

FILED ON

MAR 26 2024

Ashtabula County
Board of RevisionTax year 2023 BOR no. 0215DTE 1
Rev. 12/22County 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 & 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 <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	
280412027800		Ridge Ave. V/L, North Kingsville, Ohio 44068	
280412028000		Ridge Ave. V/L, North Kingsville, Ohio 44068	
2804126800		Parkwood Ave. V/L, North Kingsville, Ohio 44068	
7. Principal use of property <u>none</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
280412027800	300.	600.	300.
280412028000	300.	600.	300.
280412026800	300.	600.	300.
9. The requested change in value is justified for the following reasons: <u>See Attached Exhibit A</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 04/05/2023
and sale price \$ 8,100 + 85.41 ; 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

FILED ON

MAR 26 2024

Ashtabula County Board of Revision

Clear Form

Tax year 2023 BOR no. 0215
County Ashtabula Date received _____

DTE 1 Rev. 12/22

Complaint Against the Valuation of Real Property

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If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
280412026500		Parkwood Ave. V/L, North Kingsville, Ohio 44068	
280412026600		Parkwood Ave. V/L, North Kingsville, Ohio 44068	
280412028200		7173 Ridge Ave. North Kingsville, Ohio 44068	
7. Principal use of property <u>none</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
280412026500	300.	1300.	1000.
280412026600	300.	600.	300.
280412028200	300.	8300.	8000.
9. The requested change in value is justified for the following reasons: <u>See Attached Exhibit A</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 04/05/2023
and sale price \$ 8,100 + 85.41 ; 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.

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13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Tax year 2023 BOR no. 0215
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Complaint Against the Valuation of Real Property

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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	
280412028100		Ridge Ave. V/L, North Kingsville, Ohio 44068	
7. Principal use of property <u>none</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
280412028100	300.	600.	300.
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 04/05/2023
and sale price \$ 8,100 + 85.41 ; 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) *Diana Carter*

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

Notary _____



Complaint Against the Valuation of Real Property

1. Owner of property: Carter Diana J & Carter Wayne M
3324 Latimer Ave. Ashtabula, OH 44004

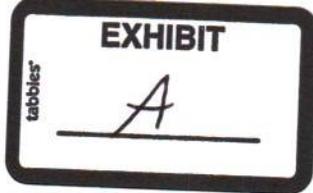
4. Telephone / email: 440-992-0810 dianajcarter@msn.com

6. Parcel #'s / Address:

28-041-20-282-00	7173 Ridge Ave.
28-041-20-281-00	0 Ridge Ave.
28-041-20-280-00	0 Ridge Ave.
28-041-20-278-00	0 Ridge Ave.
28-041-20-265-00	0 Parkwood Ave.
28-041-20-266-00	0 Parkwood Ave.
28-041-20-268-00	0 Parkwood Ave.

7. Use of property: None
8. See forms.

9. The change in value is justified for the following reasons:
 1. The cabin/cottage built in 1954 had been in very poor condition for years.
 2. The owner Larry Bell passed away March 2, 2022 after being in a Nursing Home.
 3. The lot was filled with junk and fallen trees.
 4. The Cottage and a shell of a garage and all downed trees and junk were removed. now V/L.
 5. The lot sizes are 34x100 and do not have proper drainage. Trees are lost on a regular basis due to standing water.
 6. We purchased the property with a great loss and cost in order to clean up the neighborhood. We had to pass by these lots to get to my cottage at the end of Ridge Ave.



7. Usability of parcels is restricted from the Village of North Kingsville.
8. A survey cost is more than the parcel value.
9. Surveyor`s do not want to survey due to no monuments or landmarks.
10. The neighborhood has hundreds of owners who have passed away. and no maintenance of the lots. Many in foreclosure.
11. We are trying to purchase the lots in effort to clear them of down trees, junk, dump sites, abandoned buildings and keep homeless and drug users away. etc. A cottage next door and across the street need to be torn down, The owners will not do it or sell the lots. The Village has not acted on the owners.

Please note: Buyers Beware, lots are purchased without information on usability, location, no survey, and many times on access of the lot with no road.

I believe this information is important to the value that the Auditors office may not have.



