

Tax year 2023 BOR no. 0109 FILED ON
 County Ashtabula Date received MAR 11 2024

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	<i>Driftwood Inspirations</i>		
2. Complainant if not owner			
3. Complainant's agent	<i>JAMES E. MILLER</i>	<i>1965 Broadway, Lakewood, OH 44041</i>	
4. Telephone number and email address of contact person	<i>440-415-5194 millerjerry@windstream.net</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>17-027-10-076-01</i>	<i>4546 North Ridge Road</i>		
7. Principal use of property	<i>Vacant; previously group home</i>		
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
<i>170271007601</i>	<i>\$150,000</i>	<i>\$230,100</i>	<i>\$80,100</i>
9. The requested change in value is justified for the following reasons: <i>Property is vacant, has been listed for sale for over one year with no offers</i>			

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 3/11/2024 Complainant or agent (printed) Jesse Miller Title (if agent) Resident

Complainant or agent (signature) J. E. Miller

Sworn to and signed in my presence, this 11 day of March 2024

Notary Jana Frable
My Comm. Exp 3/6/29

Situs : 4546 NORTH RIDGE (USR 20) RD E

Map ID: 17-027-10-076-01

LUC: 419

Card: 1 of 1

Tax Year: 2023

Printed: March 11, 2024

CURRENT OWNER
DRIFTWOOD INSPIRATIONS CORP
PO BOX 69
GENEVA OH 44041

Field Review Flag:

GENERAL INFORMATION
Routing No. 027-10 076-01
Class C-Commercial
Living Units
Neighborhood 7000C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC .5970	5-Shape Or Siz	42	25,430
Total Acres: .597		Legal Acres: .597		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,890	25,400	25,400	25,400	0
Building	71,650	204,700	204,700	195,600	0
Total	80,540	230,100	230,100	221,000	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
04/17/13	DWS	1-Entry Gained	2-Tenant
04/11/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
09/06/12	121059	19,000	SPKLR		Close Permit
08/14/12	120946	65,000	TEN REFIT	Group Home	Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/01/12	232,600	2-Land And Building	0-Validated Sale		WD-Warranty Deed	MILLER JAMES & YVONNE
02/03/05		2-Land And Building	U-Not Validated	0053/4783	WD-Warranty Deed	

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 5-Secondary Strip
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
 PART LT 19 SEC 1
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 4546 NORTH RIDGE (USR 20) RD E

Parcel Id: 17-027-10-076-01

LUC: 419

Card: 1 of 1

Tax Year: 2023

Printed: March 11, 2024

Building Information	
Year Built/Eff Year	1878 / 1965
Building #	1
Structure Type	105-Mixed Residenti
Identical Units	1
Total Units	1
Grade	B+2
# Covered Parking	
# Uncovered Parking	
DBA	GROUP HOME / WORKSHOP

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
2	PR1-Porch, Open		96	1	1								
2	PR1-Porch, Open		112	1	1								
2	PR1-Porch, Open		72	1	1								
2	PR1-Porch, Open		60	1	1								

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	1,493	184	023-Dormitory	7	00-None	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	
2	01	01	650	102	023-Dormitory	10	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
3	02	02	1,493	184	023-Dormitory	10	01-Brick Ve	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
4	B1	B1	1,493	184	084-Multi Use Stor	8	00-None	1-Wood Frame/Joist		2-Normal	1-Hot Air	0-None	2-Normal	3	3	
5	B1	B1	650	102	084-Multi Use Stor	8	00-None	1-Wood Frame/Joist		2-Normal	1-Hot Air	0-None	2-Normal	3	3	
6	02	02	572	96	023-Dormitory	9	01-Brick Ve	1-Wood Frame/Joist		2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	1,493	023-Dormitory	35		51,800
2	650	023-Dormitory	35		33,320
3	1,493	023-Dormitory	35		62,120
4	1,493	084-Multi Use Storage	35		22,060
5	650	084-Multi Use Storage	35		9,600
6	572	023-Dormitory	35		24,830

