

Tax year 2023

BOR no. 0133 FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received MAR 21 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>Pamela M Wortman</u>	<u>517 Blaine St Geneva OH 44041</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-813-1543</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>20-018-00-061-00</u>		<u>517 Blaine St. Geneva, OH 44041</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>20-018-00-061-00</u>	<u>80,000.00</u>	<u>200,100</u>	<u>-120,000.00</u>
9. The requested change in value is justified for the following reasons: <u>The property is not worth the county appraisal value. The interior of the house has sections that is out dated. The parts that replaced or remodel.</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 _____ 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3-21-2024 Complainant or agent (printed) Pamela M. Wortman Title (if agent) _____

Complainant or agent (signature) Pamela M Wortman

Sworn to and signed in my presence, this 21ST day of MARCH 2024
(Date) (Month) (Year)

Notary Karen L Bertholf



Karen L Bertholf
Notary Public
In and for the State of Ohio
My Commission Expires
3/9/2025
County of Ashtabula

Situs : 517 BLAINE ST

Map ID: 20-018-00-061-00

LUC: 520

Card: 1 of 1

Tax Year: 2023

Printed: 03/21/24

CURRENT OWNER
WORTMAN GLENN E
PAMELA M.
517 BLAINE STREET
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 018-00 061-00
Class Residential
Living Units 2
Neighborhood 72600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1 SUB 18 N OFCEMETERY

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	300	72 135		.96	5		26,960
								26,960

Total Acres: .2231 Legal Acres: 0.37 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,450	27,000	27,000	0	0
Building	60,590	173,100	173,100	0	0
Total	70,040	200,100	200,100	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	20,700	144,200	164,900
2021	20,700	144,200	164,900
2022	20,700	144,200	164,900

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
01/13/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 517 BLAINE ST

Parcel Id: 20-018-00-061-00

LUC: 520

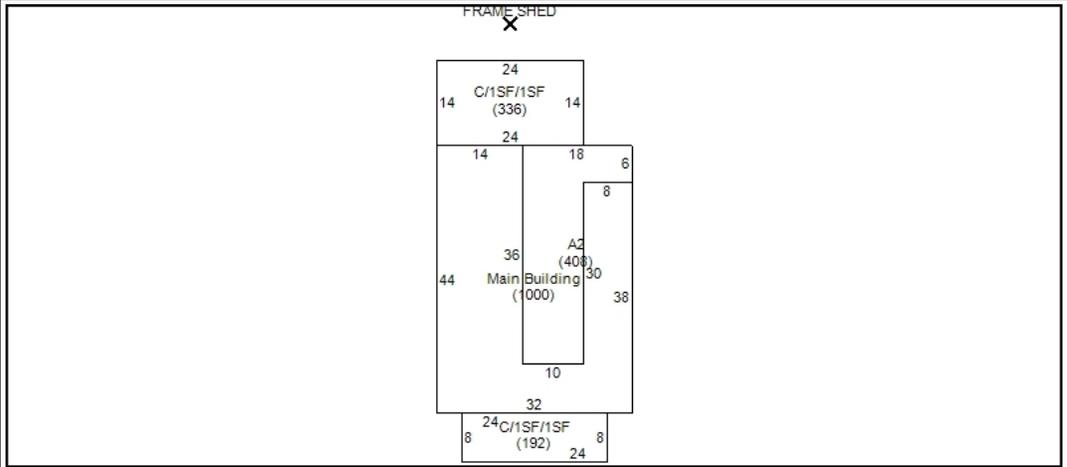
Card: 1 of 1

Tax Year: 2023

Printed: 03/21/24

Dwelling Information

Valuation Method D	Total Rooms 11
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 6
Construction 1-Wood/Vinyl	Family Rooms 0
Style 11-Duplex	Full Baths 2
Year Built 1900	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
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 0
Attic 4-Attic Fully Finished	WBFP Openings 0
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 LC-Liv Units Converted	Misc 2 Qty 1
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.2
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					1,000						
1	CSP	1SF	1SF		192						15,600
2	BSM	1SF	1SF	AUN	408						37,800
3	CSP	1SF	1SF		336						27,400