Complaint Against the Valuation of Real Property

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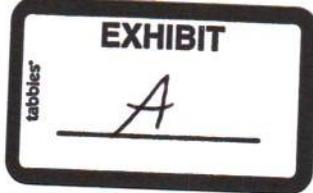
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TRANSFERRED
Auditor, Ashtabula County, Ohio

APR 05 2023 3:50

David Thomas



Doc ID: 006939360004 Type: G/I
Kind: SHERIFF DEED
Recorded: 04/05/2023 at 03:03:21 PM
Receipt#: 2023-00002207
Fee Amt: \$50.00 Page 1 of 4
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2023-00003004

BK **793** PG **394-397**

In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

NT

SHERIFF'S DEED

Rev. Code Sec. 2329.36

I, William R. Niemi, Sheriff of Ashtabula County, Ohio, pursuant to Order of Sale dated February 6, 2023, Confirmation of Sale entered March 27th, 2023 and in consideration of the sum of Eight Thousand One Hundred Dollars and 00/100 (\$8,100.00), the receipt of which is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY**, unto, **DIANA J. CARTER AND WAYNE M. CARTER** all the right, title and interest of the parties in Court of Common Pleas, Ashtabula County, Ohio, Case No. 2022-CV-506, Angie Maki-Cliff, Treasurer vs. Unknown Heirs, Devises and Assigns of Larry G. Bell, Deceased, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Ashtabula and State of Ohio, known and described as follows, to-wit:

(See Attached Legal Description)

DIANA CARTER
3324 LATIMER AVE
ASHTABULA, OH 44004

wm

Premises commonly known as: Parkwood Ave, Ridge Ave, 7173 Ridge Ave, North
Kingsville, OH 44068,

Tax mailing address: 3324 Latimer Ave.
Ashtabula OH 44004

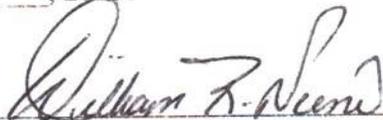
This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Larry G. Bell

Permanent Parcel No. 28-041-20-268-00; 28-041-20-265-00; 28-041-20-266-00; 28-041-20-278-00; 28-041-20-280-00; 28-041-20-281-00; 28-041-20-282-00

Prior Instrument Reference: Official Records Torrens Certificate 5-2319, Document 7336,
Torrens Certificate 5-2300, Document 7292, Book 269, Page 1818

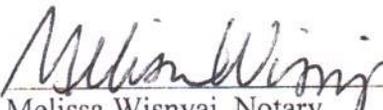
Executed this 4th day of April, 2023.



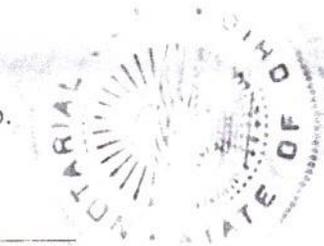
William R. Niemi,
Sheriff of Ashtabula County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF ASHTABULA)

The foregoing instrument was acknowledged before me this 4th day of
April, 2023, by William R. Niemi, Sheriff of Ashtabula County, Ohio.



Melissa Wisnyai, Notary
Residence Co. -- Ashtabula
State of Ohio
My Commission Expires
April 16, 2025



THIS INSTRUMENT WAS PREPARED BY Gene C. Barrett, Assistant Prosecutor, 25 West Jefferson St.,
Jefferson, OH 44047-1092.

EXHIBIT "B"

Angie Maki-Cliff, Ashtabula County Treasurer vs. Unknown Heirs, Devisees and Assigns of Larry G. Bell, Deceased, et al. (2022-CV-506)

Description

Exhibit A:

Situated in the Village of North Kingsville, County of Ashtabula and State of Ohio, and known as being Sublots in Block B in Kingsville-on-the-Lake Subdivision, as shown recorded in Ashtabula County Records of Plats, and originally registered July 3, 1918, in Book One, Page Five of Ashtabula County Records of Torrens Properties.

The three Sublots in Block B conveyed by this Instrument are as follows: B-30 (PPN: 28-041-20-278-00)
B-32 (PPN: 28-041-20-280-00)
B-57 (PPN: 28-041-20-268-00)

Exhibit B:

Situated in the Township of Kingsville, now Village of North Kingsville, County of Ashtabula and State of Ohio:

And being Sub-lots Nos. 59 and 60 of Sub-Block B, in the Kingsville-on-the-Lake Subdivision said plat being a part of original Lots 34 and 35 in the original Township of Kingsville and is recorded in Vol. 7, Pages 26 and 27, Ashtabula County Records of Plats, be the same more or less but subject to all legal highways.
PPN: 28-041-20-265-00 and 28-041-20-266-00

Exhibit C:

Situated in the Village of North Kingsville, County of Ashtabula and State of Ohio:

Known as being Sublots 33 and 34, Block B, in the Kingsville-on-the-Lake Subdivision, as recorded in Volume 7, Pages 26 and 27 of Ashtabula County Records of Plats.

