

Clear Form

FILED ON

Tax year 2023

BOR no. 0100

DTE 1  
Rev. 12/22

County Ashtabula

Date received MAR 04 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	David Dean	3846 Stanhope Kelloggsville Road	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	602-525-2969		
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		
450200000501	3846 Stanhope Kelloggsville RD Dorset, OH 44032		
7. Principal use of property	Future Primary Residence		
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
450200000501	\$80,000	\$137,800	
9. The requested change in value is justified for the following reasons: House has many issues. Foundation issues, floors aren't level, garage doors need replaced, windows all need replaced (except 3 that have been replaced) needs reinsulated, needs new drywall. No heat/ AC source. Neighbors property to the south is a junkyard and significantly reduces value. Bought it because it was close to family, paid 120,000 and didn't get an inspection, not worth what we paid. We put on new siding and a metal roof to protect it from further decay.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 7/27/2021

and sale price \$ 120,000 ; 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 3/30/2022 and total cost \$ 6,000

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 03/01/2024 Complainant or agent (printed) David Dean Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date) (Month) (Year)

Notary \_\_\_\_\_

**Situs : 3846 STANHOPE KELLOGGSVILLE RD**

**Map ID: 45-020-00-005-01**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/04/24**

**CURRENT OWNER**  
DEAN DAVID  
DEAN STEPHANIE  
2634 STANHOPE-KELLOGGSVILLE RD  
DORSET OH 44032  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 020-00 005-01  
Class Residential  
Living Units 1  
Neighborhood 35000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
71

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2200		0			
A	S	9500	1.4000	74	0			12,790
A	H	9500	1.0000	100	0			12,350
								25,140

Total Acres: 2.62      Legal Acres: 2.62      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	8,790	25,100	25,100	0	0
<b>Building</b>	39,450	112,700	112,700	0	0
<b>Total</b>	48,240	137,800	137,800	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	19,300	80,500	99,800
2021	19,300	80,500	99,800
2022	19,300	80,500	99,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/27/21	120,000	2-Land And Building	U-Not Validated		SV-Survivorship	MYERS MARY I
07/27/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		AF-Affidavit Of Survivorship	MYERS CHARLES E
01/11/19	105,000	2-Land And Building	0-Validated Sale		GW-General Warranty	TRASK PATTI A
08/17/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	642/ 1274	AF-Affidavit Of Survivorship	TRASK LAWRENCE E

**Entrance Information**

Date	ID	Entry Code	Source
03/04/14	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 3846 STANHOPE KELLOGGSVILLE RD

Parcel Id: 45-020-00-005-01

LUC: 511

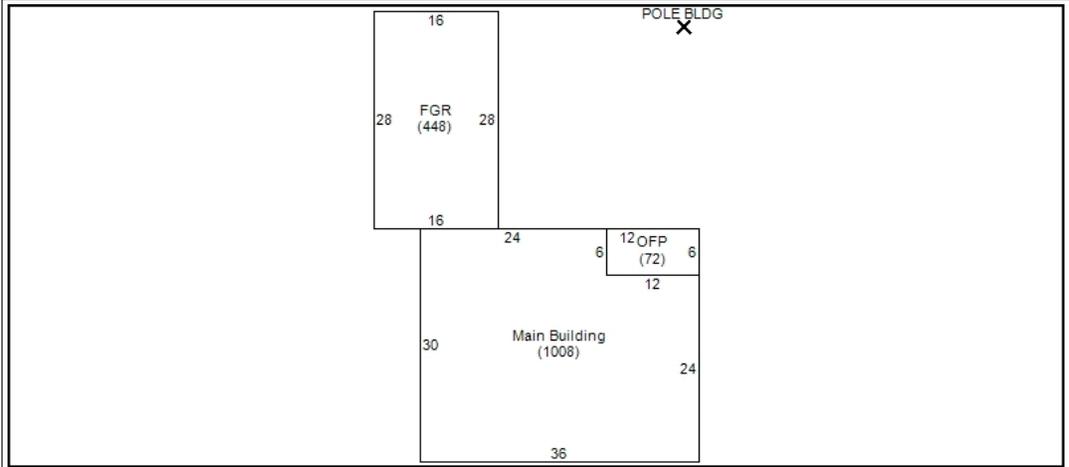
Card: 1 of 1

Tax Year: 2023

Printed: 03/04/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1.5	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 1
<b>Year Built</b> 1932	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1992	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> G-Good Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,008						
1		OFF			72						1,400
2		FGR			448						9,300
3		WDK			400						4,300

**Dwelling Computations**

<b>Base Price</b>	99,380	<b>% Good</b>	55
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	17,270	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	117,950	<b>Additions</b>	8,300
<b>Ground Floor Area</b>	1,008	<b>Dwelling Value</b>	110,950
<b>Total Living Area</b>	1,512		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1111		16x28	448	C	1		F				1,700

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Blding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 3846 STANHOPE KELLOGGSVILLE RD****Parcel Id: 45-020-00-005-01****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 03/04/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	SS	NEW SURVEY 2.62 AC TO 2.619 AC CONV#111 1-11-19
1	FLD	DC	19960131 C#01 - EST. DOG.

Situs : 3846 STANHOPE KELLOGGSVILLE RD

Parcel Id: 45-020-00-005-01

LUC: 511

Card: 1 of 1

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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

May 14, 2024

B.O.R. CASE NUMBER: 2023-0100

DAVID & STEPHANIE DEAN  
3846 STANHOPE KELLOGGSVILLE RD  
DORSET OH 44032

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

**June 12, 2024 at 10:15 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0100 filed for tax year 2023 by DAVID & STEPHANIE DEAN and described as follows:

Parcel ID(s):

1) 45-020-00-005-01 located at 3846 STANHOPE KELLOGGSVILLE RD, the market value is \$137,800. The market value sought is \$80,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0100, DAVID & STEPHANIE DEAN is being recorded and the date is 6/12/2024.**

## 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

David Dean, owner

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**Complainant Seeks: \$80000**

**Subject Parcel: 450200000501**

**Auditor Value: \$137800**

# HEARING MINUTES

BOR Case: 2023-0100

Owner Name: DAVID & STEPHANIE DEAN

## Board Action

Motion to:  Agree  Set Value \$120,000

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

based on owner testimony and purchase price.

Was Made by: Alex

2<sup>nd</sup> by: Janet

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

Motion therefore:  Passed  Failed

Decision Date: 6/12/24



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: 2023-0100**

DAVID & STEPHANIE DEAN  
3846 STANHOPE KELLOGGSVILLE RD  
DORSET OH 44032

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
45-020-00-005-01	511-1FMLY UNPL 0-9	45-RICHMOND TWP-PYMTMMG VAL LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$25,100	\$112,700	\$137,800	
<b>Adjustment:</b>	\$0	-\$17,800	-\$17,800	
<b>New Value:</b>	\$25,100	\$94,900	\$120,000	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$120,000 BASED ON PURCHASE PRICE</b>				

  
Board of Revision