Dwelling Computations

Base Price	112,350	% Good	60
Plumbing	5,300	Market Adj	
Basement	17,190	Functional	
Heating	0	Economic	100
Attic	15,940	% Complete	100
Other Features	7,900	C&D Factor	
		Adj Factor	1.2
Subtotal	158,680	Additions	48,500
Ground Floor Area	1,000		
Total Living Area	4,272	Dwelling Value	172,460
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1990		13x16	208	C	1		S				600

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:	

AVON
G-W80















































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GENERAL
GEN. 1000

TRUCK
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TRUCK WASH
TRUCK WASH



















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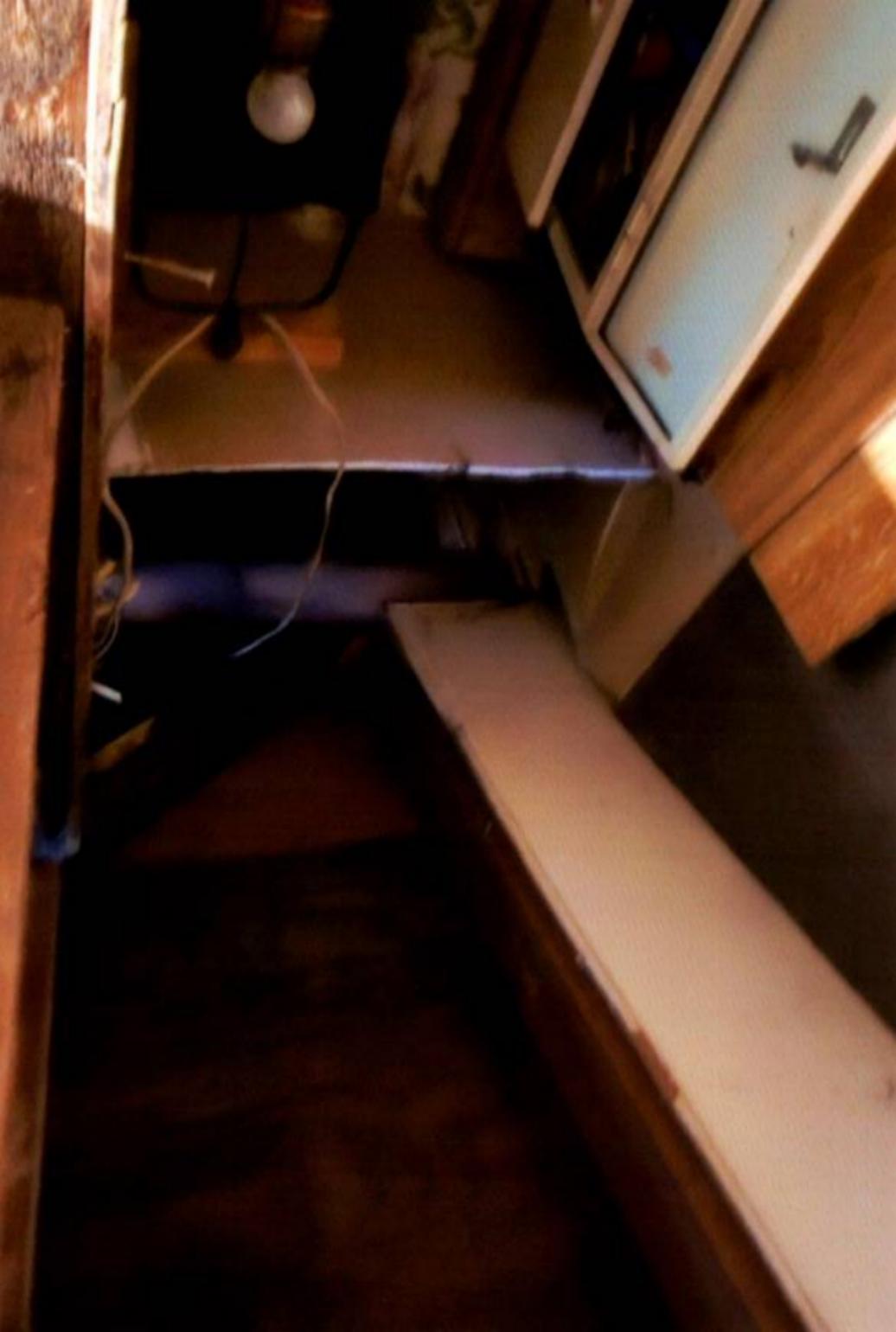


