PPN: 28-041-20-282-00 and 28-041-20-281-00

Permanent Parcel Number: 28-041-20-282-00, 28-041-20-281-00, 28-041-20-280-00, 28-041-20-278-00, 28-041-20-266-00, 28-041-20-265-00, 28-041-20-268-00

Property Address: 7173 Ridge Avenue, North Kingsville, OH 44068

PRIOR DEED REFERENCE: OFFICIAL RECORDS TORRENS CERTIFICATE 5-2319, DOCUMENT 7336, TORRENS CERTIFICATE 5-2300, DOCUMENT 7292, VOLUME 269, PAGE 1818

PARCEL NUMBER (S) : #1 28-041-20-268-00
#2 28-041-20-265-00
#3 28-041-20-266-00
#4 28-041-20-278-00
#5 28-041-20-280-00
#6 28-041-20-281-00
#7 28-041-20-282-00



STREET ADDRESSE (S) : #1 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#2 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#3 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#4 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#5 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#6 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#7 7173 RIDGE AVE.
NORTH KINGSVILLE, OHIO

*Any subsequent transfer of this property may require a full stake survey by a registered surveyor pursuant to the "Minimum requirements for all instruments of Conveyance in Ashtabula County, Ohio" in accordance with Ohio Senate Bill 158 and as adopted by the Ashtabula County Auditor & Engineer effective January 1, 1997 as amended from time to time.



ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON OH 44047

REAL PROPERTY
2nd HALF 2022
DUE
07/19/2023

PARCEL LOCATION: PARKWOOD AVE

PARCEL ID: 28-041-20-265-00



6246 1 AV 0.471
 CARTER DIANA J 20 220
 CARTER WAYNE M
 3324 LATIMER AVE
 ASHTABULA OH 44004-5233



TAX DISTRICT: N KINGSVILLE VIL-BUCKEYE LSD

OWNER NAME: CARTER DIANA J CARTER WAYNE M

CERTIFIED YEAR: 2020

LEGAL INFORMATION: B-60 KINGS ON LAKE

Gross Tax Rate 70.120000 Non-Business Credit Factor 0.086831 Acres 0.0800
 Reduction Factor 0.387584 Owner Occupancy Credit Factor 0.021707 Class R
 Effective Tax Rate 42.942582 LUC 500

100% APPRAISED VALUE

Land	Building	Total
1,000	0	1,000

TAXABLE VALUE

Land	Building	Total
350	0	350

HOMESTEAD	CAUV	TIF Value
0	0	

SPECIAL ASSESSMENT

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	4.50	0.00
19006-COUNTYWIDE	5.00	0.00
TOTAL	9.50	0.00

TO AVOID 10% PENALTY
PAY ON OR BEFORE
07/19/2023

U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card
 Payments accepted.
 Please see office phone directories on back of bill

TAX VALUES

CURRENT TAX DISTRIBUTION

Real Estate Taxes	24.60
Reduction Factor	-9.58
Subtotal	15.02
Non Business Credit	-1.30
Owner Occupancy Credit	0.00
Homestead Reduction	0.00
CAUV Recoupment	0.00
Current Net Taxes	13.72
Current Assessments	0.00
Full Year Taxes & Asmts	13.72
Half Year Taxes & Asmts	6.86
Penalties	10.78
Interest	4.22
Adjustments	0.00
Delinquent General Taxes	55.50
Delinquent Assessments	9.50

Ashtabula County	2.85
Buckeye Lsd 1 (Ashtabula Co.)	7.20
Ashtabula Co Sch Financing District	0.50
A-Tech	0.71
N Kingsville Corp	1.55
Kingsville Public Library	0.74
Ashtabula Co Metro Parks	0.17
Special Assessment	0.00
Total	13.72

AVOID LATE FEES

PAPERLESS BILLING AVAILABLE! SIGN UP ON WEBSITE FOR EBILL AND PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE.
WWW.ASHTABULACOUNTY.US/TREASURER

FULL YEAR TOTAL 93.72

PAYMENTS 0.00

OTHER CREDITS 0.00

AMOUNT DUE 93.72

TaxBill Prepared on 06/05/23

4212

Track Your Expenses...

- Auto/Travel
- Business
- Charities
- Clothing
- Dependent Care
- Education
- Entertainment
- Food
- Home
- Insurance
- Medical/Dental
- Savings
- Taxes
- Utilities
- Other

Duplicate is produced using soy-based materials.
 Images may appear light.

