

Tax year 2023 BOR no. 0098 **FILED ON**
 County Ashtabula Date received FEB 27 2024

DTE-1
 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	STEVEN S AND DOREEN G. BROWN	1198 HOLCOMB RD JEFFERSON, OH 44047	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-576-2692 brownpiglet@yahoo.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	
29-001-00-001-00		1198 HOLCOMB ROAD	
7. Principal use of property HOME			
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
	\$ 135,000.00		
9. The requested change in value is justified for the following reasons: THERE HAVE BEEN NO CHANGES OR IMPROVEMENTS DONE IN 15 YEARS.			

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 3-3-24 Complainant or agent (printed) STEVEN S BROWN Title (if agent) _____

Complainant or agent (signature) St S B _____

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

Notary _____

Situs : 1198 HOLCOMB RD

Map ID: 29-001-00-001-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

CURRENT OWNER
BROWN STEVEN S
DOREEN G
1198 HOLCOMB ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 001-00
Class A
Living Units 1
Neighborhood 40000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
R, N E2009

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1500		0			
A	S	10000	8.8500	44	0	1	-20	40,500
A	H	10000	1.0000	100	0			13,000
								53,500

Total Acres: 10 Legal Acres: 10.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,730	53,500	53,500	0	0
Building	48,230	137,800	137,800	0	0
Total	66,960	191,300	191,300	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	41,200	98,400	139,600
2021	41,200	98,400	139,600
2022	41,200	98,400	139,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/04/00	51,000	2-Land And Building	U-Not Validated	0038/0892	SD-Sheriff Deed	MARTIN GERALD C

Entrance Information

Date	ID	Entry Code	Source
02/14/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1198 HOLCOMB RD

Parcel Id: 29-001-00-001-00

LUC: 101

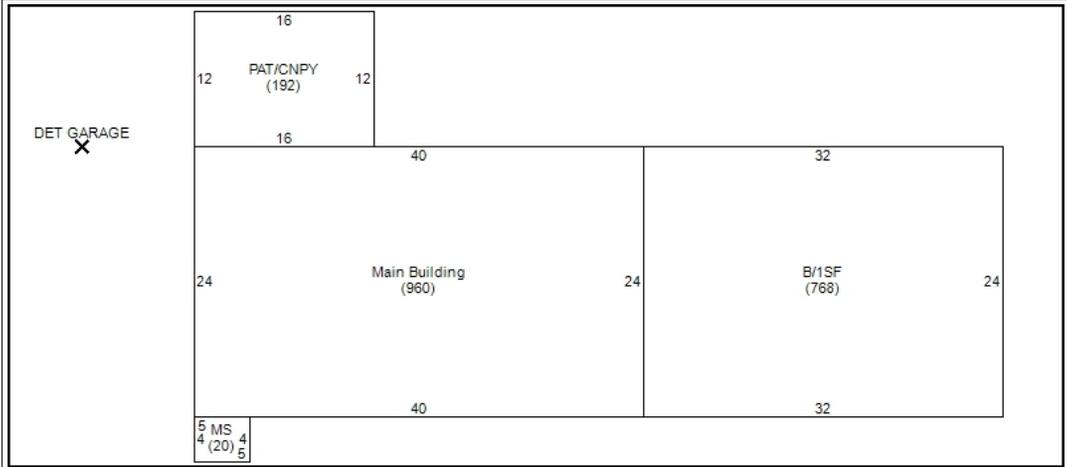
Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1955	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled 2006	Total Fixtures 9
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 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	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	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					960						
1			MS		20						200
2			PAT	CNP	192						2,000
3	BSM	1SF			768	2008					46,400

Dwelling Computations

Base Price	67,950	% Good	50
Plumbing	5,600	Market Adj	
Basement	17,600	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	91,150	Additions	42,900
Ground Floor Area	960		
Total Living Area	1,728	Dwelling Value	131,600
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	1961		20x22	440	C	1		A				6,200
2	RP9-Pp Pool	1111		0x0	1	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 : 1198 HOLCOMB RD

Parcel Id: 29-001-00-001-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
1	FLD	DC	19960115 C#01 - RB 11/20/95.INFO EST. FROM OLD CARD.
2	FLD	RV	19960809 C#01 - 6.00 AC FORESTRY=5000X44=2200X85=1870
3	OFC	LC	20000105 PMP C#01 - REMOVE FORESTLAND NEW OWNER MUST RE APPLY
4	FLD	BP	20050718 JP C#01 - 7-15-05:BP#040711-ADDN TO DWG 0% 1-1-05, RECHECK'06
5	FLD	BP	20060501 JP C#01 - 4-17-06:BP#040711-ADDN OF BED/BATH 0% 1-1-06, RECHECK'07
6	FLD	NC	20070830 JC C#01 - 8/21/07 EST-ADDN 75% FOR 1/1/07 RECHECK'08 FOR ADDN FV
7	FLD	NC	20080312 DC C#01 - 1/14/08 EST ADDN 100% 1/1/08

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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: 2023-0098

April 17, 2024

STEVEN S & DOREEN G BROWN
1198 HOLCOMB RD
JEFFERSON OH 44047

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

May 22, 2024 at 9:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0098 filed for tax year 2023 by STEVEN S & DOREEN G BROWN and described as follows:

Parcel ID(s):

1) 29-001-00-001-00 located at 1198 HOLCOMB RD, the market value is \$191,300. The market value sought is \$135,000.

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 2023-0098, STEVEN S & DOREEN G BROWN is being recorded and the date is 5/22/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Complainant Seeks: \$135,000

Subject Parcel: 290010000100

Auditor Value: \$191,300

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0098

Owner Name: STEVEN S & DOREEN G BROWN

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

Was Made by: Angie

2nd by: Scott

Roll: Yamamoto-yes/Maki Cliff-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 5/22/24



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: 2023-0098

STEVEN S & DOREEN G BROWN
 1198 HOLCOMB RD
 JEFFERSON OH 44047

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
29-001-00-001-00	101-GRAIN GEN FARM	29-LENOX TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$53,500	\$137,800	\$191,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$53,500	\$137,800	\$191,300	

RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF. NO ONE PRESENT AT HEARING TO PROVIDE TESTIMONY.



Board of Revision