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	2004			1,000	C	1		A	A		1,000

Situs : 4546 NORTH RIDGE (USR 20) RD E

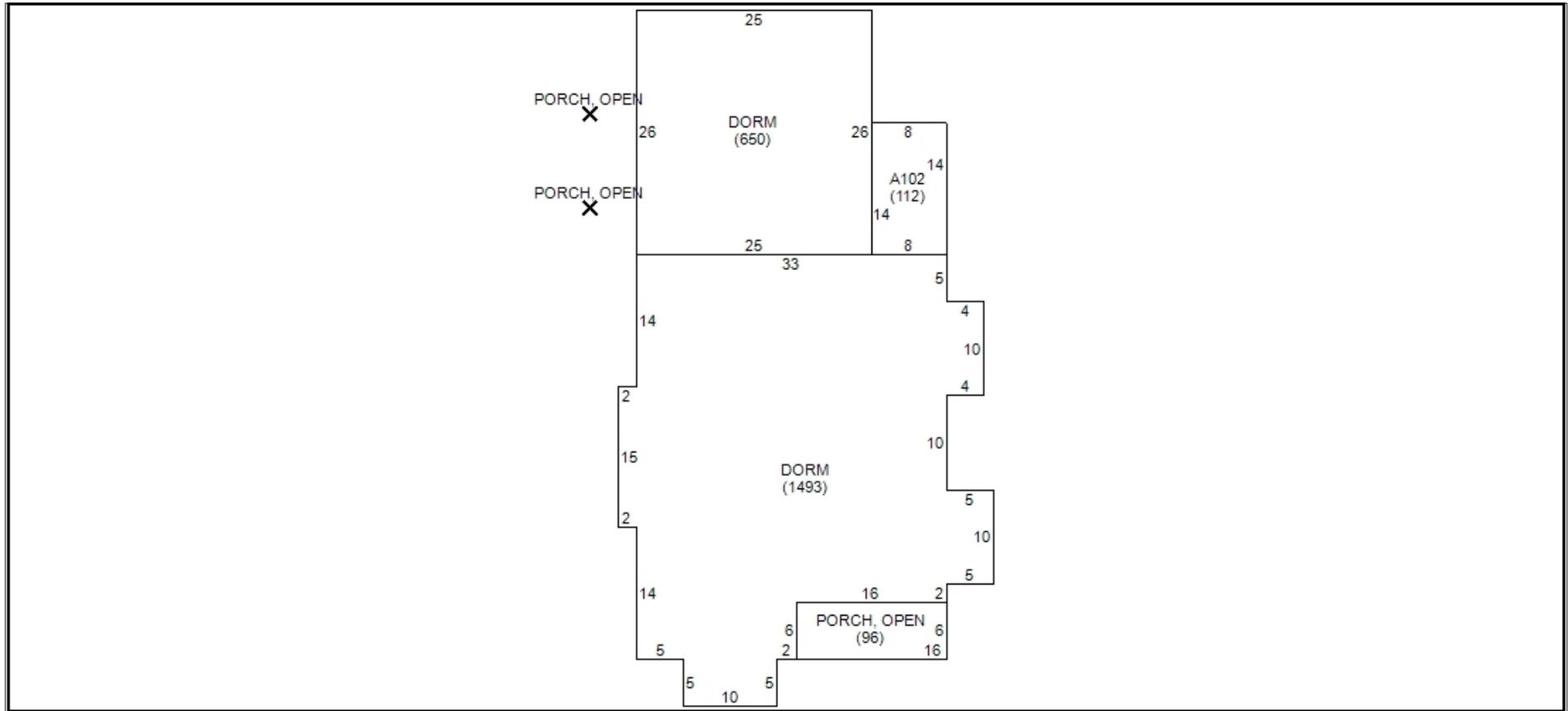
Parcel Id: 17-027-10-076-01

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Additional Property Photos

Situs : 4546 NORTH RIDGE (USR 20) RD E

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
18	A	001	18->18 Apt Unit Comple	0	4,208	0.00		10		0		50					
25	S	002	25-Multi Use Storage	0	2,143	0.00				0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,351
Replace, Cost New Less Depr	203,730
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	203,730
NBHD Fact	1.0000
Value per SF	32.08

