

RECEIVED

Clear Form

MAR 18 2024

Tax year 2023

BOR no. 0119

FILED ON

DTE 1 Rev. 12/22

ASHTABULA COUNTY AUDITOR DAVID THORNTON

County Ashtabula

Date received MAR 18 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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	SCOT G SINKLER	1200 GARRETT RD JEFFERSON, OHIO
2. Complainant if not owner	OWNER	44047
3. Complainant's agent		

4. Telephone number and email address of contact person
440/576.1233 (HANDLINE) 216/219.8001 (CELL) deblaf2@roadrunner.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
25-013-00-016-00	GARRETT ROAD
25-013-00-017-00	1200 GARRETT ROAD

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
25-013-00-016-00	5,000	11,500	6,500
25-013-00-017-00	200,000	347,900	147,900

9. The requested change in value is justified for the following reasons:

I am providing an estimate from a reputable contractor for interior and exterior, ventilation and gutters for \$75,000.00. Plus rebuilding of outside deck entirely in excess of \$30,000.00 also 1 original bathroom built in 1980 at a minimum of \$60,000.00.

10. Was property sold within the last three years? [] Yes [X] 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 [X] 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 3/18/24 Complainant or agent (printed) Scot G Sinkler Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 3/18 (Date) day of March (Month) 2024 (Year)

Notary 



DONNA HANCK
Notary Public
State of Ohio
My Comm. Expires
February 19, 2028

Situs : GARRETT RD

Map ID: 25-013-00-016-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

CURRENT OWNER
SINKLER SCOT G

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 016-00
Class Residential
Living Units 1
Neighborhood 52500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
82

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0800		0			
A	S	11500	1.3200	90	0	6	-35	11,540
								11,540

Total Acres: 1.4 Legal Acres: 1.40 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,030	11,500	11,500	0	0
Building	0	0	0	0	0
Total	4,030	11,500	11,500	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	8,900		8,900
2021	8,900		8,900
2022	8,900		8,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/08/04	275,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	LAMPSON JOHN E &

Entrance Information

Date	ID	Entry Code	Source
12/06/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GARRETT RD

Parcel Id: 25-013-00-016-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : 1200 GARRETT RD

Map ID: 25-013-00-017-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

CURRENT OWNER
SINKLER SCOT G

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 017-00
Class Residential
Living Units 1
Neighborhood 52500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
82 E 1/2

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3500		0			
A	S	11500	2.6450	65	0	5	-15	21,850
A	H	11500	1.0000	100	0			14,950
								36,800

Total Acres: 3.995 Legal Acres: 4.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,880	36,800	36,800	0	0
Building	121,770	347,900	347,900	0	0
Total	134,650	384,700	384,700	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	28,300	248,500	276,800
2021	28,300	248,500	276,800
2022	28,300	248,500	276,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/08/04	275,000	2-Land And Building	U-Not Validated	681/ 863	WD-Warranty Deed	LAMPSON JOHN E
07/23/98		2-Land And Building	U-Not Validated		WD-Warranty Deed	LAMPSON JOHN E &

Entrance Information

Date	ID	Entry Code	Source
12/06/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1200 GARRETT RD

