

Tax year 2023 BOR no. 0214
 County Ashtabula Date received _____

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	Diana Carter & Wayne Carter	3324 Latimer Ave. Ashtabula, Ohio 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
4409920810 Dianajcarter@msn.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	
030080008200		0 North Ridge (USR 20) RD. E. Ashtabula, Ohio 44004	
7. Principal use of property storage			
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
030080008200	32,000.	51,900	19,900.
9. The requested change in value is justified for the following reasons:			
See Attached: Exhibit A			

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.

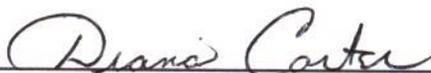
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/24/2024 Complainant or agent (printed) Diana Carter Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____



Complaint Against The Valuation Of Real Property

The change in value is justified for the following reasons:

1. Loss of land (erosion) due to streams.
2. Loss of trees due to standing water.
3. No road access to land.
4. No utilities available.
5. Usability with parcel, restricted.



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1. Owner of property	Diana Carter	3324 Latimer Ave. Ashtabula, Ohio 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>4409920810 Dianajcarter@msn.com</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	
030120003100		0 Eureka RD. Ashtabula, Ohio 44004	
7. Principal use of property <u>storage</u>			
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
030120003100	7,500.	9,700.	2,200.
9. The requested change in value is justified for the following reasons: See Attached: Exhibit A			

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

Tax year 2023 BOR no. 0214
County Ashtabula Date received _____

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.

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Original complaint Counter complaint

Notices will be sent only to those named below.

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1. Owner of property		Diana Carter & Wayne Carter	
3324 Latimer Ave. Ashtabula, Ohio 44004			
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
4409920810 Dianajcarter@msn.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	
030120004400		2406 Eureka RD. Ashtabula, Ohio 44004	
7. Principal use of property storage			
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
030120004400	2,600.	5,800.	3,200.
9. The requested change in value is justified for the following reasons:			
See Attached: Exhibit A			

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.
- The property lost value due to a casualty.
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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 03/24/2024 Complainant or agent (printed) Diana Carter Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____



Complaint Against The Valuation Of Real Property

The change in value is justified for the following reasons:

1. Neighborhood properties has had squatters, drug addicts, and a murder (see article) over drugs. Police called over disputes. This is detrimental to the community.
2. Neighbor`s have excessive weeds, junk, old tires, trash, dump site, without maintenance for many years.
3. We have had our chain across driveway stolen 9 times.
4. Trash, needles and junk left by the driveway.
5. Usability of parcel is restricted due to no utilities.
6. It is unsafe to store anything of value on the parcel
7. We have 4 wheelers who regularly trespass on the parcel.
8. The parcel lacks proper drainage. Trees are lost on a regular basis due to standing water,
9. The parcel has an easement that runs east to west from prior owner.



BALLARD SENTENCED IN EUREKA ROAD HOMICIDE

JEFFERSON – Vincent Ballard, 24, of Conneaut was sentenced last week in the 2023 shooting death of Tina Wheeler.

Ballard pleaded guilty to one count each of aggravated murder and felonious assault in a plea agreement and was sentenced to 28 years to life in prison.

Ballard has been incarcerated since June 2023 after turning himself into Conneaut Police Department a week after the murder.

Ballard, and three other subjects, went to the Eureka Road address of Wheeler and Wesley Moore on June 14, 2023, to purchase drugs. Ballard attempted to rob the couple and subsequently shot Moore and Wheeler. Moore sustained non-life-threatening injuries.

Lt. Sean Ward, detective division commander, recognized the hard work of the detective bureau during the investigation.

"The hard work and efforts of the detective bureau, resulting in an extremely thorough investigation, led Vincent Ballard to plead guilty," Ward said. "Although we still have three defendants remaining, I consider this plea and sentence a win as Ballard was the main suspect."