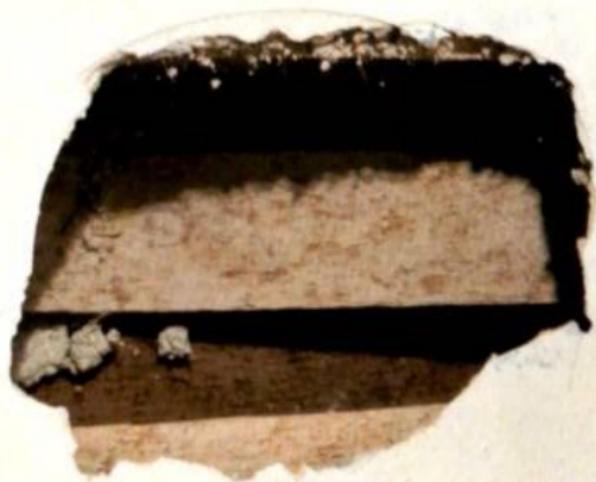


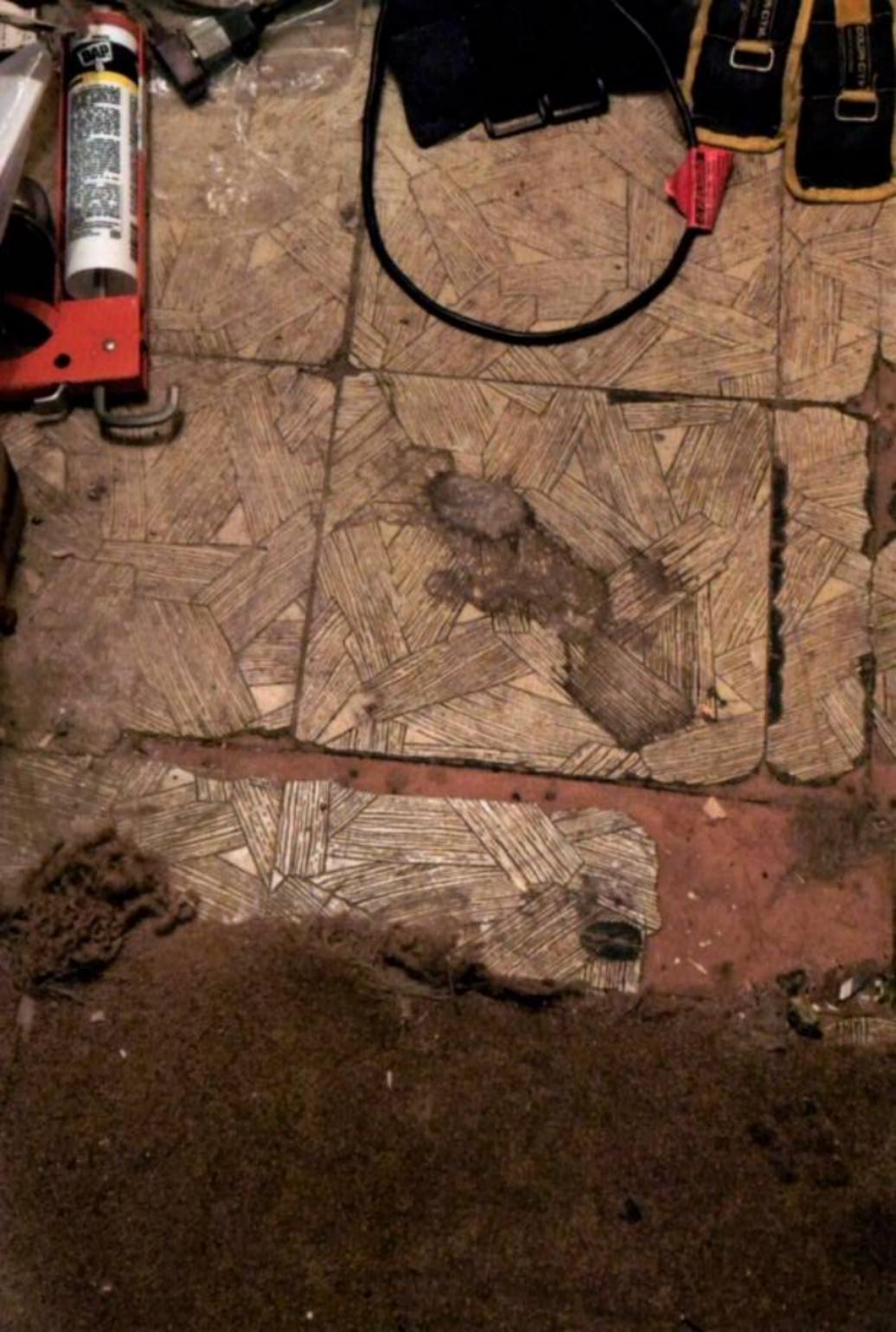
















ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0133

May 14, 2024

GLENN E & PAMELA M WORTMAN
517 BLAINE ST
GENEVA OH 44041

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

June 12, 2024 at 1:45 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0133 filed for tax year 2023 by GLENN E & PAMELA M WORTMAN and described as follows:

Parcel ID(s):

1) 20-018-00-061-00 located at 517 BLAINE ST, the market value is \$200,100. The market value sought is \$80,000.

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 2023-0133, GLENN E & PAMELA M WORTMAN is being recorded and the date is 6/12/2024.

Board Members

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

Others present:

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Pamela Wortman, owner

Ken Wortman, son

Complainant Seeks: \$80000

Subject Parcel: 200180006100

Auditor Value: \$200100

HEARING MINUTES

BOR Case: 2023-0133

Owner Name: GLENN E & PAMELA M WORTMAN

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

adjust condition, CDU fair? Add functional obsolescence? Review unfinished attic space on

3rd floor and other areas.

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Discher-

