

Tax year 2023 BOR no. 0108 **FILED ON**  
 County Ashtabula Date received **FEB 26 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>Kenneth + Linda Graham</u>		<u>6167 St. Route 322, Windsor</u>
2. Complainant if not owner			<u>Ohio</u>
3. Complainant's agent			<u>44099</u>
4. Telephone number and email address of contact person			
<u>440.955.2320</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>610120002602</u>			
7. Principal use of property <u>Home</u>			
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>610120002602</u>	<u>114,000</u>	<u>238,000</u>	
9. The requested change in value is justified for the following reasons:			
<u>Roof leaks, Basement leaks, yard floods, no stores, no police</u>			
<u>I want my tax lowered, I have nothing out here, no recycle, no help from Trustees</u>			

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 \_\_\_\_\_ Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

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

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

Notary \_\_\_\_\_

Tax year 2023 BOR no. 0108  
 County Ashtabula Date received \_\_\_\_\_

**FILED ON**  
 DTE 1  
 Rev. 12/22  
**APR 09 2024**  
 Ashtabula County  
 Board of Revision

### Complaint Against the Valuation of Real Property

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1. Owner of property	<i>Kenneth + Linda Graham</i>	<i>6167 St. Paul 322 Woodman</i>
2. Complainant if not owner		<i>Ohio 44099</i>
3. Complainant's agent		
4. Telephone number and email address of contact person <i>440-855-2320</i>		
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
<i>610120002602</i>	

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.

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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 3-19-24 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Kenneth & Linda Graham

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

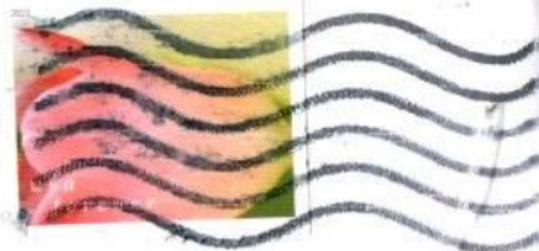
Notary \_\_\_\_\_



Mr. Kenneth A. Graham  
6167 State Route 322  
Windsor, OH 44099

CLEVELAND OH 440

9 APR 2024 PM 3 L



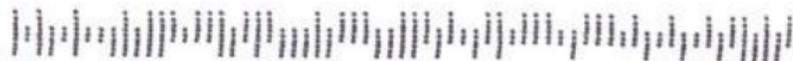
**David Thomas**

Ashtabula County Auditor  
25 West Jefferson Street  
Jefferson, Ohio 44047

FILED ON  
APR 09 2024  
Ashtabula County  
Board of Revision

Board of Revision

44047-109299



**Situs : 6167 US ROUTE 322**

**Map ID: 61-012-00-026-02**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/08/24**

**CURRENT OWNER**  
GRAHAM KENNETH A  
LINDA A  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 012-00 026-02  
Class Residential  
Living Units 1  
Neighborhood 20000  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
LOT 12

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1400		0			
A	S	12500	3.8600	60	0	5	-30	26,340
A	H	12500	1.0000	100	0			16,250
								42,590

Total Acres: 5      Legal Acres: 5.00      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	14,910	42,600	42,600	0	0
<b>Building</b>	68,390	195,400	195,400	0	0
<b>Total</b>	83,300	238,000	238,000	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	32,800	139,500	172,300
2021	32,800	139,500	172,300
2022	32,800	139,500	172,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/25/09	164,000	2-Land And Building	U-Not Validated	0084/9578	WD-Warranty Deed	PRIEM DOUGLAS R
07/17/01		2-Land And Building	I-Error In Description	0084/9578	ET-Temp Exempt	PRIEM DOUGLAS R

**Entrance Information**

Date	ID	Entry Code	Source
02/27/14	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 6167 US ROUTE 322

