

Tax year 2023 BOR no. 0076 **FILED ON**
 County Ashtubula Date received FEB 20 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	Jason and Audrey Patterson	1636 W. 3rd Street, Ashtubula, Oh, 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>412-580-6613, apatterson4325@comcast.net</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	
68-406-00-008-00		1636 W 3rd Street Ashtubula, OH , 44004	
7. Principal use of property <u>vacation home/ weekend residents</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
68-406-00-008-00	paid 43,000	57,200	14,200
9. The requested change in value is justified for the following reasons: In 2020 we bought the property for 43,000. We only painted the outside of the house. No other renovantions have been made to the property. Taxed amount went up 14,200.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale October 2020
 and sale price \$ 43,000 ; 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 July 2021(painted) and total cost \$ 1,000

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 02/19/2024 Complainant or agent (printed) Audrey Patterson Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Situs : 1636 W 3RD ST

Map ID: 68-406-00-008-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/20/24

CURRENT OWNER
PATTERSON AUDREY
PATTERSON JASON W
4325 EAST LAWNVIEW AVE
PITTSBURGH PA 15227

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 406-00 008-00
Class Residential
Living Units 1
Neighborhood 80500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
86 & 87 HUBBARD HARBOR PLAT

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	40 135		.96			9,980
								9,980

Total Acres: .124 Legal Acres: 0.13 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,500	10,000	10,000	0	0
Building	16,520	47,200	47,200	0	0
Total	20,020	57,200	57,200	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	7,700	37,800	45,500
2021	7,700	37,800	45,500
2022	7,700	37,800	45,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/09/20	43,000	2-Land And Building	0-Validated Sale		WD-Warranty Deed	BUTCH TIMOTHY D
12/11/07		2-Land And Building	U-Not Validated	0345/1136	ET-Temp Exempt	BUTCH CYNTHIA A
08/10/05	35,500	2-Land And Building	U-Not Validated	0196/0986	WD-Warranty Deed	BANK ONE NA FKA FIRST
07/20/05	36,000	2-Land And Building	U-Not Validated	0196/0986	SD-Sheriff Deed	COLGROVE JENNIFER

Entrance Information

Date	ID	Entry Code	Source
11/04/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1636 W 3RD ST

Parcel Id: 68-406-00-008-00

LUC: 510

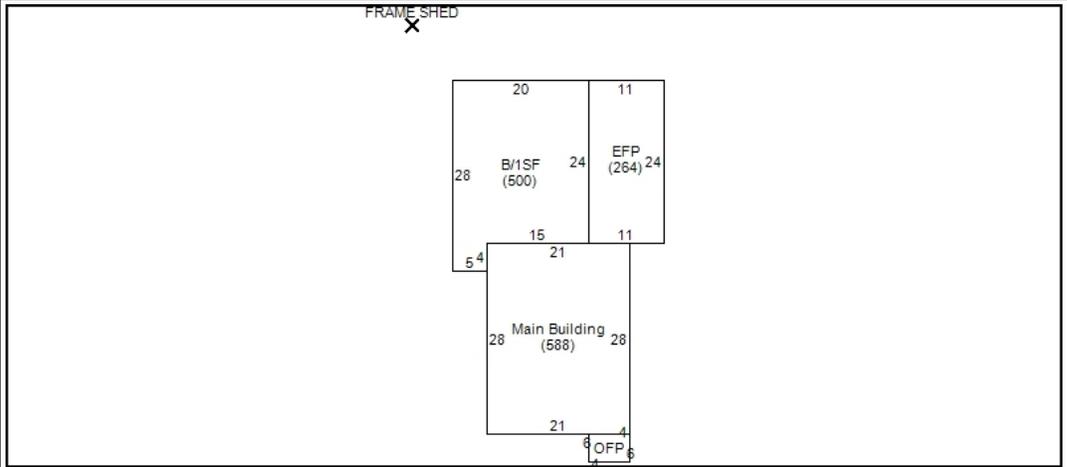
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 9
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 05-Old Style	Full Baths 1
Year Built 1918	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1995	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 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 FR-FAIR	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					588						
1		OFF			24						500
2	BSM	1SF			500						30,200
3		EFP			264						10,200

Dwelling Computations

Base Price 84,500	% Good 30
Plumbing 1,400	Market Adj
Basement 12,930	Functional
Heating 0	Economic 90
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.25
Subtotal 98,830	Additions 11,100
Ground Floor Area 588	
Total Living Area 1,676	Dwelling Value 47,230

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	1995		8x12	96	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 : 1636 W 3RD ST

Parcel Id: 68-406-00-008-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/20/24

Comments

Number	Code	Status	Comment
1	FLD	BP	19951212 KO C#01 - BUILDING PERMIT #7930 FOR ALTER.PORCH.

Situs : 1636 W 3RD ST

Parcel Id: 68-406-00-008-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

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Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

RECEIVED
MAR 07 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0076

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
68-406-00-008-00	\$43,000	\$57,200

Resolution: Set value at **\$51,800** based on review of recent sales in the neighborhood.
Subject sale is too far removed from lien date of 1-1-23 to be considered.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Jason W Patterson & Audrey Patterson Date: 03/03/2024

Print Name: Jason W Patterson & Audrey Patterson

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____

Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

February 22, 2024

Jason & Audrey Patterson
1636 W 3rd St.
Ashtabula, OH 44004

BOR 2023-0076

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0076

Case Name: JASON & AUDREY PATTERSON

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$43000

Subject Parcel: 684060000800

Auditor Value: \$57200

NON-HEARING MINUTES

BOR Case: 2023-0076

Owner Name: JASON & AUDREY PATTERSON

Board Action

Motion to: Agree Set Value \$51,800

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter, based on review of neighborhood sales. Subject sale is too far removed

from lien date of 1-1-23 to be considered.

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 4/3/24

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: 2023-0076

JASON & AUDREY PATTERSON
 1636 W. 3RD 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
68-406-00-008-00	510-1FAMILY PLTD	68-ASH TWP-ASH C-ASH CSD-HARBOR TC		2023
	LAND	IMPR	TOTAL	
Original Value:	\$10,000	\$47,200	\$57,200	
Adjustment:	\$0	-\$5,400	-\$5,400	
New Value:	\$10,000	\$41,800	\$51,800	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$51,800 BASED ON SIGNED OFFER LETTER				


 Board of Revision