Parcel Id: 25-013-00-017-00

LUC: 511

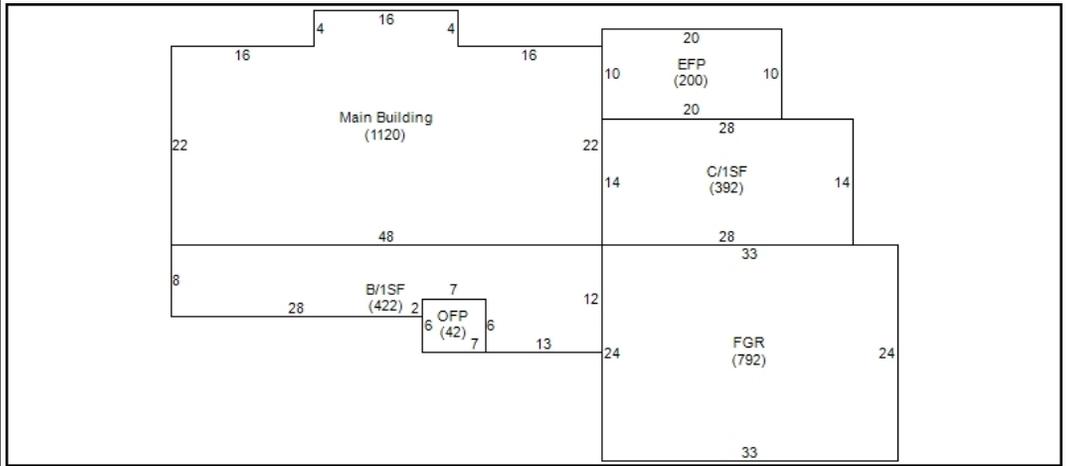
Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 91-Fr W/Mas	Family Rooms 1
Style 05-Old Style	Full Baths 2
Year Built 1979	Half Baths 2
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 13
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	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 2
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 B	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					1,120						
1		EFP			200						9,200
2	CSP	1SF			392						24,700
3		FGR			792						20,800
4	BSM	1SF			422						30,600
5		OFF			42						1,100
6		BAL			48						900
7		WDK			800						10,900
8		BAL			48						900

Dwelling Computations

Base Price 155,900	% Good 75
Plumbing 13,400	Market Adj
Basement 21,610	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 7,200	C&D Factor
	Adj Factor 1.4
Subtotal 198,110	Additions 74,400
Ground Floor Area 1,120	
Total Living Area 3,054	Dwelling Value 323,720
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	1979		40x40	1,600	C	1		A				24,200

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 : 1200 GARRETT RD**Parcel Id: 25-013-00-017-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 03/18/24****Comments**

Number	Code	Status	Comment
1	OFC	LC	19980723 PMP C#01 - SPLIT 2.005 AC TO 25-013-00-017-01 7/23/1998
2	OFC	LC	19980723 PMP C#01 - SMALLER HOUSE GOES WITH SPLIT
3	FLD	RV	20011114 CG C#01 - FOR SALE (10/01) SMYTHE CRAMER R.E. (ASKING \$339500)

Situs : 1200 GARRETT RD

Parcel Id: 25-013-00-017-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

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JOHNSON CONSTRUCTION
1/25/2024

STATEMENT

┌ Plot SIXRIER ─┐
1200 GARRET RD
└ JEFFERSON, OHIO 44047 ┘

* 07-16 1981 CONSTRUCTION

PLEASE RETURN THIS STUB WITH YOUR REMITTANCE, YOUR CANCELLED CHECK IS YOUR RECEIPT

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
	REMODEL TWO FULL BATHROOMS AND TWO 1/2 BATHS	\$65,000. ⁰⁰		
	REBUILD REAR FULL LENGTH TREATED LUMBER DECK 75X18	\$25,000. ⁰⁰		
		\$90,000. ⁰⁰		

PAY LAST AMOUNT IN BALANCE COLUMN ▲



Scot and Debbe Sinkler
1200 Garrett Road, Jefferson, Ohio 44047

ROOFING ESTIMATE

Kassel and Irons "KasselWood"

(some sections of existing asphalt roof will be removed as noted below)

\$55,200

SNOW BLOCK ESTIMATE (SNOW BELT - ALL EAVES)

91 cast aluminum, Kynar coated snow blocks at \$35 each
\$3,185

SKYLIGHT ESTIMATE

Replace 1, re-flash 3

\$TBD based on measurements for the skylight to be replaced

Guesstimate: \$650

VENTING/FASCIA/SOFFIT GUTTER ESTIMATE

Remove all gutters and fascia wrap at eaves along with soffit covers at eaves. Cut all soffit boards open to create air channel and install Styrofoam baffles in each rafter bay to suppress insulation for air channel where insulation fills the overhang cavity. Reinstall the pre-existing vented soffit cover, install new fascia wrap and install new 6" .032 aluminum gutters with 2"x3" downspouts and elbows.

\$8,365

ROOF REMOVAL (TEAR-OFF) ESTIMATE

Remove the existing single layer of roofing from sections C, D, E, F. Remove a board from section C to determine if headwall vent would be appropriate for this section to create air flow. Replace moldy deck boards in sections D, E, F (see pricing in next item). Install ice guard and synthetic underlayment accordingly on sections C, D, E, F.

