

Tax year 2023

BOR no. 0111

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received MAR 07 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	<u>Hugh Ron VanWinkle</u>	<u>3374 Sheffield Road Jettenton, OH 44027</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-224-3639</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>54-014-00-002-03</u>		<u>3374 Sheffield Road Jettenton, OH 44027</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>54-014-00-002-03</u>	<u>237,300 180,000</u>	<u>237,300</u>	<u>57,300</u>
9. The requested change in value is justified for the following reasons: <u>The value of Last Year Taxes was 172,800 now value is 237,300</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 No 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) Heidi R. Van Winkle Title (if agent) _____

Complainant or agent (signature) Heidi R. Van Winkle

Sworn to and signed in my presence, this 29th (Date) day of Feb. (Month) 2024 (Year)

Notary Carol Palesh



Situs : 3374 SHEFFIELD RD

Map ID: 54-014-00-002-03

LUC: 560

Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

CURRENT OWNER
VAN WINKLE HUGH R
3374 SHEFFIELD RD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 014-00 002-03
Class Residential
Living Units 1
Neighborhood 62500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2 -- 23

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.9200		0			
A	S	9500	7.1740	42	0			37,210
A	H	9500	2.0000	80	0			19,760
								56,970

Total Acres: 10.094 Legal Acres: 10.09 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,950	57,000	57,000	0	0
Building	63,110	180,300	180,300	0	0
Total	83,060	237,300	237,300	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	43,800	128,700	172,500
2021	43,800	128,700	172,500
2022	43,800	128,700	172,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/16/15	15-00941		POLE BARN		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/17/19		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	WINKLE HUGH VAN
02/02/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	629/ 1730	QC-Quit Claim	VANWINKLE HUGH R
05/08/09	45,000	2-Land And Building	U-Not Validated	0112/7706	WD-Warranty Deed	GREEN TREE SERVICING LLC
09/04/08		2-Land And Building	U-Not Validated	0112/7706	ET-Temp Exempt	VENCILL TIMOTHY DALLAS

Entrance Information

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

Property Notes
Note Codes:

Situs : 3374 SHEFFIELD RD

Parcel Id: 54-014-00-002-03

LUC: 560

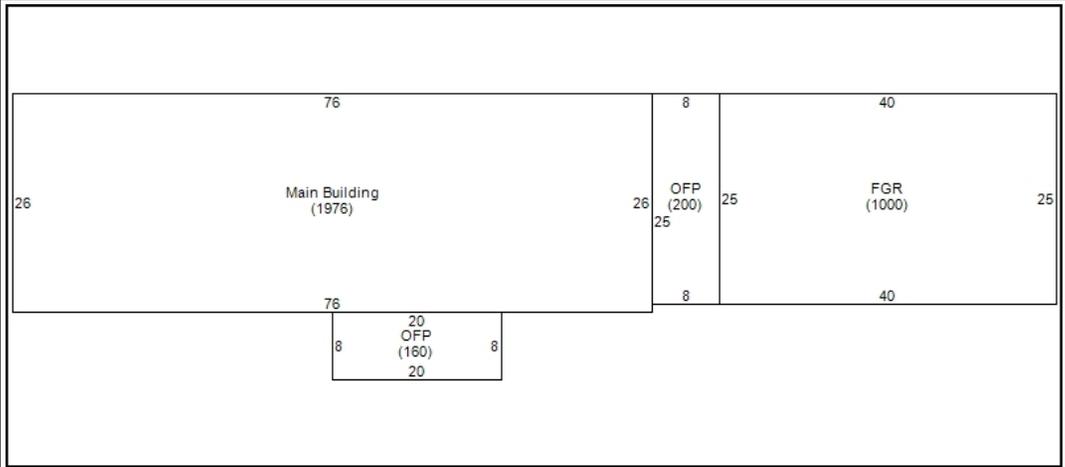
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms
Story Height 1	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2000	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type 3-Electric	Fin Bsmt Liv Area
System 1-Hot Air	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,976						
1		OFF			160						2,400
2		FGR			1,000						15,300
3		OFF			200						2,900

Dwelling Computations

Base Price 79,900	% Good 80
Plumbing 5,900	Market Adj
Basement 7,580	Functional
Heating 3,640	Economic 100
Attic 0	% Complete 100
Other Features 2,900	C&D Factor
	Adj Factor 1.4
Subtotal 99,920	Additions 16,400
Ground Floor Area 1,976	
Total Living Area 1,976	Dwelling Value 147,170

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	RS1-Frame Sh	1111		0x0	1	C	1		S				
6	AP2-Pole Bldg	2006		32x32	1,024	C	1	210	A				33,100

Condominium / Mobile Home Information

Complex #	Level	MH Make MANSION
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 : 3374 SHEFFIELD RD
Parcel Id: 54-014-00-002-03
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Printed: 03/11/24
Comments

Number	Code	Status	Comment
8	OFC	CP	ADDED 540140000211 10.094 AC #2105 6/17/19
7	OFC	CP	COMBINED WITH 540140000207 TOTAL 7.543 AC #351 2/2/17
6	FLD		AP2 & CP6 100% 1-1-16.
4	FLD	MI	12-2-10,SURRENDER OF MANF HOME,ADJUST DEPR FOR COND. BANK SALE 5-09 FOR
5	FLD	MI	\$45K
1	OFC	LC	19980108 PMP C#01 - SPLIT 5.083 AC FROM 54-014-00-002-00
2	OFC	LC	19990405 SLS C#01 - SPLIT TO PARCEL 54-014-00-002-11 CONVEYANCE 1103 3-31-1999
3	FLD	NC	20020125 LAC C#01 - 12/27/01 ADD H.S AND W/S

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Parcel Id: 54-014-00-002-03

LUC: 560

Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

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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: 2023-0111

April 17, 2024

HUGH R VAN WINKLE
3374 SHEFFIELD RD
JEFFERSON OH 44047

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

May 22, 2024 at 1:30 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0111 filed for tax year 2023 by HUGH R VAN WINKLE and described as follows:

Parcel ID(s):

1) 54-014-00-002-03 located at 3374 SHEFFIELD RD, the market value is \$237,300. The market value sought is \$180,000.

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 VL

The Hearing of Board of Revision Case 2023-0111, HUGH R VAN WINKLE is being recorded and the date is 5/22/2024.

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

Complainant Seeks: \$180,000

Subject Parcel: 540140000203

Auditor Value: \$237,300

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0111

Owner Name: HUGH R VAN WINKLE

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence. No one present at hearing to provide
testimony.

Was Made by: Janet

2nd by: Alex

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

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # NS

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: 2023-0111

HUGH R VAN WINKLE
 3374 SHEFFIELD RD
 JEFFERSON OH 44047

<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
54-014-00-002-03	560-HSE TRAIL PLT-R	54-SHEFFIELD TWP-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$57,000	\$180,300	\$237,300
Adjustment:	\$0	\$0	\$0
New Value:	\$57,000	\$180,300	\$237,300

RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF. NO ONE PRESENT AT HEARING TO PROVIDE TESTIMONY.



 Board of Revision