TAX DEDUCTIBLE ITEM

Memo

Under Protest

July 12 2023

Angie Maki, Treasurer

BAL FOR'D	
ITEM AMOUNT	5.41
BALANCE	
DEPOSIT	
FOR'D	

For enhanced security your account number will not be printed on this copy

NOT NEGOTIABLE

Sale Date	Name	Address	City/Township	Parcel #	Case #	Plaintiff	Minimum Bid
2/3/13 2/17/23	MARTIN-SILVA, MARY LOU	V/L TIMBER LN	GENEVA	200380002700	22CV502	ASHTABULA COUNTY TREASURER	\$3,422.02
2/3/13 2/17/23	SPADE, JOHN HEIRS	499 THIRD ST	GENEVA	200210011500	22CV503	ASHTABULA COUNTY TREASURER	\$10,004.58
2/3/13 2/17/23	BELL, LARRY HEIRS	V/L PARKWOOD AVE	N. KINGSVILLE	280412026800 280412026500 280412026600 280412027800 280412028000 280412028100 280412028200	22CV506	ASHTABULA COUNTY TREASURER	\$4,173.28
2/3/13 2/17/23	PHILIP, MANUEL HEIRS	123 GARDEN ST	CONNEAUT	122090002500	22CV541	ASHTABULA COUNTY TREASURER	\$6,895.38
2/3/13 2/17/23	DOWNS, FRANCES HEIRS	903 W. 58 TH ST	ASHTABULA	051150005900	22CV576	ASHTABULA COUNTY TREASURER	\$4,471.11
2/3/13 2/17/23	STILLMAN AKA CHAMBERLAIN, DEBRA HEIRS	5823 JEFFERSON AVE	ASHTABULA	051110005500	22CV515	ASHTABULA COUNTY TREASURER	\$6,102.40
2/3/13 2/17/23	SHAFFER, MICHAEL	748 S. BROADWAY	GENEVA	220230000800	22CV412	ASHTABULA COUNTY TREASURER	\$13,042.55
2/3/13 2/17/23	GREEN, RICHARD	1764 CARTERLAND DR	ASHTABULA	030440002200	22CV384	ASHTABULA COUNTY TREASURER	\$5,827.23
2/3/13 2/17/23	WARNER, KATHRYN HEIRS	419 STATE (US 20) STREET	CONNEAUT	121130011300	22CV459	ASHTABULA COUNTY TREASURER	\$6,342.61
2/3/13 2/17/23	SMITH AKA DADLOW, SHYRIL	295 DEPOT ST	CONNEAUT	121110012900	22CV388	ASHTABULA COUNTY TREASURER	\$5,973.07

THIS LIST IS BEING PROVIDED AS A COURTESY AND IS NOT A LEGAL REPRESENTATION OF THE PROPERTIES BEING SOLD. FOR FULL LEGAL ADVERTISEMENT, PLEASE VISIT WWW.GAZETTENEWS.COM

2/3/13 2/17/23	RIVERS AKA HADLOCK CARESE	439 SANDUSKY ST	CONNEAUT	121100011100	22CV605	ASHTABULA COUNTY TREASURER	\$9,627.21
2/3/13 2/17/23	MEX 1123 LAKE LLC	1123 LAKE AVE	ASHTABULA	684030015200 684030015300	22CV479	ASHTABULA COUNTY TREASURER	\$5,891.55 CANCELLED

THIS LIST IS BEING PROVIDED AS A COURTESY AND IS NOT A LEGAL REPRESENTATION OF THE PROPERTIES BEING SOLD. FOR FULL LEGAL ADVERTISEMENT, PLEASE VISIT WWW.GAZETTENEWS.COM

TAX SALE

**EXHIBIT "A"
NOTICE OF SALE UNDER
JUDGMENT OF
FORECLOSURE OF LIENS
FOR DELINQUENT LAND
SALES**

In the Common Pleas Court of
Ashtabula County, Ohio
CASE NO.: 2022-CV-506

ANGIE MAKI-CLIFF, ASHTABU-
LA COUNTY TREASURER OF
ASHTABULA COUNTY, OHIO
Plaintiff,

vs.
UNKNOWN HEIRS, DEVISEES
AND ASSIGNS OF LARRY G.
BELL, DECEASED, et al.
Defendant(s).