Parcel Id: 61-012-00-026-02

LUC: 511

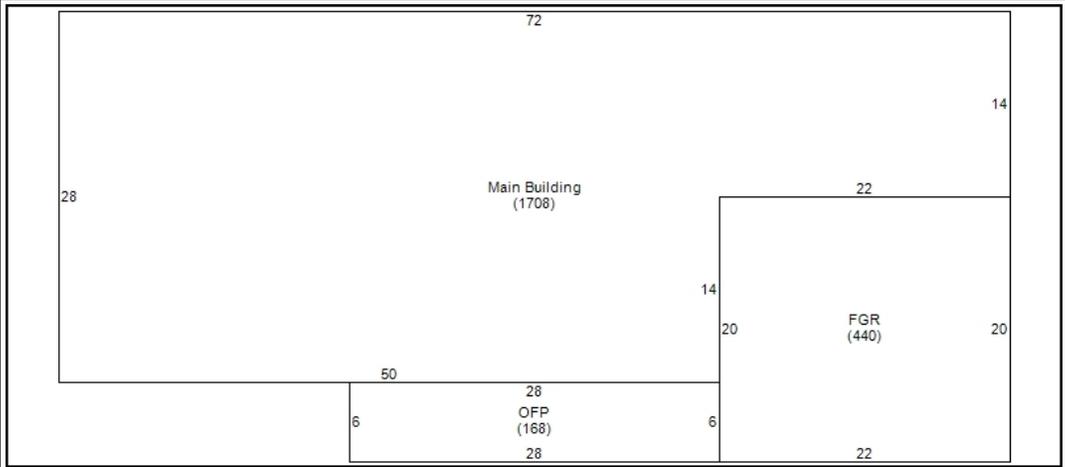
Card: 1 of 1

Tax Year: 2023

Printed: 03/08/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 91-Fr W/Mas	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1995	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<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> 4-Heat Pump	<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> A-Average 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	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100 02-Proximity To Obnoxio
<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					1,708						
1			OFF		168						3,500
2			FGR		440						9,600
3			WDK		144						1,600

**Dwelling Computations**

<b>Base Price</b> 103,840	<b>% Good</b> 80
<b>Plumbing</b> 8,400	<b>Market Adj</b>
<b>Basement</b> 26,470	<b>Functional</b>
<b>Heating</b> 4,650	<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> 143,360	<b>Additions</b> 11,800
<b>Ground Floor Area</b> 1,708	
<b>Total Living Area</b> 1,708	<b>Dwelling Value</b> 189,450
<b>Dwelling Notes</b>	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2000		16x20	320	C	1		A				5,500
2	RC2-Canopy	2000		4x20	80	C	1		A				400

**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 : 6167 US ROUTE 322****Parcel Id: 61-012-00-026-02****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 03/08/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	20020701 DC C#01 - OWN - PICKED UP POLE BARN FOR REVAL
2	FLD	RV	20080418 CG C#01 - (4/08) FSBO ASKING \$189,000

**Situs : 6167 US ROUTE 322**

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**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/08/24**

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0108

**Case Name:** KENNETH A & LINDA A GRAHAM

**Case Type:** VL

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$114000

**Subject Parcel:** 610120002602

**Auditor Value:** \$238000

# NON-HEARING MINUTES

BOR Case: 2023-0108

Owner Name: KENNETH A & LINDA A GRAHAM

## 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 for lack of jurisdiction. No signature on DTE Form 1. Corrected form with signature

was not filed timely.

Was Made by: David

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

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 6/27/24

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: 2023-0108**

KENNETH A & LINDA A GRAHAM  
 6167 STATE ROUTE 322  
 WINDSOR OH 44099

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
61-012-00-026-02	511-1FMLY UNPL 0-9	61-WINDSOR TWP-GRAND VALLEY LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$42,600	\$195,400	\$238,000	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$42,600	\$195,400	\$238,000	

**RESULT: NO VALUE CHANGE, DISMISS FOR LACK OF JURISDICTION. NO SIGNATURE ON DTE 1. CORRECTED FORM WAS NOT FILED TIMELY.**



Board of Revision