

Tax year 2023

BOR no. 0097

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received MAR 01 2024

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	Lisa Marie Waters	2095 Conway Wallrose Rd Freedom PA 15042	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(412) 915-1869		
5. Email address of complainant	rottitrouble@comcast.net		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
210320017700	4953 Allen Drive Geneva on the Lake OH 44041		
8. Principal use of property	Vacation Cottage		
9. 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
210320017700	65,800	75,500	9,700
10. The requested change in value is justified for the following reasons:			
see attachment in e-mail			

11. 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 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .

14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

15. 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.

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 02/29/2024 Complainant or agent Lisa M Waters Title (if agent) _____
Signature

Situs : 4953 ALLEN DR

Map ID: 21-032-00-177-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

CURRENT OWNER
WATERS LISA MARIE
2095 CONWAY WALL ROSE RD
FREEDOM PA 15042

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 032-00 177-00
Class Residential
Living Units 1
Neighborhood 75000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--13 M -G-

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	70 50		.56			10,190
								10,190

Total Acres: .0803 Legal Acres: 0.10 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,570	10,200	10,200	0	0
Building	22,860	65,300	65,300	0	0
Total	26,430	75,500	75,500	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	7,800	45,000	52,800
2021	7,800	45,000	52,800
2022	7,800	45,000	52,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-Warranty Deed	WATERS KENNETH H

Entrance Information

Date	ID	Entry Code	Source
01/24/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4953 ALLEN DR

Parcel Id: 21-032-00-177-00

LUC: 510

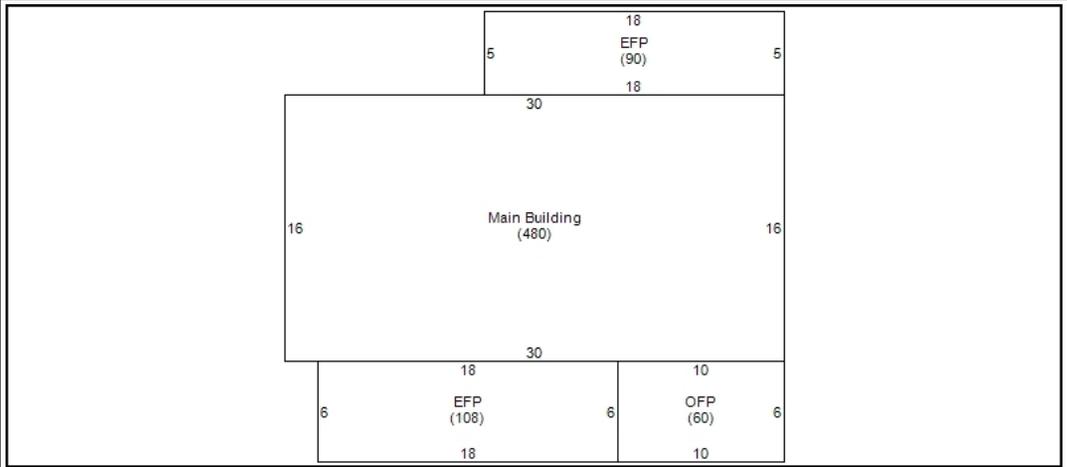
Card: 1 of 1

Tax Year: 2023

Printed: 03/01/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1938	Half Baths 1
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	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 D	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
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					480						
1		OFF			60						1,000
2		EFP			108						3,300
3		EFP			90						2,800

Dwelling Computations

Base Price	53,110	% Good	70
Plumbing	3,400	Market Adj	
Basement	3,380	Functional	
Heating	-2,690	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.45
Subtotal	57,200	Additions	5,000
Ground Floor Area	480		
Total Living Area	720	Dwelling Value	65,310

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:	

Complaint Against the Valuation of Real Property

10. The requested change in value is justified for the following reasons:

The property at **5116 N Geneva Drive Geneva on the Lake OH 44041** was sold on **December 14, 2022** for **\$20,000**. The building was assessed at **\$66,000 in 2022** and assessed for **\$95,700 in 2023** (see Attachments A1, A2 & A3). The building is listed as in **good condition**.

The property at **Palmetto Drive Geneva on the Lake OH 44041** was sold on **April 22, 2020** for **\$27,940** for a total of **11 parcels** (see Attachment B).

The property at **Westlake Drive Geneva on the Lake OH 44041** was sold on **May 28, 2021** for **\$6,000** for a total of **3 parcels** (see Attachment C).