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	221,000
Residual Land Value	
Final Income Value	221,000
Total Gross Rent Area	6,351
Total Gross Building Area	6,351

Misc & Gross Buidling Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments			
Number	Code	Status	Comment
3	FLD	BP	20050909 CG C#01 - 9-1-05:BP#030671-EXT.REHAB TO DWG-NOW COMM. OFFICE SPACE
4	FLD	BP	20050909 CG C#01 - (3UNITS)-(2 DOWN/1UP)-2 UNITS STILL VACANT, EST 75%1-1-05
5	FLD	BP	20050909 CG C#01 - RECHECK'06 FOR MORE TENANTS AND COMPL.
6	FLD	NC	20060215 JP C#01 - 11-21-05:REHAB COMPLETE FOR 1-1-06
7	FLD	NC	4-17-13 DWS-CHG LUC/CLS PERMIT/MOVE PERMIT FROM 076-00/CHG RES CARD TO COM CARD
8	FLD	NC	RMV RES/BOTH FLRS GROUP HOME & WORKSHOP/SS1 COMP 9/12
9	FLD	DC	REV14 CHG P & L FACTS, BLDG INFO, INT/EXT, FTRS, OBY, SKETCH

Situs : 4546 NORTH RIDGE (USR 20) RD E

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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: 2023-0109

July 8, 2024

DRIFTWOOD INSPIRATIONS CORP
C/O JAMES E. MILLER
196 S BROADWAY
GENEVA OH 44041

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

August 14, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0109 filed for tax year 2023 by DRIFTWOOD INSPIRATIONS CORP and described as follows:

Parcel ID(s):

1) 17-027-10-076-01 located at 4546 NORTH RIDGE (USR 20) RD, the market value is \$230,100. The market value sought is \$150,000.

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 CM

The Hearing of Board of Revision Case 2023-0109, DRIFTWOOD INSPIRATIONS CORP is being recorded and the date is 8/14/2024.

Board Members

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

Others present:

James E. Miller, President of Driftwood Inspirations Corp

Complainant Seeks: \$150,000

Subject Parcel: 170271007601

Auditor Value: \$230,100

Hearing No # 3

HEARING MINUTES

BOR Case: 2023-0109

Owner Name: DRIFTWOOD INSPIRATIONS CORP

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

no longer an income producing property, has been vacant. Has been listed for years with no

offers.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 8/14/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 3

NON-HEARING MINUTES

BOR Case: 2023-0109

Case Name: DRIFTWOOD INSPIRATIONS CORP

Case Type: CM

Board Members

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

Others present:

Complainant Seeks: \$150000

Subject Parcel: 170271007601

Auditor Value: \$230100

NON-HEARING MINUTES

BOR Case: 2023-0109

Owner Name: DRIFTWOOD INSPIRATIONS CORP

Board Action

Motion to: Agree Set Value \$193,500

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony regarding status and condition, building has been vacant. Remove land

influence factor, change building grade to B.

Was Made by: David

2nd by: Kathryn

Roll: Thomas=yes/Maki Cliff-not present/Whittington=yes

Motion therefore: Passed Failed

Decision Date: 8/29/24

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: 2023-0109

DRIFTWOOD INSPIRATIONS CORP
 C/O JAMES E. MILLER
 196 S BROADWAY
 GENEVA OH 44041

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
17-027-10-076-01	419-OTHR COM HOUSG	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$25,400	\$204,700	\$230,100	
Adjustment:	-\$7,500	-\$29,100	-\$36,600	
New Value:	\$17,900	\$175,600	\$193,500	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$193,500 BASED ON CURRENT STATUS				



Board of Revision