



Reset Form

0137

Tax year ~~2024~~ 2023 BOR no. 50-032-020014-00 County Ashtabula Date received

DTE 1 Rev. 08/21

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.

Form with fields for Name, Street address, Telephone number, Email address, Parcel numbers, and a table for Column A, B, and C values.

- 11. Was property sold within the last three years?
12. 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.
13. If any improvements were completed in the last three years, show date and total cost
14. Do you intend to present the testimony or report of a professional appraiser?
15. 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.



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 3/22/2024 Complainant or agent Betty Aaron Signature Title (if agent)

Instructions for Completing DTE 1

DTE 1
Rev. 08/21

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 11. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

Situs : 1050 UNION AVE

Map ID: 50-032-20-014-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/27/24

CURRENT OWNER
AARON WILLIAM L JR
BETTY JEAN
1050 UNION AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 032-20 014-00
Class Residential
Living Units 1
Neighborhood 67600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1-A OAKWOOD ALLOT

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	74 138		.97	5	-10	21,000
								21,000

Total Acres: .2344 Legal Acres: 0.22 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,350	21,000	21,000	0	0
Building	38,850	111,000	111,000	0	0
Total	46,200	132,000	132,000	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
2021	16,200	79,300	95,500
2022	16,200	79,300	95,500
2023	21,000	111,000	132,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/22/11	88,000	2-Land And Building	0-Validated Sale	684/ 2579	FD-Fiduciary Deed	TROILO RITA
11/22/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	TROILO FRANCIS A &
09/27/04		2-Land And Building	U-Not Validated		ET-Temp Exempt	TROILO FRANCIS A &

Entrance Information

Date	ID	Entry Code	Source
01/08/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1050 UNION AVE

Parcel Id: 50-032-20-014-00

LUC: 510

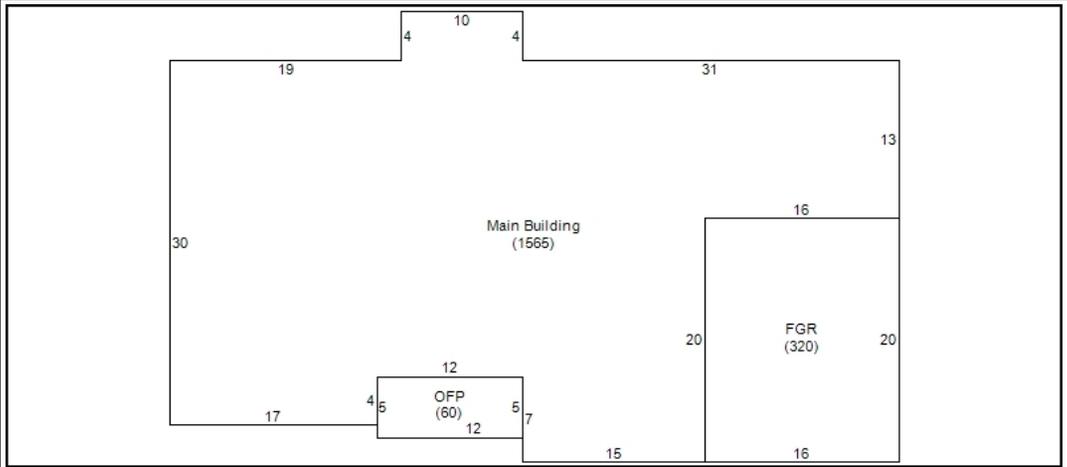
Card: 1 of 1

Tax Year: 2024

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Dwelling Information

Valuation Method D	Total Rooms 6
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 1958	Half Baths 1
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 4-Heat Pump	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 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 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					1,565						
1			OFF		60						1,300
2			FGR		320						7,400

Dwelling Computations

Base Price	100,580	% Good	60
Plumbing	4,400	Market Adj	
Basement	9,540	Functional	
Heating	4,580	Economic	100
Attic	0	% Complete	100
Other Features	4,400	C&D Factor	
		Adj Factor	1.4
Subtotal	123,500	Additions	5,200
Ground Floor Area	1,565		
Total Living Area	1,565	Dwelling Value	111,020
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 : 1050 UNION AVE

Parcel Id: 50-032-20-014-00

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Card: 1 of 1

Tax Year: 2024

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Comments

Number	Code	Status	Comment
1	FLD	RV	20080607 JC C#01 - 5/11/07 FOR SALE ASKING \$109,900
2	FLD	RV	20080607 JC C#01 - NEW FURNACE, NAV 1/1/08

Situs : 1050 UNION AVE**Parcel Id: 50-032-20-014-00****LUC: 510****Card: 1 of 1****Tax Year: 2024****Printed: 03/27/24**

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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

May 14, 2024

B.O.R. CASE NUMBER: 2023-0137

BETTY JEAN AARON
1050 UNION AVE
ASHTABULA OH 44004

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

June 12, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0137 filed for tax year 2023 by BETTY JEAN AARON and described as follows:

Parcel ID(s):

1) 50-032-20-014-00 located at 1050 UNION AVE, the market value is \$132,000. The market value sought is \$127,200.

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 TX

The Hearing of Board of Revision Case 2023-0137, BETTY JEAN AARON is being recorded and the date is 6/12/2024.

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

Complainant Seeks: \$127200

Subject Parcel: 500322001400

Auditor Value: \$132000

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0137

Owner Name: BETTY JEAN AARON

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. No one present at hearing to provide
testimony.

Was Made by: Janet

2nd by: Alex

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 6/12/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # NS

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: 2023-0137

BETTY JEAN AARON
 1050 UNION AVE
 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
50-032-20-014-00	510-1FAMILY PLTD	50-SYBRK T-ASH	C-ASH CSD-HARBOR TOI	2023
	LAND	IMPR	TOTAL	
Original Value:	\$21,000	\$111,000	\$132,000	
Adjustment:	\$0	\$0	\$0	
New Value:	\$21,000	\$111,000	\$132,000	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. NO ONE PRESENT AT HEARING TO TESTIFY				



Board of Revision