The property at **4842 Eastlake Drive Geneva on the Lake OH 44041** was sold on **February 18, 2020** for **\$50,000** for a total of **5 parcels**. The building was assessed at **\$41,300 in 2022** and assessed for **\$59,900 in 2023** (see Attachments D1, D2 & D3). The building is listed as in **good condition**.

The property at **5094 University Drive Geneva on the Lake OH 44041** was sold on **September 25, 2023** for **35,000** for a total of **4 parcels**. (see Attachment E).

The property at **4842 Eastlake Drive Geneva on the Lake OH 44041** is **832** square foot in **good condition** and the building is assessed at **\$41,300** (see Attachments D1, D2 & D3). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

The property at **5080 – 5083 Drummond Road Geneva on the Lake OH 44041** is **912** square foot in **average condition** and the building is assessed at **\$59,900** (see Attachments G1 & G2). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

The property at **4979 Allen Drive Geneva on the Lake OH 44041** is **628** square foot in **good condition**. This property has been remolded to where the enclosed porch is now part of the living space, which should increase the square footage. The building is assessed at **\$63,300** (see Attachments H1, H2 & H3). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

My property is a vacation (summer) cottage only. It is not suitable for winter living where the above properties are. This property has not been remolded.

I would like to know why my property is assessed higher than the above listed properties.

I know this is Commercial Property.

The property at **5125 Lake (SR 531) Road Geneva on the Lake OH 44041** was sold on **February 12, 2021** for **\$95,000** for **3 parcels**. This property is **1,229** square foot. This property has since been remodeled and the building assessment is **\$44,800** (see Attachments I1, I2, I3 & I4). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

Why did my property increase so much? My property value has increased a total of **\$22,700 in one year from 2022 to 2023**, which is an insanely high amount. The housing market has slowed due to the high interest rates, so is the value of my property going to be reduced?

PARID: 210340003200
 NBHD: 75100
 UNION PROPERTY LLC

JUR: 04
 ROLL: RP
 5116 N GENEVA DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
14-DEC-2022	\$20,000	5067	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	WD-WARRANTY DEED	

Sales History

Sale Date	14-DEC-2022
Sale Price	\$20,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	5067
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	HUMPHREY LINDA C
Buyer	UNION PROPERTY LLC
Instrument Type	WD-WARRANTY DEED
Validity	N-NOT OPEN MARKET / NOT ARM'S LENGTH
State Code	-
# of Parcels	1
Total Appraised	\$91,000
Note1	
Note2	
Sale Key	177340

PARID: 210340003200	JUR: 04
NBHD: 75100	ROLL: RP
UNION PROPERTY LLC	5116 N GENEVA DR

Appraised Value (100%)

Year	2023
Appraised Land	\$32,500
Appraised Building	\$95,700
Appraised Total	\$128,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$11,380
Assessed Building	\$33,500
Assessed Total	\$44,880
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$25,000	\$66,000	\$91,000	\$0
2022	\$25,000	\$66,000	\$91,000	\$0
2023	\$32,500	\$95,700	\$128,200	\$0

PARID: 210340003200
 NBHD: 75100
 UNION PROPERTY LLC

JUR: 04
 ROLL: RP
 5116 N GENEVA DR

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	850
Year Built	1930
Effective Year	1975
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C-2
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	2
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	95,690
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						400			\$0
1	1		EFP				200			\$4,800
1	2	CSP	1SF				50			\$1,700
1	3		EFP				150			\$3,600
1	4		FGR				308			\$4,300

PARID: 210350012300
 NBHD: 75300
 ANDRUS JAMES E

JUR: 04
 ROLL: RP
 PALMETTO DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
22-APR-2020	\$27,940	1328	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	PS-Private Seller Official Deed	

Sales History

Sale Date	22-APR-2020
Sale Price	\$27,940
Sale Type	2-LAND AND BUILDING
Deed Transfer #	1328
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	SWIGER JESSE & HELEN
Buyer	ANDRUS JAMES E
Instrument Type	PS-Private Seller Official Deed
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	11
Total Appraised	\$6,000
Note1	
Note2	
Sale Key	157771

PARID: 210350007100
NBHD: 75300
BURKART MARY ELLEN

JUR: 04
ROLL: RP
WESTLAKE DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
28-MAY-2021	\$6,000	2096	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	GW-GENERAL WARRANTY	

Sales History

Sale Date	28-MAY-2021
Sale Price	\$6,000
Sale Type	1-LAND ONLY
Deed Transfer #	2096
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	EDIXON JAMES R
Buyer	BURKART MARY ELLEN
Instrument Type	GW-GENERAL WARRANTY
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	3
Total Appraised	\$2,000
Note1	
Note2	
Sale Key	165598