Situs : NORTH RIDGE (USR 20) RD E

Map ID: 03-008-00-082-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CARTER WAYNE M
CARTER DIANA J
3324 LATIMER AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 008-00 082-00
Class A
Living Units 1
Neighborhood 83000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13 SEC 1--9

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1260		0			
A	S	13500	29.5760	25	0	1	-60	51,910
								51,910

Total Acres: 29.702 Legal Acres: 29.70 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,170	51,900	51,900	0	0
Building	0	0	0	0	0
Total	18,170	51,900	51,900	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	39,900		39,900
2021	39,900		39,900
2022	39,900		39,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/05/13	32,000		U-Not Validated		DE-Deed	ADAH A LAMBORN TRUST
08/01/13			E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	LAMBORN ADAH A
05/22/13			R-Related Individuals Or Corporation:		ET-Temp Exempt	PEREW THOMAS
09/17/98		1-Land Only		0086/4117	ET-Temp Exempt	LAMBORN ADAH P

Entrance Information

Date	ID	Entry Code	Source
10/18/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : NORTH RIDGE (USR 20) RD E

Parcel Id: 03-008-00-082-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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
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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 : NORTH RIDGE (USR 20) RD E

Parcel Id: 03-008-00-082-00

LUC: 100

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
2	OFC	SS	NEW SURVEY 29.74 ACRES TO 29.702 ACRES CONVEY#2603 8-1-13
1	FLD	RV	20020619 CG C#01 - SWAMPY

Situs : NORTH RIDGE (USR 20) RD E**Parcel Id: 03-008-00-082-00****LUC: 100****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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Situs : EUREKA RD

Map ID: 03-012-00-031-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CARTER DIANA J
3324 LATIMER AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 031-00
Class Residential
Living Units 1
Neighborhood 83300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
46 RIDGEVIEW ALLOT

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	100	275 240		1.12	6	-50	9,700
								9,700

Total Acres: 1.5152 Legal Acres: 1.52 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,400	9,700	9,700	0	0
Building	0	0	0	0	0
Total	3,400	9,700	9,700	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	7,500		7,500
2021	7,500		7,500
2022	7,500		7,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/29/18	7,500	2-Land And Building	0-Validated Sale		WD-Warranty Deed	COLUCCI GAIL LEE
10/29/18		2-Land And Building	U-Not Validated		DC-Death Certificate/ Affida	COLUCCI ERNEST

Entrance Information

Date	ID	Entry Code	Source
11/12/13	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : EUREKA RD

Parcel Id: 03-012-00-031-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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 : 2406 EUREKA RD

Map ID: 03-012-00-044-00

LUC: 599

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CARTER WAYNE M
CARTER DIANA J
3324 LATIMER AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 044-00
Class Residential
Living Units 1
Neighborhood 83300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
50 RIDGEVIEW ALLOT

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	100	140 345		0	5	-20	4,810
								4,810

Total Acres: 1.1088 Legal Acres: 1.11 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,680	4,800	4,800	0	0
Building	350	1,000	1,000	0	0
Total	2,030	5,800	5,800	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	3,700	1,000	4,700
2021	3,700	1,000	4,700
2022	3,700	1,000	4,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/01/18		2-Land And Building	E-Exempt Conveyance (Sale Price O	660/ 2578	AD-Auditor Deed	MOORE MICHAEL
03/03/98		2-Land And Building	U-Not Validated	0092/3927	ET-Temp Exempt	MOORE SUSAN LYNN
11/19/97		2-Land And Building	U-Not Validated	0092/3927	ET-Temp Exempt	MOORE PAUL J

Entrance Information

Date	ID	Entry Code	Source
11/12/13	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2406 EUREKA RD

Parcel Id: 03-012-00-044-00

LUC: 599

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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	
Total Living Area	Dwelling Value
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	1970		24x24	576	C	1		A				1,000

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 : 2406 EUREKA RD

Parcel Id: 03-012-00-044-00

LUC: 599

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
1	OFC	TE	FORFEITED PROPERTY EXEMPT 2018; TAXABLE 2019.

Situs : 2406 EUREKA RD**Parcel Id: 03-012-00-044-00****LUC: 599****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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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

B.O.R. CASE NUMBER: 2023-0214

July 3, 2024

DIANA CARTER
3324 LATIMER AVE
ASHTABULA OH 44004

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

July 31, 2024 at 9:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0214 filed for tax year 2023 by DIANA CARTER and described as follows:

Parcel ID(s):

- 1) 03-008-00-082-00 located at NORTH RIDGE (USR 20) RD, the market value is \$51,900. The market value sought is \$32,000.
- 2) 03-012-00-031-00 located at EUREKA RD, the market value is \$9,700. The market value sought is \$7,500.
- 3) 03-012-00-044-00 located at 2406 EUREKA RD, the market value is \$5,800. The market value sought is \$2,600.

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