

Tax year 2024  
County Ashtabula

BOR no. 0105 FILED ON  
Date received MAR 05 2024

DTE 1  
Rev. 08/21

### Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Ashtabula County  
Board of Revision

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>Richard Franks</u>	<u>248 W. Main Rd. Conneaut, OH</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	<u>440-265-4788</u>	
5. Email address of complainant	<u>franks@Qualityproducts@gmail.com</u>	
6. Complainant's relationship to property, if not owner		

1440

If more than one parcel is included, see "Multiple Parcels" on back.

7. Parcel numbers from tax bill	Address of property
<u>123260003.500</u>	<u>248 W. Main Rd. Conneaut, Ohio</u>

8. Principal use of property \_\_\_\_\_

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

10. The requested change in value is justified for the following reasons:  
Recent appraisal at \$160,000

- 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.
  - A substantial improvement was added to the property.
  - The property lost value due to a casualty.
  - 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 3/4/2024 Complainant or agent Richard Franks Signature Title (if agent) \_\_\_\_\_



304 Buffalo St. Conneaut, Ohio 44030

**Phone:** (440) 795-5026 **Fax:** (440) 795-5027

---

**Fax Number:** 440-576-3797

**From:** Richard Frank

**# of pages to follow this cover sheet:** 1

**Situs : 248 W MAIN (USR 20) RD**

**Map ID: 12-326-00-035-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/06/24**

**CURRENT OWNER**  
FRANK RICHARD I  
FRANK CATHERINE A  
248 WEST MAIN RD  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 326-00 035-00  
Class Residential  
Living Units 1  
Neighborhood 88400  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 14 SEC 2--12

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	18000	1.1378	78	0	4	-20	13,290
A	0	0	.0700		0			
A	H	18000	1.0000	100	0			23,400
								36,690

Total Acres: 2.2078      Legal Acres: 2.21      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	12,850	36,700	36,700	0	0
<b>Building</b>	52,780	150,800	150,800	0	0
<b>Total</b>	65,630	187,500	187,500	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	28,200	107,800	136,000
2021	28,200	107,800	136,000
2022	28,200	107,800	136,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/22/14		2-Land And Building	M-Sale Involving Multiple Parcels		SV-Survivorship	FRANK FRED L
10/15/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	FRANK FRED L
02/17/00		1-Land Only	I-Error In Description		ET-Temp Exempt	FRANK FRED L &

**Entrance Information**

Date	ID	Entry Code	Source
12/02/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 248 W MAIN (USR 20) RD

Parcel Id: 12-326-00-035-00

LUC: 518

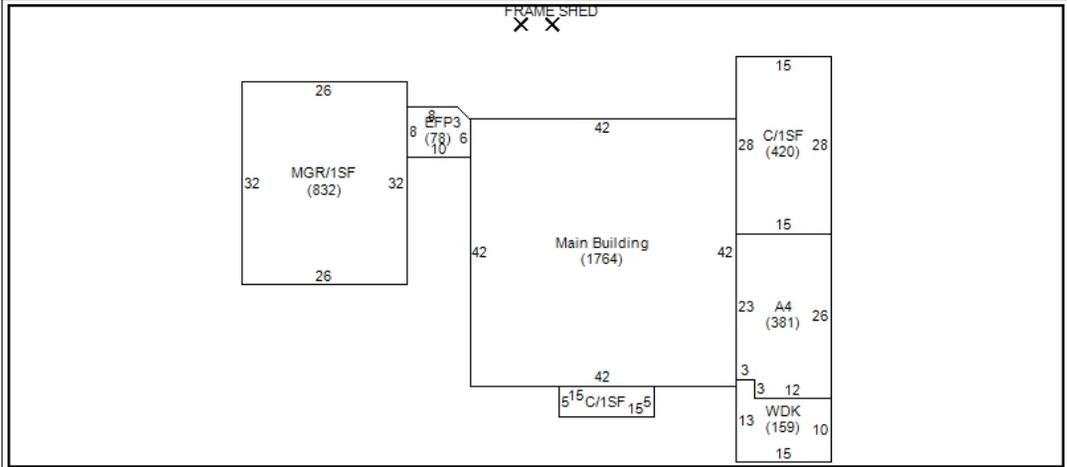
Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1953	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> A-1/4 Crawl	<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> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<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	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<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					1,764						
1			EFP		78						3,000
2			MGR	1SF	832						48,000
3		CSP	1SF		420						22,100
4		SLB	1SF		381						18,300
5			WDK		159						1,800
6		CSP	1SF		75						3,900

**Dwelling Computations**

<b>Base Price</b>	104,730	<b>% Good</b>	50
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	3,050	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	117,580	<b>Additions</b>	48,700
<b>Ground Floor Area</b>	1,764		
<b>Total Living Area</b>	3,472	<b>Dwelling Value</b>	150,500
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1960		8x12	96	C	1		S				100
2	RS1-Frame Sh	1988		8x10	80	C	1		S				200

**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 Bulding Values**

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

**Situs : 248 W MAIN (USR 20) RD**

**Parcel Id: 12-326-00-035-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/06/24**

**Comments**

Number	Code	Status	Comment
5	OFC	CP	ADDED 12-326-00-033-00 & 12-326-00-034-00 CONV#3477 10-22-14
4	OFC	MI	EASEMENT DEED VOL 552-1959 OCT 15-13 #3582
1	FLD	DC	19960513 C#01 - AREA ABOVE GARAGE HAS NO HEAT OR PLUMBING. SEE SKETCH.
2	FLD	RV	19960830 C#01 - +10%-SECOND FLOOR USE AND SIZE OF HOUSE-NO HEAT,PLUMBING,
3	FLD	RV	19960830 C#01 - INTERIOR HALF-FINISHED,OTHER HALF IS STORAGE.

**Situs : 248 W MAIN (USR 20) RD****Parcel Id: 12-326-00-035-00****LUC: 518****Card: 1 of 1****Tax Year: 2023****Printed: 03/06/24**

**PAGE LEFT BLANK INTENTIONALLY**

# NON-HEARING MINUTES

---

**BOR Case:** 2023-0105

**Case Name:** RICHARD FRANK

**Case Type:** VL

## Board Members

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

**Others present:**

Scott Yamamoto, Auditor Alternate

---

---

---

---

---

---

**Complainant Seeks:** \$160000

**Subject Parcel:** 123260003500

**Auditor Value:** \$187500

# NON-HEARING MINUTES

BOR Case: 2023-0105

Owner Name: RICHARD FRANK

## Board Action

Motion to:  Agree  Set Value \$

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

Accept owner withdrawal

Was Made by: Angie

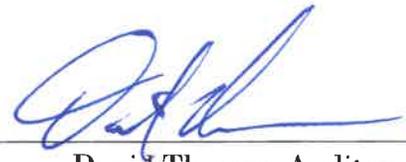
2<sup>nd</sup> by: Scott

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

Motion therefore:  Passed  Failed

Decision Date: 5/22/24

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: 2023-0105**

RICHARD FRANK  
 248 W MAIN RD  
 CONNEAUT OH 44030

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
12-326-00-035-00	518-1 FMLY C/I STRP	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
	<b>Original Value:</b>	\$36,700	\$150,800	\$187,500
	<b>Adjustment:</b>	\$0	\$0	\$0
	<b>New Value:</b>	\$36,700	\$150,800	\$187,500
<b>RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.</b>				



Board of Revision