

Tax year 2024/2023 BOR no. 0080 **FILED ON** DTE 1
 County Ashtabula Date received 2-12-24 **FEB 22 2024** Rev. 12/22

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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>James Jayc Stewart SR</u>	<u>1280 Garrett Rd Jefferson OH</u>	
2. Complainant if not owner		<u>44047</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440 969-5784</u> <u>CAUDO TRANSPORT SERVICES@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>25-013-00-001-01</u>		<u>1280 Garrett Rd Jefferson</u>	
7. Principal use of property <u>Residential</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>145,000</u>		
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.

- 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 2-17-24 Complainant or agent (printed) James Stewart Title (if agent) Owner.

Complainant or agent (signature) *James Stewart*

Sworn to and signed in my presence, this February 17 day of February 2024
(Date) (Month) (Year)

Notary *[Signature]*



Situs : 1280 GARRETT RD

Map ID: 25-013-00-001-01

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/22/24

CURRENT OWNER
STEWART JAMES J SR
1280 GARRETT ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag: R-INTERIOR REMOD/RENC

GENERAL INFORMATION
Routing No. 013-00 001-01
Class Residential
Living Units 1
Neighborhood 52500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
81 & 82 E 1/2

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	1.0000	100	0			14,950
A	0	0	.7030		0			
A	S	11500	4.8120	54	0	5	-25	29,140
								44,090

Total Acres: 6.515 Legal Acres: 6.52 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,440	44,100	44,100	0	0
Building	42,700	122,000	122,000	0	0
Total	58,140	166,100	166,100	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	33,900	68,300	102,200
2021	33,900	75,100	109,000
2022	33,900	77,400	111,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
09/19/23	N/A		ALTER	7x16 & 20x20 Addn Compl	Recheck Next Yr

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/20/13			E-Exempt Conveyance (Sale Price O		QC-Quit Claim	STEWART DAVID H SR
04/12/10			U-Not Validated		QC-Quit Claim	STEWART DAVID H SR
06/30/03	115,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	GORSLENE KENNETH V

Entrance Information

Date	ID	Entry Code	Source
12/06/13	MJB	6-Occupant Not Home	3-Other
07/22/21	SY	6-Occupant Not Home	3-Other
09/01/22	AE	6-Occupant Not Home	3-Other

Property Notes
NO PROG ON ADDNS - BSMT REPAIR 100% 23
Note Codes:
AN-Appraiser'S Note