\$3,765

BOARD REPLACEMENT ESTIMATE

Moldy deck boards exist in sections C, D, E. We will determine how many boards will need to be replaced once existing roof is removed (see above item).

\$90 per 4 x 8 plywood board of like thickness

Worst Case: All boards are replaced totalling \$5,040

TOTAL (based on skylight and board replacement guesstimates): \$76,205



Angie's list.

Ohio: 36040 Caronia Circle, Avon, Ohio 44011 (440) 785-2436
Pennsylvania: 322 North Shore Drive, Bldg. 1B, Suite 200, Pittsburgh, PA 15212 (412) 748-1795



PROPOSAL DETAILS

INCLUSIONS:

- A complete metal roofing system of your choosing including installation with all accessories and trim in complimentary colors to the panel color selected with warranties as described by the manufacturer.
- Applicable registrations and permits
- Complete cleanup of yard and all areas effected by tear off (if applicable) and installation (see attic space note below)
- Taxes
- Protrusions (pipes/chimneys/existing skylights) will be re-flashed and new boots will be installed on pipes.
- If ridge vent is currently present, it will be replaced. Other ventilation needs/options will be discussed as needed.
- Dumpster delivery and removal
- Portable restroom for the crew
- This proposal assumes 1 layer of asphalt roofing exists if no tear-off has been estimated.

ICE GUARD AND SYNTHETIC UNDERLAYMENT

If your existing roof is removed, this proposal includes 2 widths (6') of premium ice guard (Aquaguard MT or GAF Storm Guard) to be applied to all eaves, a full 3' width on valleys, wall flashing, chimneys and skylights as applicable, ½ width on rakes. Synthetic under-layment (InterWrap - Titanium UDL30, or similar) will be applied to all other areas, or to entire roof surface over the existing single layer roof if no tear-off is performed.

SNOW BLOCKS / SNOW BARS:

Snow protection devices come highly recommended in any area where snow and ice releasing from the roof may cause injury or damage. Example areas to consider include entryways, above valuable landscaping, at garage entrances, above air conditioners, above decking, and any other area that poses a threat to people, pets, or property. Snow protection is also known for its gutter protecting properties as well. Pricing is as follows:

Snow Blocks (stamped metal roofing options):

- \$35 each at the time of roofing installation
- \$40 each plus \$125 service charge post installation (re-visit)

WHAT ITEMS ARE NOT INCLUDED WITHIN YOUR PROPOSAL:

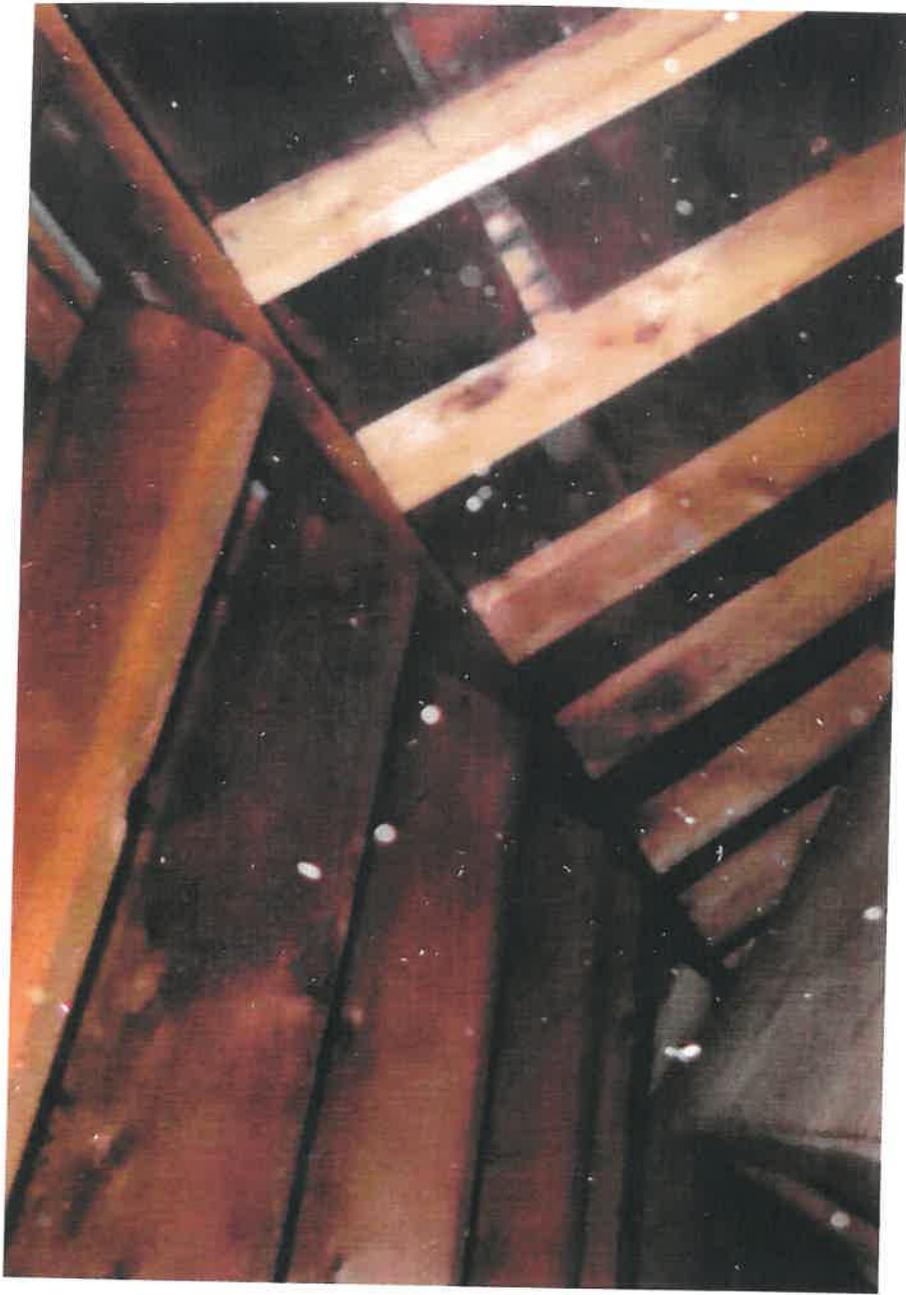
- Interior trim or framing work after skylight replacement is not included or available through Distinctive Metal Roofing. This is considered finish carpentry.
- Replacement of decking material. Only upon completion of the removal of the existing roofing material will we be able to make a determination as to what decking needs exist, if any.
- Distinctive Metal Roofing is not responsible for disconnecting/reconnecting utility and cable lines that may be attached to your roof and obstruct installation of your roof. Please make proper arrangements prior to our arrival so no costly delays present themselves.

WHAT ELSE SHOULD I KNOW ABOUT MY PROPOSAL?