WHEREAS, Judgment has
been rendered against certain
parcels of real property for taxes,
assessments, charges, penalties,
interest, and costs as follows:

- A. Permanent Parcel No. (s):
#1 28-041-20-268-00
#2 28-041-20-265-00
#3 28-041-20-266-00
#4 28-041-20-278-00
#5 28-041-20-280-00
#6 28-041-20-281-00
#7 28-041-20-262-00
- B. Street Address (es):
#1 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#2 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#3 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#4 RIDGE AVE.
NORTH KINGSVILLE, OH
#5 RIDGE AVE.
NORTH KINGSVILLE, OH
#6 RIDGE AVE.
NORTH KINGSVILLE, OH
#7 7173 RIDGE AVE.
NORTH KINGSVILLE, OH
- C. Persons or entities with a
potential interest in the parcel:
UNKNOWN HEIRS, DEVISEES
AND ASSIGNS OF LARRY G.
BELL, DECEASED
PO BOX 121
NORTH KINGSVILLE, OH 44068

STATE OF OHIO, DEPART-
MENT OF JOB & FAMILY SER-
VICES
C/O CASEY P. O'BRIEN, ESQ.
ATTORNEY SPECIAL COUN-
SEL
401 SOUTH STREET
CHARDON, OH 44024

D. Taxes, assessments,
charges, penalties and interest
due: \$871.83.

PRIOR DEED REFERENCE:
OFFICIAL RECORDS TORRENS
CERTIFICATE 5-2319, DOCU-
MENT 7336, TORRENS CER-
TIFICATE 5-2300, DOCUMENT
7292, VOLUME 269, PAGE 1818
PARCEL NUMBER (S): #1
28-041-20-268-00, #2 28-041-20-
265-00, #3 28-041-20-266-00, #4
28-041-20-278-00, #5 28-041-20-
280-00, #6 28-041-20-281-00, #7
28-041-20-262-00

STREET ADDRESS (ES):
#1 PARKWOOD AVE., NORTH
KINGSVILLE, OH, #2 PARK-
WOOD AVE. NORTH KINGSS-
VILLE, OH, #3 PARKWOOD
AVE. NORTH KINGSVILLE,
OH, #4 RIDGE AVE. NORTH
NORTH KINGSVILLE, OH

*Any subsequent transfer of
this property may require a fu-
stake survey by a registered su-
veyor pursuant to the "Minimur
requirements for all instruments of
Conveyance in Ashtabula County
Ohio" in accordance with Ohi
Senate Bill 158 and as adopted
by the Ashtabula County Audit
& Engineer effective Januar
1, 1997 as amended from tim
to time.

Name and Address of the las
known owners as found on th
General Tax List:
LARRY G. BELL
PO BOX 121
NORTH KINGSVILLE, OH
44068

Total amount of Judgment:
\$871.83, plus all costs.

PROSPECTIVE BUYERS
ARE RESPONSIBLE FOR
LOCATING THE PROPERTY
PRIOR TO SALE. PLAINTIFF
MAKES NO WARRANTIES,
EXPRESS OR IMPLIED AS TO
THE CONDITION OF THE PAR-
CEL(S) OR IMPROVEMENTS
THEREON. ALL SALES ARE
FINAL. PLAINTIFF WILL EN-
FORCE ALL SALES.

WHEREAS, such judgment
orders such real property to
be sold by the undersigned to
satisfy the total amount of such
judgment;

WHEREAS, such judgment
orders such real property to
be sold by the undersigned to
satisfy the total amount of such
judgment; such parcels shall be
offered first together and if not
sold, then offered separately at
the option of the Plaintiff with the
costs of this action to be divided
equally among said parcels.

EXHIBIT "B"

Angie Maki-Cliff, Ashtabula
County Treasurer, vs. Unknown
Heirs, Devisees and Assigns of
Larry G. Bell, Deceased, et al.
(2022-CV-506)

DESCRIPTION

Exhibit A:
Situating in the Village of North
Kingsville, County of Ashtabula
and State of Ohio, and known as
being Sublots in Block B in Kings-
ville-on-the-Lake Subdivision,
as shown recorded in Ashtabu-
la County Records of Plats,
and originally registered July 3,
1918, in Book One, Page Five
of Ashtabula County Records of
Torrens Properties.

The three Sublots in Block B
conveyed by this instrument are
as follows: B-30 (PPN: 28-041-
20-278-00) B-32 (PPN: 28-041-
20-280-00) B-57 (PPN: 28-041-
20-268-00)

Exhibit B:
Situating in the Township of
Kingsville, now Village of North
Kingsville, County of Ashtabula
and State of Ohio:

And being Sub-lots Nos. 59
and 60 of Sub-Block B, in the
Kingsville-on-the-Lake Subdi-
vision said plat being a part of
original Lots 34 and 35 in the ori-
ginal Township of Kingsville and is
recorded in Vol. 7, Pages 26 and
27, Ashtabula County Records
of Plats, be the same more less
but subject to all legal highways.
PPN: 28-041-20-265-00

Exhibit C:
Situating in the Village of North
Kingsville, County of Ashtabula
and State of Ohio:

Known as being Sublots 33
and 34, Block B, in the Kings-
ville-on-the-Lake Subdivision,
as recorded in Volume 7, Pages
26 and 27 of Ashtabula County
Records of Plats.