Motion therefore: Passed Failed

Decision Date: 6/12/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 10

NON-HEARING MINUTES

BOR Case: 2023-0133

Case Name: GLENN E & PAMELA M WORTMAN

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$80000

Subject Parcel: 200180006100

Auditor Value: \$200100

NON-HEARING MINUTES

BOR Case: 2023-0133

Owner Name: GLENN E & PAMELA M WORTMAN

Board Action

Motion to: Agree Set Value \$96,500

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review and owner testimony adjust CDU to fair, 50 functional, attic area to half finished.

Was Made by: David

2nd by: Alex

Roll: Thomas=yes/Iarocci=yes/Discher-not present

Motion therefore: Passed Failed

Decision Date: 6/27/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

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: 2023-0133

GLENN E & PAMELA M WORTMAN
 517 BLAINE ST
 GENEVA OH 44041

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
20-018-00-061-00	520-2FMLY PLTD	20-GENEVA TWP-G CITY-GENEVA CSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$27,000	\$173,100	\$200,100		
Adjustment:	\$0	-\$103,600	-\$103,600		
New Value:	\$27,000	\$69,500	\$96,500		
RESULT: VALUE DECREASE.SET VALUE AT \$96,500 BASED ON ADJUSTMENTS MADE PER OWNER TESTIMONY					



Board of Revision