PARID: 210350026400
 NBHD: 75300
 CK TAKE 2 LLC

JUR: 04
 ROLL: RP
 4842 EASTLAKE DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
18-FEB-2020	\$50,000	515	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	QC-QUIT CLAIM	
10-JAN-2020		74	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	AF-AFFIDAVIT OF SURVIVORSHIP	

Sales History

1 of 2 >

Sale Date 18-FEB-2020
 Sale Price \$50,000
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 515
 Book / Page /
 Source 1-BUYER (GRANTEE)

Seller SCHOLLEART SHIRLEY M

Buyer CK TAKE 2 LLC

Instrument Type QC-QUIT CLAIM
 Validity N-NOT OPEN MARKET / NOT ARM'S LENGTH
 State Code -
 # of Parcels 5
 Total Appraised \$47,200
 Note1
 Note2

Sale Key 156634

PARID: 210350026400	JUR: 04
NBHD: 75300	ROLL: RP
CK TAKE 2 LLC	4842 EASTLAKE DR

Appraised Value (100%)

Year	2023
Appraised Land	\$10,300
Appraised Building	\$59,900
Appraised Total	\$70,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,610
Assessed Building	\$20,970
Assessed Total	\$24,580
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,900	\$41,300	\$49,200	\$0
2022	\$7,900	\$41,300	\$49,200	\$0
2023	\$10,300	\$59,900	\$70,200	\$0

PARID: 210350026400
 NBHD: 75300
 CK TAKE 2 LLC

JUR: 04
 ROLL: RP
 4842 EASTLAKE DR

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	832
Year Built	1956
Effective Year	1960
Year Remodeled	
PCT Complete	100
Physical Condition	G-GOOD CONDITION
Grade	D+2
CDU	GD-GOOD
Total Rooms	4
Bedrooms	2
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	59,860
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						832			\$0
1	1		OFF				256			\$2,900
1	2		OFF				84			\$1,000

PARID: 210430019200
 NBHD: 75000
 BERRY MISTY

JUR: 04
 ROLL: RP
 5094 UNIVERSITY DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
25-SEP-2023	\$35,000	3772	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	WD-WARRANTY DEED		
11-AUG-2009	\$0	2151	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0224	0288
12-NOV-2002	\$6,500	4374	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0077	6813

Sales History

1 of 3 >

Sale Date	25-SEP-2023
Sale Price	\$35,000
Sale Type	1-LAND ONLY
Deed Transfer #	3772
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	PLATS SIDNEY N
Buyer	BERRY MISTY BERRY KEITH
Instrument Type	WD-WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	4
Total Appraised	\$7,400
Note1	
Note2	
Sale Key	182806

PARID: 210320017700

JUR: 04

NBHD: 75000

ROLL: RP

WATERS LISA MARIE

4953 ALLEN DR

Appraised Value (100%)

Year	2023
Appraised Land	\$10,200
Appraised Building	\$65,300
Appraised Total	\$75,500
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,570
Assessed Building	\$22,860
Assessed Total	\$26,430
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,800	\$45,000	\$52,800	\$0
2022	\$7,800	\$45,000	\$52,800	\$0
2023	\$10,200	\$65,300	\$75,500	\$0

PARID: 210320017700
 NBHD: 75000
 WATERS LISA MARIE

JUR: 04
 ROLL: RP
 4953 ALLEN DR

Residential

Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	720
Year Built	1938
Effective Year	1980
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	D
CDU	AV-AVERAGE
Total Rooms	5
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	1
Heat	1-NONE
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	65,310
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						480			\$0
1	1		OFF				60			\$700
1	2		EFP				108			\$2,300
1	3		EFP				90			\$2,000

PARID: 210410002700
 NBHD: 75000
 ALLISON WILLIAM J

JUR: 04
 ROLL: RP
 5080 -5083 DRUMMOND RD

Appraised Value (100%)

Year	2023
Appraised Land	\$12,000
Appraised Building	\$50,400
Appraised Total	\$62,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$4,200
Assessed Building	\$17,640
Assessed Total	\$21,840
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$9,200	\$34,800	\$44,000	\$0
2022	\$9,200	\$34,800	\$44,000	\$0
2023	\$12,000	\$50,400	\$62,400	\$0

PARID: 210410002700
 NBHD: 75000
 ALLISON WILLIAM J

JUR: 04
 ROLL: RP
 5080 -5083 DRUMMOND RD

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	912
Year Built	1963
Effective Year	1975
Year Remodeled	1972
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	D
CDU	AV-AVERAGE
Total Rooms	4
Bedrooms	2
Family Rooms	0
Attic	0-NONE
Basement	0-SLAB
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	50,430
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						592			\$0
1	1	SLB	1SF				320			\$8,000