PPN: 28-041-20-282-00 and
28-041-20-281-00

Permanent Parcel Number:
28-041-20-282-00, 28-041-20-
281-00, 28-041-20-280-00, 28-
041-20-278-00, 28-041-20-266-
00, 28-041-20-265-00, 28-041-
20-268-00

Property Address: 7173 Ridge
Avenue, North Kingsville, OH
44068.

if at the foreclosure sale no
bid for the appropriate amount
specified by the Sheriff pursu-
ant to O.R.C. Sections 325.25,
sections 323.65 to 323.79, or
section 5721.18, such land al-
ternatively, can be transferred
to the Ashtabula County Land
Reutilization Corporation in the
manner provided by law.

NOW, THEREFORE, public
notice is hereby given that I,
William R. Niemi, Sheriff of Ashtabula
County, Ohio, will sell such real
property at public auction, for
cash, to the highest bidder of an
amount that equals at least the
total amount of the judgment,
including all taxes, assessments,
charges, penalties, and interest
payable subsequent to the deliv-
ery to the prosecuting attorney of
the delinquent land tax certificate,
at the Sheriff's Office, Civil Sec-
tion, 1st floor of the Justice Cen-
ter, at 25 West Jefferson Street
in Jefferson, Ohio, on Friday, the
3RD DAY OF FEBRUARY, 2023
at 10:00 A.M.

If any parcel does not receive
sufficient bid, it shall be offered for
sale, under the same terms and
conditions of the first sale and at
the same time of the day at the
same place, on Friday, the 17TH
DAY OF FEBRUARY, 2023, for
an amount that equals at least
the total amount of judgment
including all taxes, assessments
charges, penalties, and interes
payable subsequent to the deliv-
ery to the prosecuting attorney o
the delinquent land tax certifica-
te of master list or delinquent tracts

William R. Niemi
Sheriff of Ashtabula County
Date: DECEMBER 21, 2022
GENE C. BARRETT
(#0078602
Attorney for Plaintiff
25 West Jefferson Stree
Jefferson, Ohio 4404
(440) 578-373
GN 12/28/2022, 01/04/2023
01/11/2023 (985

TAX SALE

LEGALS

Public Notices

Public Notices in Newspapers. Your Right to Know. Delivered Right to Your Door.
DEADLINE FOR LEGAL NOTICES IS MONDAY BEFORE NOON

Larry Gene Bell

August 6, 1951 - March 2, 2022

Larry Gene Bell, age 70, passed away Wednesday, March 2, 2022 at Carington Park Nursing Home in Ashtabula, Ohio. No services will be held, at his request.
www.pottifuneralhome.com.

















































































Situs : PARKWOOD AVE

Map ID: 28-041-20-265-00

LUC: 500

Card: 1 of 0

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY
BOX 121 S PARKWOOD
N KINGSVILLE OH 44068

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 265-00
Class Residential
Living Units 0
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-60 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82			1,270
								1,270

Total Acres: .0781 Legal Acres: 0.08 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	460	1,300	1,300	0	0
Building	0	0	0	0	0
Total	460	1,300	1,300	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	1,000		1,000
2021	1,000		1,000
2022	1,000		1,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY

Entrance Information

Date	ID	Entry Code	Source
11/22/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : PARKWOOD AVE

Parcel Id: 28-041-20-265-00

LUC: 500

Card: 1 of 0

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 : PARKWOOD AVE

Parcel Id: 28-041-20-265-00

LUC: 500

Card: 1 of 0

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
2	FLD	RV	REV 2020 GAR LISTED HERE IN ERROR MOVED TO PCL 266
1	FLD	DC	REV14 N/C

Situs : PARKWOOD AVE**Parcel Id: 28-041-20-265-00****LUC: 500****Card: 1 of 0****Tax Year: 2023****Printed: 04/01/24**

PAGE LEFT BLANK INTENTIONALLY

Situs : PARKWOOD AVE

Map ID: 28-041-20-266-00

LUC: 599

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 266-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-59 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82	6	-50	630
								630
Total Acres: .0781				Legal Acres: 0.08		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	210	600	600	0	0
Building	0	0	0	0	0
Total	210	600	600	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	500		500
2021	500		500
2022	500		500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY
03/25/97		1-Land Only	I-Error In Description	0005/2319	ET-Temp Exempt	BELL LARRY

Entrance Information

Date	ID	Entry Code	Source
11/23/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : PARKWOOD AVE