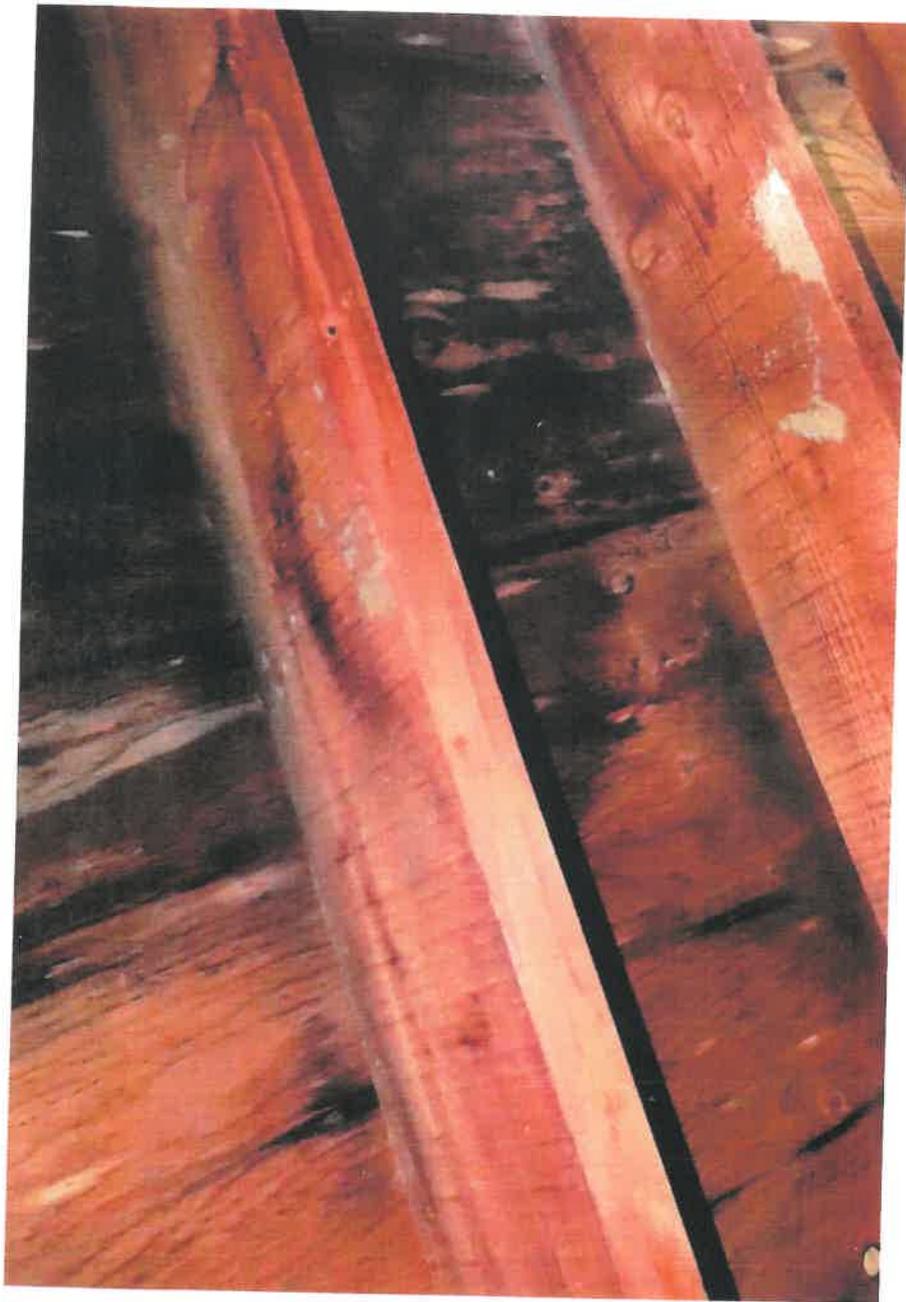
- Once we begin the installation of your permanent metal roof, you are our only focus until completion.
- Distinctive Metal Roofing takes roofing installation orders on a first come, first served basis. To ensure an installation time of your choice, please act accordingly with this in mind.
- All efforts are focused on completing your roof in an efficient and timely manner. However, weather delays are possible in our region's unpredictable climate.
- Distinctive Metal Roofing expends every effort to keep your home safe and dry during all phases of installation. During inclement weather, your roof will be worked on in sections to insure that your home is never exposed to the elements.
- It is understood that re-roofing can naturally cause vibration to ceilings and walls and cutting ridge vents can cause debris to fall into the attic space. Nail pops and cracks can occur due to the vibration caused and are not the responsibility of Distinctive Metal Roofing, nor is cleanup of debris in the attic or any damage it may cause to personal property. Please remove any and all valuables from the attic prior to the first day Distinctive Metal Roofing crews are on the job site.

Payment is due as follows upon agreement to this proposal:
1/3 payment: due at signing final 2/3 payment: due upon completion of job

(Estimate written on January 16, 2024 - subject to change)



