

Tax year 2023 BOR no. 0112 **FILED ON**
 County Ashtabula Date received MAR 07 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	Sheila Manning		6599 ST Rte 322 WINDSOR OH 44099
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440 983 7192 sheila.manning36@gmail.com			
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	
61-011-00-010-00		6599 ST Rte 322 WINDSOR OH 44099	
7. Principal use of property - Its OUR HOME.			
8. The increase of <u>decrease</u> 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
61-011-00-010-00	148,300.00	205,200	56,900.00
9. The requested change in value is justified for the following reasons: We have lived here over 30 years. We are now on social security + cant afford the increase.			

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.

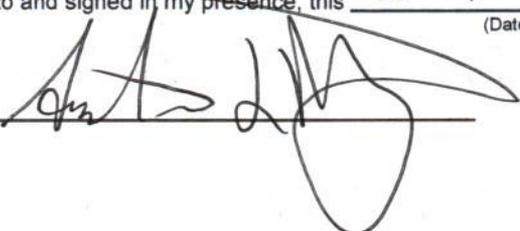
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

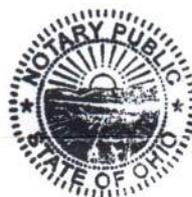
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-7-24 Complainant or agent (printed) Sheila D Manning Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3-7-24 (Date) day of March (Month) 2024 (Year)

Notary 



ANASTASIA L ROUGHT
Notary Public, State of Ohio
My Comm. Expires 03/26/2024
Recorded in Geauga County

Situs : 6599 US ROUTE 322

Map ID: 61-011-00-010-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

CURRENT OWNER
MANNING WILLIAM H
SHEILA D
6599 MAYFIELD ROAD
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 011-00 010-00
Class Residential
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 9--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1100		0			
A	S	12500	1.3900	76	0	5	-20	13,730
A	H	12500	1.0000	100	0			16,250
								29,980

Total Acres: 2.5 Legal Acres: 2.50 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,500	30,000	30,000	0	0
Building	61,320	175,200	175,200	0	0
Total	71,820	205,200	205,200	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	23,100	125,200	148,300
2021	23,100	125,200	148,300
2022	23,100	125,200	148,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

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

Property Notes
Note Codes:

Situs : 6599 US ROUTE 322

Parcel Id: 61-011-00-010-00

LUC: 511

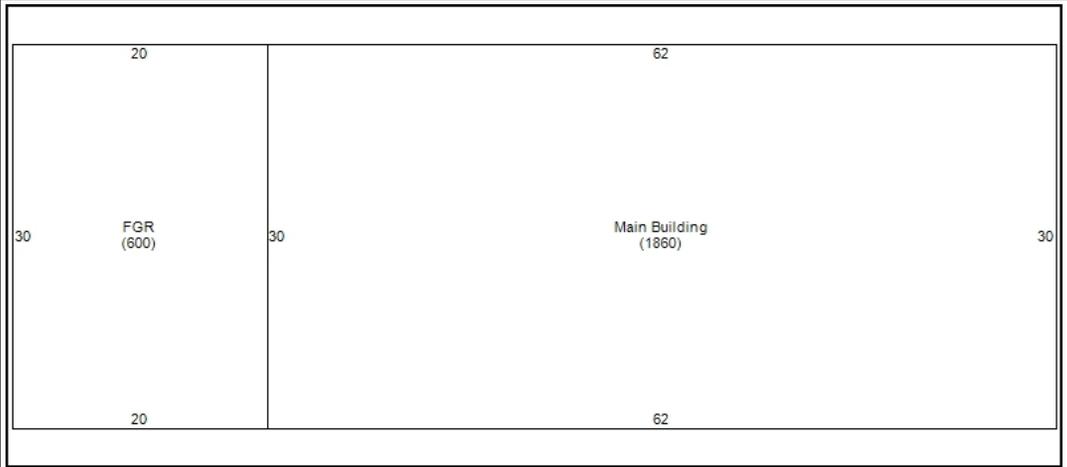
Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1976	Half Baths 0
Eff Year Built 1985	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good 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 C	Cost & Design 0
CDU GD-GOOD	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					1,860						
1		FGR			600						13,100

Dwelling Computations

Base Price	109,000	% Good	75
Plumbing	1,400	Market Adj	
Basement	28,230	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	142,830	Additions	9,800
Ground Floor Area	1,860		
Total Living Area	1,860	Dwelling Value	175,210

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:	

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: 2023-0112

April 17, 2024

WILLIAM H & SHEILA D MANNING
6599 STATE ROUTE 322
WINDSOR OH 44099

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

May 22, 2024 at 1:45 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0112 filed for tax year 2023 by WILLIAM H & SHEILA D MANNING and described as follows:

Parcel ID(s):

1) 61-011-00-010-00 located at 6599 US ROUTE 322 , the market value is \$205,200. The market value sought is \$148,300.

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 2023-0112, WILLIAM H & SHEILA D MANNING 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

Sheila Manning, owner

Complainant Seeks: \$148,300

Subject Parcel: 610110001000

Auditor Value: \$205,200

Hearing No # 11

HEARING MINUTES

BOR Case: 2023-0112

Owner Name: WILLIAM H & SHEILA D MANNING

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.

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 # 11

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: 2023-0112

WILLIAM H & SHEILA D MANNING
 6599 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
61-011-00-010-00	511-1FMLY UNPL 0-9	61-WINDSOR TWP-GRAND VALLEY LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$30,000	\$175,200	\$205,200		
Adjustment:	\$0	\$0	\$0		
New Value:	\$30,000	\$175,200	\$205,200		
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE					



Board of Revision