Parcel Id: 28-041-20-266-00

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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
1	RG1-Det Garag	1940		14x28	392	E	1		S				

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 : PARKWOOD AVE

Parcel Id: 28-041-20-266-00

LUC: 599

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
2	FLD	RV	REV 2020 GAR LISTED IN ERROR ON PCL 265 MOVED HERE
1	OFC	MI	NO ADDRESS PER NORTH KINGSVILLE ZONING

Situs : PARKWOOD AVE**Parcel Id: 28-041-20-266-00****LUC: 599****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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Situs : PARKWOOD AVE

Map ID: 28-041-20-268-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY G

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 268-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-57 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82	6	-50	630
								630
Total Acres: .0781				Legal Acres: 0.08		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	210	600	600	0	0
Building	0	0	0	0	0
Total	210	600	600	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	500		500
2021	500		500
2022	500		500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G
09/23/03	1,950	1-Land Only	U-Not Validated	0002/0704	WD-Warranty Deed	CARLE JEANNETTE M TRUSTEE
08/21/01		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE JEANNETTE M
10/03/00		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE ERNEST G

Entrance Information

Date	ID	Entry Code	Source
11/23/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : PARKWOOD AVE

Parcel Id: 28-041-20-268-00

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 : RIDGE AVE

Map ID: 28-041-20-278-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY G

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 278-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-30 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82	6	-50	630
								630
Total Acres: .0781				Legal Acres: 0.08		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	210	600	600	0	0
Building	0	0	0	0	0
Total	210	600	600	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	500		500
2021	500		500
2022	500		500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G
09/23/03	1,950	1-Land Only	U-Not Validated	0002/0704	WD-Warranty Deed	CARLE JEANNETTE M TRUSTEE
08/21/01		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE JEANNETTE M
10/03/00		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE ERNEST G

Entrance Information

Date	ID	Entry Code	Source
11/23/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : RIDGE AVE

Parcel Id: 28-041-20-278-00

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 : RIDGE AVE

Map ID: 28-041-20-280-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER	
BELL LARRY G	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	041-20 280-00
Class	Residential
Living Units	1
Neighborhood	86103
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
B-32 KINGS ON LAKE	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82	6	-50	630
								630
Total Acres: .0781		Legal Acres: 0.08		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	210	600	600	0	0
Building	0	0	0	0	0
Total	210	600	600	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	500		500
2021	500		500
2022	500		500

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G
09/23/03	1,950	1-Land Only	U-Not Validated	0002/0704	WD-Warranty Deed	CARLE JEANNETTE M TRUSTEE
08/21/01		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE JEANNETTE M
10/03/00		1-Land Only	U-Not Validated	0002/0704	ET-Temp Exempt	CARLE ERNEST G

Entrance Information			
Date	ID	Entry Code	Source
11/23/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : RIDGE AVE

Parcel Id: 28-041-20-280-00

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 : RIDGE AVE

Map ID: 28-041-20-281-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY G
PO BOX 121
N KINGSVILLE OH 44068

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 281-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-33 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82	6	-50	630
								630

Total Acres: .0781 Legal Acres: 0.08 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	210	600	600	0	0
Building	0	0	0	0	0
Total	210	600	600	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	500		500
2021	500		500
2022	500		500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G

Entrance Information

Date	ID	Entry Code	Source
11/23/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : RIDGE AVE

Parcel Id: 28-041-20-281-00

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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 : 7173 RIDGE AVE

Map ID: 28-041-20-282-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BELL LARRY G
PO BOX 121
N KINGSVILLE OH 44068

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 041-20 282-00
Class Residential
Living Units 1
Neighborhood 86103
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
B-34 KINGS ON LAKE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82			1,270
								1,270

Total Acres: .0781 Legal Acres: 0.08 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	460	1,300	1,300	0	0
Building	2,450	7,000	7,000	0	0
Total	2,910	8,300	8,300	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	1,000	6,700	7,700
2021	1,000	6,700	7,700
2022	1,000	6,700	7,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/05/23		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	BELL LARRY G

Entrance Information

Date	ID	Entry Code	Source
11/22/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 7173 RIDGE AVE

