

Tax year 2023  
 County Ashtabula

BOR no. 0113  
 Date received MAR 11 2024

FILED ON

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.

Ashtabula County  
 Seal of Revision

Name		Street address, City, State, ZIP code	
1. Owner of property		CARL EDWARD WHITT JR 425 WEST 29 <sup>TH</sup> ST ASHTABULA OH 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-812-1959 NO E-MAIL ACCESS			
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	
05-114-00-055-00		517 WEST 58 <sup>TH</sup> ST ASHTABULA, OH, 44004	
7. Principal use of property RENTAL			
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
05-114-00-055-00	\$40,000 <sup>00</sup>	\$62,300 <sup>00</sup>	\$22,300
9. The requested change in value is justified for the following reasons:			
I JUST PURCHASED HOME 3-7-24 AND THE PURCHASE PRICE WAS \$40,000 <sup>00</sup> FOR THE HOME AND PROPERTY.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 3-7-24  
 and sale price \$ 40,000<sup>00</sup>; 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 UNKNOWN and total cost \$ \_\_\_\_\_  
DID NOT OWN PROPERTY

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) Carole Ann Whitte Jr Title (if agent) owner

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

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_

(Date)

(Month)

(Year)

Notary \_\_\_\_\_

**Situs : 517 W 58TH ST**

**Map ID: 05-114-00-055-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/11/24**

**CURRENT OWNER**  
EQUITY REAL ESTATE HOLDINGS LLL  
7466 AUBURN ROAD  
CONCORD OH 44077  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 114-00 055-00  
Class Residential  
Living Units 1  
Neighborhood 80000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
2-15 JONES2009

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	125	65 175		1.07	5	-10	10,170
								10,170

Total Acres: .2611      Legal Acres: 0.23      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	3,570	10,200	10,200	0	0
<b>Building</b>	18,240	52,100	52,100	0	0
<b>Total</b>	21,810	62,300	62,300	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	7,800	41,700	49,500
2021	7,800	41,700	49,500
2022	7,800	41,700	49,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/08/24	40,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	EQUITY REAL ESTATE HOLDINGS LLL
05/27/22	400,000	2-Land And Building	M-Sale Involving Multiple Parcels		WD-Warranty Deed	ARUTA PROPERTIES LIMITED
03/05/01		2-Land And Building	U-Not Validated	0078/8109	ET-Temp Exempt	ARUTA FRANK
10/21/99	27,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	DASHER ROBERT T

**Entrance Information**

Date	ID	Entry Code	Source
10/29/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 517 W 58TH ST

Parcel Id: 05-114-00-055-00

LUC: 510

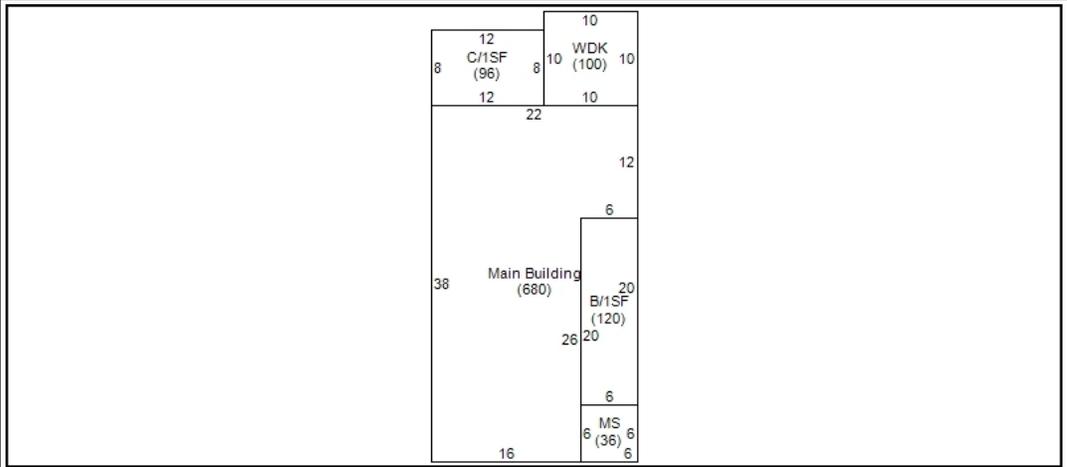
Card: 1 of 1

Tax Year: 2023

Printed: 03/11/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1900	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<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> 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> 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> 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-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 95
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<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					680						
1	BSM	1SF			120						6,500
2		MS			36						400
3		WDK			100						1,000
4	CSP	1SF			96						4,500