Attic/ROOF



ATTIC/ROOF



ATTIC/ROOF

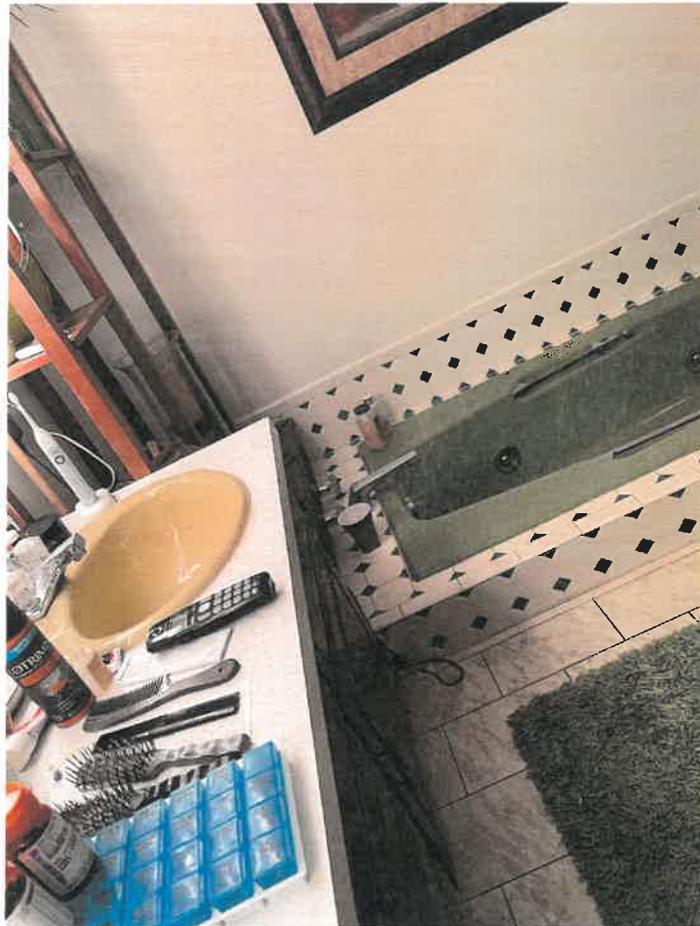


ATTIC/ROOF

MASTER BATH SHOWER



MASTER BATH

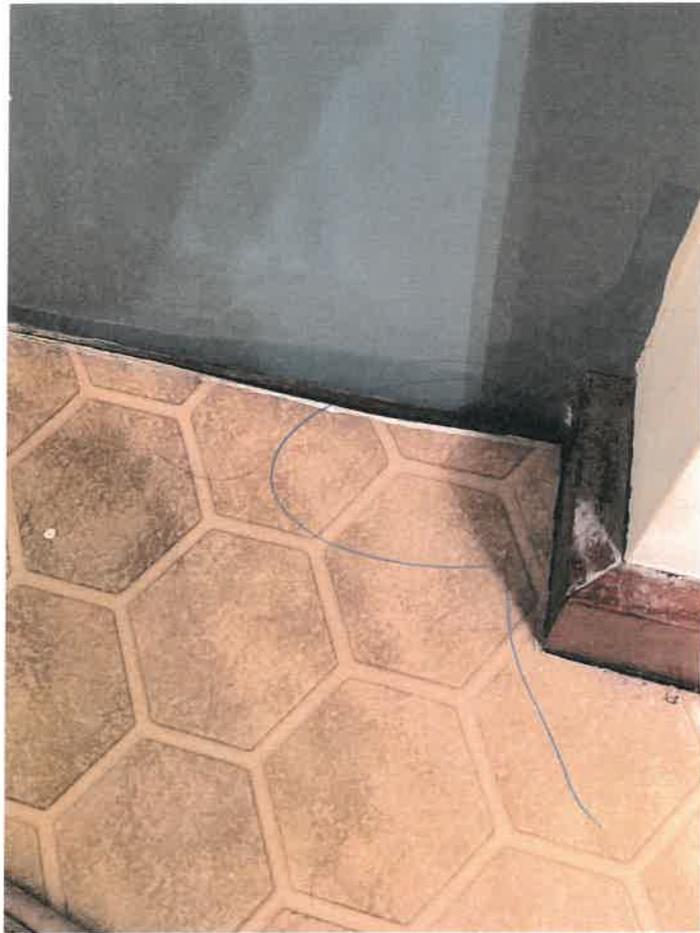


GUEST 1/2 BATH



2ND FLOOR BATH



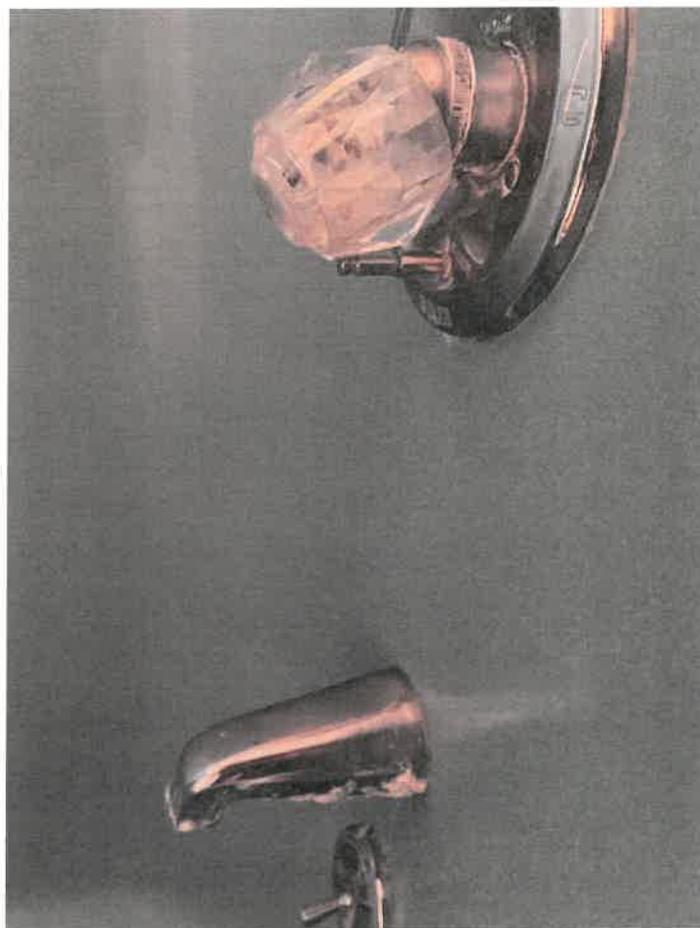


2ND FLOOR BATH FLOOR

2ND FLOOR SHOWER / TUB



FAUCETS - 2ND FL. BATH





OUTDOOR DECK

OUTDOOR DECK WALK





HOUSE DECK - ENTIRE BACK OF
HOUSE

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: 2023-0119

June 11 2024

SCOT G SINKLER
1200 GARRETT RD
JEFFERSON OH 44047

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

July 10, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0119 filed for tax year 2023 by SCOT G SINKLER and described as follows:

Parcel ID(s):

- 1) 25-013-00-016-00 located at GARRETT RD, the market value is \$11,500. The market value sought is \$5,000.
- 2) 25-013-00-017-00 located at 1200 GARRETT RD, the market value is \$384,700. The market value sought is \$200,000.

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 2023-0119, SCOT G SINKLER is being recorded and the date is 7/10/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Scot Sinkler, owner via phone

Complainant Seeks: \$205,000

Subject Parcels: 250130001600, 250130001700

Auditor Value: \$396,200

HEARING MINUTES

BOR Case: 2023-0119

Owner Name: SCOT G SINKLER

Board Action

Motion to: Agree Set Value \$353,100

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

adjust CDU to average and remove effective age to set value for parcel 25-013-00-017-00

at \$341,600. No change for vacant land parcel 25-013-00-016-00.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 7/10/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 3

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: 2023-0119

SCOT G SINKLER
 1200 GARRETT RD
 JEFFERSON OH 44047

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
25-013-00-016-00	501-VCNT UNPL 0-9	25-JEFFERSON TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$11,500	\$0	\$11,500	
Adjustment:	\$0	\$0	\$0	
New Value:	\$11,500	\$0	\$11,500	

RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
25-013-00-017-00	511-1FMPLY UNPL 0-9	25-JEFFERSON TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$36,800	\$347,900	\$384,700	
Adjustment:	\$0	-\$43,100	-\$43,100	
New Value:	\$36,800	\$304,800	\$341,600	

RESULT: VLD - VALUE DECREASE. SET VALUE AT \$341,600 ADJUSTING CONDITION PER OWNER TESTIMONY


 Board of Revision