PARID: 210320018100
 NBHD: 75000
 P F MACCHIA INC

JUR: 04
 ROLL: RP
 4979 ALLEN DR

Appraised Value (100%)

Year	2023
Appraised Land	\$9,300
Appraised Building	\$63,300
Appraised Total	\$72,600
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,260
Assessed Building	\$22,160
Assessed Total	\$25,420
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,200	\$43,700	\$50,900	\$0
2022	\$7,200	\$43,700	\$50,900	\$0
2023	\$9,300	\$63,300	\$72,600	\$0

PARID: 210320018100
 NBHD: 75000
 P F MACCHIA INC

JUR: 04
 ROLL: RP
 4979 ALLEN DR

Residential

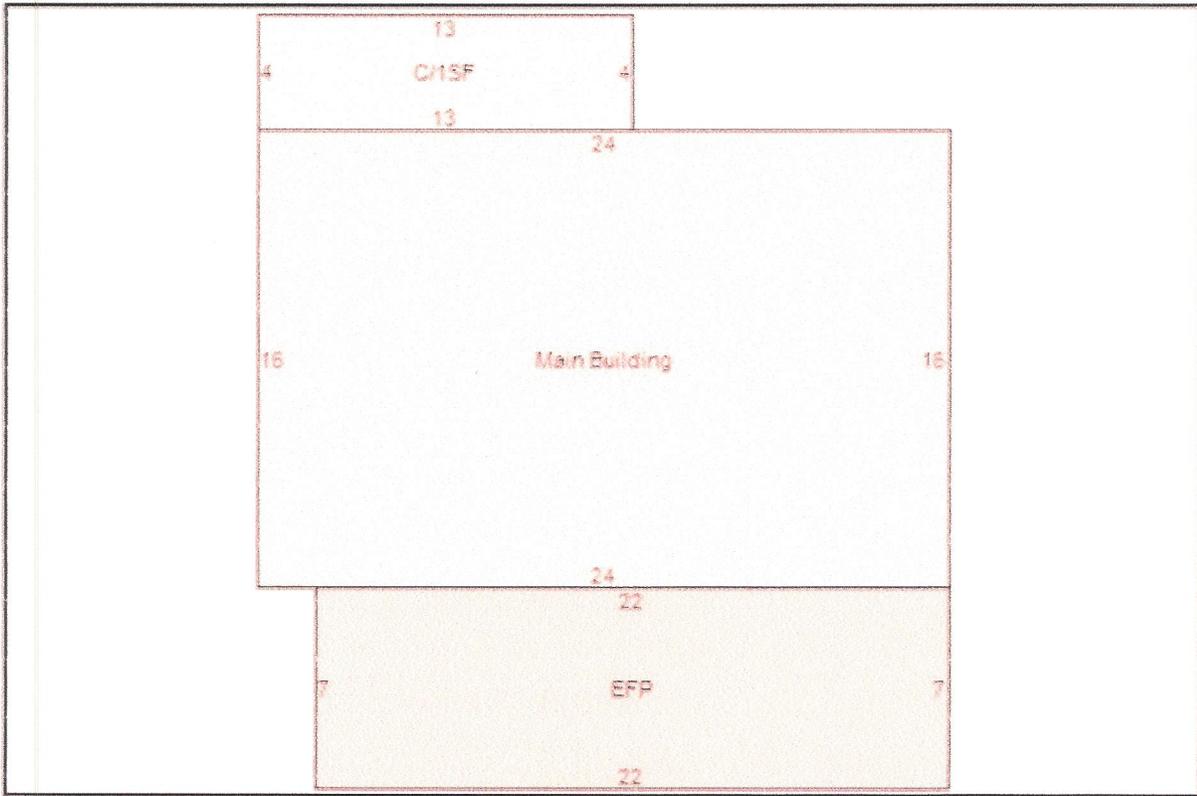
Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	628
Year Built	1940
Effective Year	1980
Year Remodeled	2018
PCT Complete	100
Physical Condition	G-GOOD CONDITION
Grade	D
CDU	GD-GOOD
Total Rooms	4
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	63,340
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						384			\$0
1	1		EFP				154			\$3,500
1	2	CSP	1SF				52			\$1,700

PARID: 210320018100
 NBHD: 75000
 P F MACCHIA INC

JUR: 04
 ROLL: RP
 4979 ALLEN DR



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	384
Dwelling	1	EFP PORCH - ENCL FRAME	154
Dwelling	2	C/1SF - CSP/1SF.FNDN - CRAWL ONLY/1S FR FRAME	52

Click on an item to display it independently.

