

Tax year 2023 BOR no. 0115 FILED ON MAR 08 2024
 County Ashtabula Date received _____

DTE 1
 Rev. 12/22
 Ashtabula County
 Board of Revision

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	Kelley M. Groff	142 Chestnut St., Andover, OH 44003	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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		
02-013-30-092-00	142 Chestnut St., Andover, OH 44003		
7. Principal use of property Residence			
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
02-013-30-092-00	\$53,000	\$75,300	-\$22,300
9. The requested change in value is justified for the following reasons: Purchased property in June of 2023 for price indicated above.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale June 5, 2023
 and sale price \$ 53,000 ; 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.

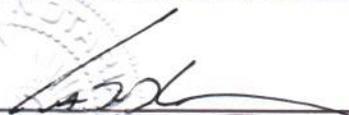
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 March 7, 2024 Complainant or agent (printed) Kelley M. Grott Title (if agent) _____

Complainant or agent (signature) 

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

Notary 

CURTIS F. HARVEY
NOTARY PUBLIC • STATE OF OHIO
My commission expires Jan. 27, 2029



Situs : 142 CHESTNUT ST

Map ID: 02-013-30-092-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

CURRENT OWNER
GROFF WILLIAM J
GROFF KRISTIN F
6415 HAWTHORNE DR
ANDOVER OH 44003

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-30 092-00
Class Residential
Living Units 1
Neighborhood 34000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
26

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	25000	.3574	173	0			20,090
								20,090

Total Acres: .3574 Legal Acres: 0.36 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,040	20,100	20,100	0	0
Building	19,320	55,200	55,200	0	0
Total	26,360	75,300	75,300	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	14,200	39,400	53,600
2021	14,200	39,400	53,600
2022	14,200	39,400	53,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/06/23	53,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	GROFF WILLIAM J
11/29/12	53,000	2-Land And Building	0-Validated Sale		FD-Fiduciary Deed	FINICLE BARBARA A

Entrance Information

Date	ID	Entry Code	Source
03/04/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 142 CHESTNUT ST

Parcel Id: 02-013-30-092-00

LUC: 510

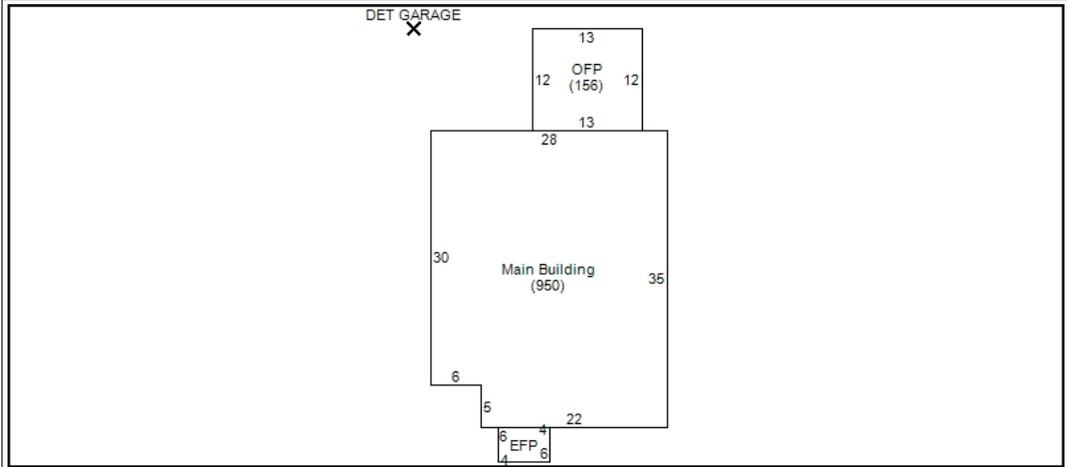
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 06-Bungalow	Full Baths 1
Year Built 1932	Half Baths 0
Eff Year Built 1950	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 3-Attic 3/4 Finished	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU FR-FAIR	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					950						
1		OFF			156						3,100
2		EFP			24						900

Dwelling Computations

Base Price	64,100	% Good	35
Plumbing	1,300	Market Adj	
Basement	16,600	Functional	
Heating	0	Economic	100
Attic	15,400	% Complete	100
Other Features	4,000	C&D Factor	
		Adj Factor	1.4
Subtotal	101,400	Additions	1,400
Ground Floor Area	950		
Total Living Area	1,330	Dwelling Value	51,650
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1932		18x22	396	D	1		A				3,500

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:	

Situs : 142 CHESTNUT ST

Parcel Id: 02-013-30-092-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

Comments

Number	Code	Status	Comment
2	OFC	SS	NEW SURVEY FROM .31AC TO .3574AC CONV#2101 6/6/2023

Situs : 142 CHESTNUT ST

Parcel Id: 02-013-30-092-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

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Kelley M. Groff
142 Chestnut Street
Andover, OH 44003
440-381-1206

March 8, 2024

Ashtabula County Board of Revision
25 West Jefferson Street
Jefferson, OH 44047

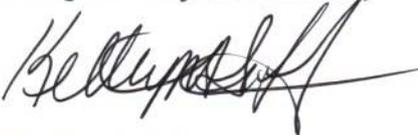
RE: Communication in support of Valuation Complaint

Honorable Members, Board of Revision:

In 2012, my son and I returned to Andover, Ohio after about nine years living out of state. At that time, there was not suitable rentals in the Andover area for my son and I to live. My parents, William and Kristin Groff purchased the property at 142 Chestnut Street in the Village of Andover (Parcel No. 02-013-30-092-00), with an agreement made with my parents to purchase the home at the same price they paid for the property.

In June on 2023, I purchased the property from William and Kristin Groff as agreed. These transactions are a matter of record in the Ashtabula County Auditor's Office.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kelley M. Groff', with a long horizontal flourish extending to the right.

Kelley M. Groff

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: 2023-0115

April 4, 2024

KELLEY M GROFF
142 CHESTNUT ST
ANDOVER OH 44003

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

May 1, 2024 at 10:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0115 filed for tax year 2023 by KELLEY M GROFF and described as follows:

Parcel ID(s):

1) 02-013-30-092-00 located at 142 CHESTNUT ST, the market value is \$75,300. The market value sought is \$53,000.

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 2023-0115, KELLEY M GROFF is being recorded and the date is 5/1/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Kelley M. Groff, owner via phone

Complainant Seeks: \$53000

Subject Parcel: 020133009200

Auditor Value: \$75300

Hearing No # 6

HEARING MINUTES

BOR Case: 2023-0115

Owner Name: KELLEY M GROFF

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review condition _____

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore: Passed Failed

Decision Date: 5/1/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 6

NON-HEARING MINUTES

BOR Case: 2023-0115

Case Name: KELLEY M GROFF

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$53000

Subject Parcel: 020133009200

Auditor Value: \$75300

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: 2023-0115

KELLEY M GROFF
 142 CHESTNUT ST
 ANDOVER OH 44003

<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
02-013-30-092-00	510-1FAMILY PLTD	02-ANDOVER TWP-A VIL-PYMATU V LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$20,100	\$55,200	\$75,300
Adjustment:	\$0	\$0	\$0
New Value:	\$20,100	\$55,200	\$75,300
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. SALE IS NOT CONSIDERED ARMS-LENGTH			



 Board of Revision