**Dwelling Computations**

<b>Base Price</b> 83,040	<b>% Good</b> 40
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 12,710	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 95
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.25
<b>Subtotal</b> 97,050	<b>Additions</b> 4,800
<b>Ground Floor Area</b> 680	
<b>Total Living Area</b> 1,576	<b>Dwelling Value</b> 52,130

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**

<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 : 517 W 58TH ST

Parcel Id: 05-114-00-055-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

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**Comments**

Number	Code	Status	Comment
1	FLD	BP	20041213 KO C#01 - 12-13-04:BP#12394-NEW SIDING AND CHG 'C' TO 6X6 STOOP
2	FLD	BP	20041213 KO C#01 - FOR 1-1-05

**Situs : 517 W 58TH ST****Parcel Id: 05-114-00-055-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 03/11/24**

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# Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

COPY

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

**TYPE OR PRINT ALL INFORMATION.**

Type instrument	Tax list year	County number	Tax. dist. number	Date
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Property located in \_\_\_\_\_ taxing district  
 Name on tax duplicate \_\_\_\_\_ Tax duplicate year \_\_\_\_\_  
 Acct. or permanent parcel no. \_\_\_\_\_ Map book \_\_\_\_\_ Page \_\_\_\_\_  
 Description \_\_\_\_\_ Platted \_\_\_\_\_ Unplatted \_\_\_\_\_

Auditor's comments: Split New plat New improvements Partial value  
 C.A.U.V Building removed Other \_\_\_\_\_

Number
No. of Parcels
DTE Code No.
Neigh. Code
No. of Acres
Land Value
Bldg. Value
Total Value
DTE Use Only
DTE Use Only
DTE Use Only
Consideration
DTE Use Only Valid sale 1. Yes 2. No
Receipt Number

**Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.**

1. Grantor's name Equity Real Estate Phone \_\_\_\_\_  
 2. Grantee's name Carl E. Whitt, Jr Phone \_\_\_\_\_  
 Grantee's address 425 West 29th Street, Ashtabula, Ohio 44004  
 3. Address of property 517 West 58th Street, Ashtabula, Ohio 44004  
 4. Tax billing address 425 W 29th St. Ashtabula, OH 44004  
 5. Are there buildings on the land?  Yes  No If yes, check type:  
 1, 2 or 3 family dwelling  Condominium  Apartment: No. of units \_\_\_\_\_  
 Manufactured (mobile) home  Farm buildings  Other \_\_\_\_\_  
 If land is vacant, what is intended use? \_\_\_\_\_  
 6. Conditions of sale (check all that apply) Grantor is relative Part interest transfer Land contract  
 Trade  Life estate  Leased fee  Leasehold  Mineral rights reserved  Gift  
 Grantor is mortgagee  Other \_\_\_\_\_  
 7. a) New mortgage amount (if any).....\$ \_\_\_\_\_  
 b) Balance assumed (if any).....\$ \_\_\_\_\_  
 c) Cash (if any).....\$ 40,000.00  
 d) Total consideration (add lines 7a, 7b and 7c).....\$ 40,000.00  
 e) Portion, if any, of total consideration paid for items other than real property.....\$ \_\_\_\_\_  
 f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 40,000.00  
 g) Name of mortgagee \_\_\_\_\_  
 h) Type of mortgage  Conv.  F.H.A.  V.A.  Other \_\_\_\_\_  
 i) If gift, in whole or part, estimated market value of real property.....\$ \_\_\_\_\_  
 8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes  No  If yes, complete form DTE 101.  
 9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes  No  If yes, complete form DTE 102.  
 10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes  No  If yes, is the property a multi-unit dwelling? Yes  No   
 I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.  
 Signature of grantee or representative \_\_\_\_\_ Date 3.7.2024

### Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322, in the total amount of \$ \_\_\_\_\_ has been paid by \_\_\_\_\_ and received by the \_\_\_\_\_ county auditor.

County auditor

Date



# Signature Addendum

## Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Title Professionals Group, Ltd to cause the funds to be disbursed in accordance with this statement.

  
Carl E. Whitt, Jr

3.7.2024  
Date

  
Settlement Agent

Date

# NON-HEARING MINUTES

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**BOR Case:** 2023-0113

**Case Name:** CARL E WHITT JR

**Case Type:** VL

## Board Members

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

**Others present:**

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**Complainant Seeks:** \$40000

**Subject Parcel:** 051140005500

**Auditor Value:** \$62300



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: 2023-0113**

CARL E WHITT JR  
 425 W 29TH ST  
 ASHTABULA OH 44004

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
05-114-00-055-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$10,200	\$52,100	\$62,300	
<b>Adjustment:</b>	\$0	-\$22,300	-\$22,300	
<b>New Value:</b>	\$10,200	\$29,800	\$40,000	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$40,000</b>				



Board of Revision