Situs : 1280 GARRETT RD

Parcel Id: 25-013-00-001-01

LUC: 511

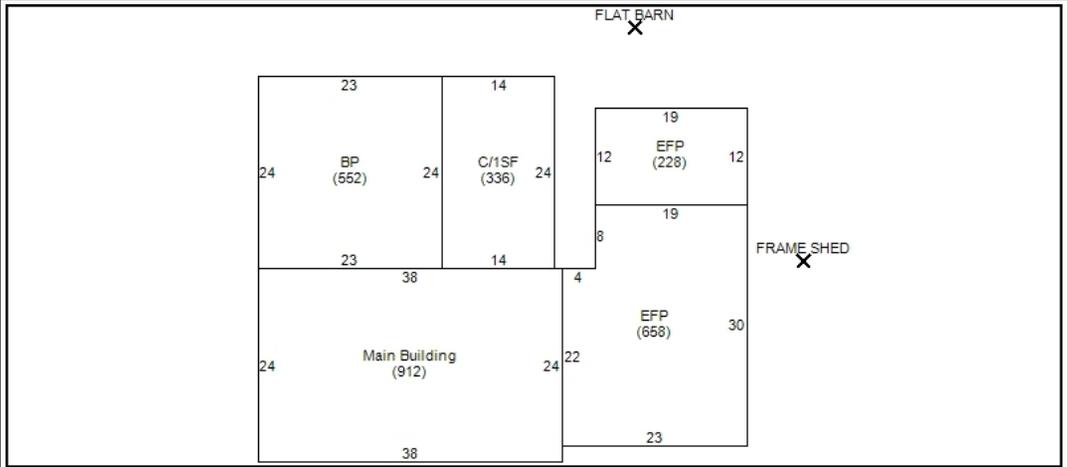
Card: 1 of 1

Tax Year: 2023

Printed: 02/22/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 1
Year Built 1971	Half Baths 0
Eff Year Built 1975	Addl. Fixtures 0
Year Remodeled 1982	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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 70
% Good Ovr	Economic
% Complete	NBHD Fact 1.4
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					912						
1	CSP	1SF			336						16,800
2		EFP			658						24,100
3		EFP			228						8,300
4		BPT			552						6,000

Dwelling Computations

Base Price 62,370	% Good 65
Plumbing 1,300	Market Adj
Basement 14,900	Functional 70
Heating 2,840	Economic
Attic 0	% Complete
Other Features 4,000	C&D Factor
	Adj Factor 1.4
Subtotal 85,410	Additions 25,100
Ground Floor Area 912	
Total Living Area 1,248	Dwelling Value 96,540

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1975		24x34	816	C	1		A				7,100
3	RS1-Frame Sh	1111		10x12	120	C	1		S				100
4	AP1-Pole Bldg	2014		24x40	960	C	1	2	A				15,900
5	RC2-Canopy	2014		8x40	320	C	1		A				2,400

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 : 1280 GARRETT RD

Parcel Id: 25-013-00-001-01

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Card: 1 of 1

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Comments

Number	Code	Status	Comment
10	FLD	NC	P/U NEW A/C AND ATT.GAR NOW AN EFP. REMOVED PP POOL AND 84SF PATIO ALL 100%
11	FLD	NC	1-1-21. RECK 2022 FOR REPAIRS.
12	FLD	NC	COULD NOT VERIFY BSMT REPAIR OR INT.COMPL OF 7X16 AND 20X20 ROOMS. PICKED UP
13	FLD	NC	BRICK PATIO IN REAR 1-1-22. RECK'23 FOR REPAIRS.
14	FLD	NC	9/5/23 AE NO CHG TO 7X16 & 20X20 ADDNS BSMT REPAIR EST 100% 23 RE CK 24
8	OFC	HI	SECTIONS. ALSO FOUNDATION LEAKS WATER THRU OUT BASEMENT RECK 22 FOR COMP
7	OFC	HI	SPOKE W OWNER ON INF HEARING DWG HAS TWO ROOMS DOWN TO STUDS 7X16 AND 20X20
9	OFC	HI	AND REPAIRS
6	OFC	SS	NEW SURVEY 5.56 ACRES TO 6.515 ACRES CONVEY#4079 11-20-13

Situs : 1280 GARRETT RD**Parcel Id: 25-013-00-001-01****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/22/24**

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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: 2023-0080

March 6, 2024

JAMES J STEWART SR
1280 GARRETT RD
JEFFERSON OH 44047

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

April 3, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0080 filed for tax year 2023 by JAMES J STEWART SR and described as follows:

Parcel ID(s):

1) 25-013-00-001-01 located at 1280 GARRETT RD, the market value is \$166,100. The market value sought is \$145,000.

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 2023-0080, JAMES J STEWART SR is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Complainant Seeks: \$145000

Subject Parcel: 250130000101

Auditor Value: \$166100

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0080

Owner Name: JAMES J STEWART SR

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

lack of evidence, no one present at hearing to provide testimony.

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # NS

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: 2023-0080

JAMES J STEWART SR
 1280 GARRETT RD
 JEFFERSON OH 44047

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
25-013-00-001-01	511-1FMLY UNPL 0-9	25-JEFFERSON TWP-JEFFERSON A LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$44,100	\$122,000	\$166,100
Adjustment:	\$0	\$0	\$0
New Value:	\$44,100	\$122,000	\$166,100
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE. NO ONE PRESENT AT HEARING TO PROVIDE TESTIMONY			



Board of Revision