

Tax year 1st half 2023 BOR no. 0104 **FILED ON**
 County Ashtabula Date received MAR 01 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	<u>Becky L. Wortman</u>	<u>2900 Rt 534; Rock Creek, OH</u>	
2. Complainant if not owner	<u>over taxed</u>		
3. Complainant's agent	<u>—</u>		
4. Telephone number and email address of contact person			
<u>440-862-0501</u> <u>blwortman@windstream.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	
<u>57-019-00-022-00</u>		<u>State Route 534; Rock Creek, OH</u>	
		<u>44084</u>	
7. Principal use of property			
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>57-019-00-022-00</u>	<u>Charged to high tax for parcel</u>		
	<u>Woods for Sale - Lumber</u>		
9. The requested change in value is justified for the following reasons:			

44084

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 2-29-2024 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Beky L. Watson-Pyles

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

Notary _____

Situs : STATE ROUTE 534

Map ID: 57-019-00-022-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

CURRENT OWNER
WORTMAN BECKY L
2900 STATE ROUTE 534
ROCK CREEK OH 44084

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 019-00 022-00
Class A
Living Units 1
Neighborhood 45000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--15

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2700		0			
A	S	12000	5.3000	57	0	6	-40	28,280
								28,280

Total Acres: 5.57 Legal Acres: 5.57 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,910	28,300	28,300	0	0
Building	0	0	0	0	0
Total	9,910	28,300	28,300	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	21,800		21,800
2021	21,800		21,800
2022	21,800		21,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/06/17		2-Land And Building	M-Sale Involving Multiple Parcels	648/ 128	CT-Certificate Of Transfer	WORTMAN DALE W

Entrance Information

Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : STATE ROUTE 534

Parcel Id: 57-019-00-022-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : STATE ROUTE 534**Parcel Id: 57-019-00-022-00****LUC: 100****Card: 1 of 1****Tax Year: 2023****Printed: 03/06/24****Comments**

Number	Code	Status	Comment
4	OFC	MI	REMOVED FROM CAUV FOR TY 2023
1	FLD	DC	19960401 C#01 - TRANSFERRED HSE & BLDGS TO RT #22-01.

Situs : STATE ROUTE 534

Parcel Id: 57-019-00-022-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

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ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
25 WEST JEFFERSON ST
JEFFERSON, OH 44047

REAL PROPERTY 1ST HALF 2023

DUE 02/21/2024

FORWARDING SERVICE REQUESTED

*****AUTO**5-DIGIT 44003 8 187 1891 2 AV 0.498

WORTMAN BECKY L
 2900 STATE ROUTE 534
 ROCK CREEK OH 44084-9343



**OPT IN TO
 ESTATEMENTS
 SCAN THE QR CODE**

PARCEL ID:	57-019-00-022-00
PARCEL LOCATION:	STATE ROUTE 534
TAX DISTRICT:	TRUMBULL TWP-GENEVA CSD
OWNER NAME:	WORTMAN BECKY L
LEGAL INFORMATION:	SEC 1--15 <i>28,300.-</i>

Gross Tax Rate 84.100000	Non-Business Credit Factor 0.074987	Acres 5.5700
Reduction Factor 0.428057	Owner Occupancy Credit Factor 0.018746	Class A
Effective Tax Rate 48.100439		LUC 100

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	833.46	ASHTABULA COUNTY	233.69
REDUCTION FACTOR	-356.80	GENEVA AREA CSD	762.31
SUBTOTAL	476.66	ASHTABULA CO SCH FINANCING DISTRICT	43.73
NON BUSINESS CREDIT	-35.74	A-TECH	70.86
OWNER OCCUPANCY CREDIT	0.00	TRUMBULL TWP	242.99
HOMESTEAD REDUCTION	0.00	NORTHWEST AMBULANCE DISTRICT	125.90
CAUV RECOUPMENT <i>3yrs</i>	1,094.51	ASHTABULA COUNTY DISTRICT LIBRARY	41.78
		ASHTABULA CO METRO PARKS	14.17
CURRENT NET TAXES	1,535.43		
CURRENT ASSESSMENTS	0.00		
FULL YEAR TAXES & ASMTS	1,535.43		
HALF YEAR TAXES & ASMTS	767.71		
PENALTIES	0.00		
INTEREST	0.00		
ADJUSTMENTS	0.00		
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
		SPECIAL ASSESSMENT	0.00
		TOTAL	1,535.43
			<i>CAUV - 1094.51</i>
			<i>yrly 767.71</i>
FULL YEAR TOTAL	1,535.43		
PAYMENTS			
OTHER CREDITS	0.00		
HALF YEAR DUE	767.71		
Tax Bill Prepared on 01/09/24			

100% APPRAISED VALUE		
Land	Building	Total
28,300	0	28,300
TAXABLE VALUE		
Land	Building	Total
9,910	0	9,910
Homestead	CAUV	TIF Value
	0	0
SPECIAL ASSESSMENT		
PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
TOTAL		

AVOID LATE FEES
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY
 ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE.
 INFORMATION CAN BE FOUND ON WEBSITE.
 WWW.ASHTABULACOUNTY.US/TREASURER

**TO AVOID 10% PENALTY PAY ON OR BEFORE
 02/21/2024**
 U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card Payments accepted.
 Please see office phone directories on back of bill.

NON-HEARING MINUTES

BOR Case: 2023-0104

Case Name: BECKY L WORTMAN

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$0

Subject Parcel: 570190002200

Auditor Value: \$28300

NON-HEARING MINUTES

BOR Case: 2023-0104

Owner Name: BECKY L WORTMAN

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

Dismiss, no sought value.

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: 2023-0104

BECKY L WORTMAN
 2900 STATE ROUTE 534
 ROCK CREEK OH 44084

<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
57-019-00-022-00	100-VACANT LAND	57-TRUMBULL TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$28,300	\$0	\$28,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$28,300	\$0	\$28,300	
RESULT: NVC - NO VALUE CHANGE. DISMISS FOR LACK OF JURISDICTION. NO SOUGHT VALUE				



 Board of Revision