PARID: 210300004800
 NBHD: 7500C
 LAKESIDE LADIES LLC

JUR: 04
 ROLL: RP
 5125 LAKE (SR 531) RD

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
12-FEB-2021	\$95,000	530	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	WD-WARRANTY DEED		
31-JUL-2019	\$535,000	2792	F-FORECLOSURE	2-LAND AND BUILDING	SD-SHERIFF DEED		
09-JUN-2000	\$100,000	2326	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0054	0686

Sales History

1 of 3 >

Sale Date	12-FEB-2021
Sale Price	\$95,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	530
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	CARKHUFF JAMES
Buyer	LAKESIDE LADIES LLC
Instrument Type	WD-WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	3
Total Appraised	\$11,500
Note1	
Note2	
Sale Key	163416

PARID: 210300004800	JUR: 04
NBHD: 7500C	ROLL: RP
LAKESIDE LADIES LLC	5125 LAKE (SR 531) RD

Appraised Value (100%)

Year	2023
Appraised Land	\$18,300
Appraised Building	\$44,800
Appraised Total	\$63,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$6,410
Assessed Building	\$15,680
Assessed Total	\$22,090
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$18,300	\$44,800	\$63,100	\$0
2022	\$18,300	\$44,800	\$63,100	\$0
2023	\$18,300	\$44,800	\$63,100	\$0

PARID: 210300004800
 NBHD: 7500C
 LAKESIDE LADIES LLC

JUR: 04
 ROLL: RP
 5125 LAKE (SR 531) RD

Commercial

Card 1
 Building Number 1
 Year Built 1956
 Effective Year Built 1980
 Structure Code/Description 348 CONVENIENCE FOOD MKT

Improvement Name GROCERY BIN
 Class -
 Grade C
 Sq Ft 1,229

Base RCN \$83,570
 Percent Good 50.01%
 Percent Complete %
 Total RCNLD \$41,790
 Building Factor 1
 Cost Value \$41,790

Units
 # Identical #
 Notes

Other Improvements
 Other Imp Value

Other Feature Details

Card 1
 Int/Ext Line 1
 Code CP5
 Area
 Measurement 1 1
 Measurement 2 290
 Identical Units 1
 RCN \$2,320

Summary of Interior/Exterior Data

Card	Line Number	Section	From Floor	To Floor	Area
1	1	1	01	01	1,229

Interior/Exterior Details

Card 1
 Line Number 1
 Section 1
 From Floor 01
 To Floor 01
 Area 1,229
 Use Group 038
 Class
 Physical Condition 3
 Construction 1-1
 Wall Height 11
 Interior Wall 2-2
 MS Class
 MS Quality Type
 MS Heat Description -
 Air 1-1
 Plumbing 2-2
 Units
 Base RCN \$83,570
 Depreciation 50
 Functional Depr.
 Economic Depr.
 Final Cost Value \$41,790

Summary of All Other Features

Area	Card	Int / Ext
	1	1





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
JUN 05 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0097

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
21-032-00-177-00	\$75,500	\$65,800

Resolution: Set value at **\$66,200** based on review of neighborhood sales.

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

Signature: Lisa Marie Waters Date: 6-1-24

Print Name: Lisa Marie Waters

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

May 29, 2024

Lisa Marie Waters
2095 Conway Wallrose Rd.
Freedom, PA 15042

BOR 2023-0097

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 fourteen (14) 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 fourteen (14) days, it is presumed that you disagree, 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: 2023-0097

Case Name: LISA MARIE WATERS

Case Type: VL

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$65800

Subject Parcel: 210320017700

Auditor Value: \$75500

NON-HEARING MINUTES

BOR Case: 2023-0097

Owner Name: LISA MARIE WATERS

Board Action

Motion to: Agree Set Value \$66,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

signed offer letter, change effective age to 1970.

Was Made by: Janet

2nd by: Alex

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 6/12/24

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: 2023-0097

LISA MARIE WATERS
 2095 CONWAY WALLROSE RD
 FREEDOM PA 15042

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
21-032-00-177-00	510-1FAMILY PLTD	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$10,200	\$65,300	\$75,500	
Adjustment:	\$0	-\$9,300	-\$9,300	
New Value:	\$10,200	\$56,000	\$66,200	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$66,200 BASED ON SIGNED OFFER LETTER				


 Board of Revision