: David

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 5/1/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 4

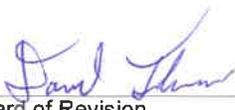
ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0059

JAMES A COOLBETH
 196 PEARL ST
 CONNEAUT OH 44030

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
12-205-00-073-00	518-1 FMLY C/I STRP	12-CONNEAUT CITY-CONNEAUT CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$17,000	\$58,200	\$75,200
Adjustment:	\$0	\$0	\$0
New Value:	\$17,000	\$58,200	\$75,200
RESULT:NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. NEIGHBORHOOD SALES SUPPORT CURRENT AUDITOR VALUE			


 Board of Revision