Parcel Id: 28-041-20-282-00

LUC: 510

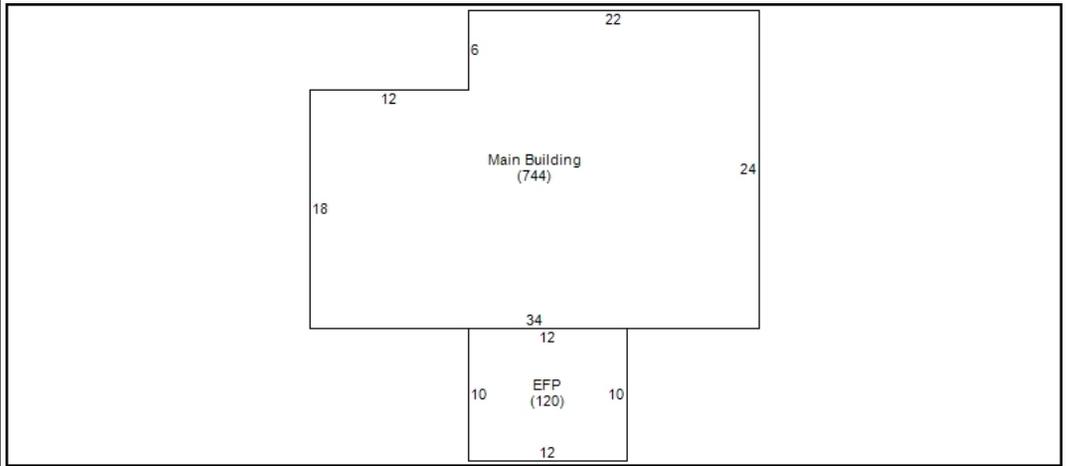
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 19-Cabin/Cottage	Full Baths 1
Year Built 1954	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor 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 D	Cost & Design 0
CDU V--VERY POOR -	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.05
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					744						
1		EFP			120						3,700

Dwelling Computations

Base Price	46,060	% Good	10
Plumbing	1,100	Market Adj	
Basement	4,370	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.05
Subtotal	51,530	Additions	400
Ground Floor Area	744	Dwelling Value	6,980
Total Living Area	744		

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:	

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: 2023-0215

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 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0215 filed for tax year 2023 by DIANA CARTER and described as follows:

Parcel ID(s):

- 1) 28-041-20-265-00 located at PARKWOOD AVE, the market value is \$1,300. The market value sought is \$300.
- 2) 28-041-20-266-00 located at PARKWOOD AVE, the market value is \$600. The market value sought is \$300.
- 3) 28-041-20-268-00 located at PARKWOOD AVE, the market value is \$600. The market value sought is \$300.
- 4) 28-041-20-278-00 located at RIDGE AVE, the market value is \$600. The market value sought is \$300.
- 5) 28-041-20-280-00 located at RIDGE AVE, the market value is \$600. The market value sought is \$300.
- 6) 28-041-20-281-00 located at RIDGE AVE, the market value is \$600. The market value sought is \$300.
- 7) 28-041-20-282-00 located at 7173 RIDGE AVE, the market value is \$8,300. The market value sought is \$300.

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 2023-0215, DIANA CARTER is being recorded and the date is 7/31/2024.

Board Members

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

Others present:

Diana Carter, owner

Complainant Seeks: \$2100

Subject Parcels: 280412026500, 280412026600, 280412026800, 280412027800,
280412028000, 280412028100, 280412028200

Auditor Value: \$12600

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0215

Owner Name: DIANA CARTER

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 lots. aren't buildable. Cottage on parcel 28-041-20-282-00 has been removed.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 7/31/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

NON-HEARING MINUTES

BOR Case: 2023-0215

Case Name: DIANA CARTER

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$2100

Subject Parcels: 280412026500, 280412026600, 280412026800, 280412027800,
280412028000, 280412028100, 280412028200

Auditor Value: \$12600

NON-HEARING MINUTES

BOR Case: 2023-0215

Owner Name: DIANA CARTER

Board Action

Motion to: Agree Set Value \$4,200 total for all parcels

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony, remove dwelling and adjust land -50 status for parcel 28-041-20-282-00 for

a total value of \$600. Remove improvement value and adjust land to -50 status for parcel

28-041-20-265-00 for a total value of \$600. No change to remaining five parcels.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-not present/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 8/29/24

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: 2023-0215

DIANA CARTER
 3324 LATIMER AVE
 ASHTABULA OH 44004

<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
28-041-20-265-00	500-VACANT PLATTED	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$1,300	\$0	\$1,300
Adjustment:	-\$700	\$0	-\$700
New Value:	\$600	\$0	\$600
RESULT: VLD - VALUE DECREASE. REMOVE BUILDING VALUE AND ADJUST LAND. SET TOTAL VALUE AT \$600			

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
28-041-20-266-00	599-OTR RESID STRUC	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$600	\$0	\$600
Adjustment:	\$0	\$0	\$0
New Value:	\$600	\$0	\$600
RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL.			

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
28-041-20-268-00	500-VACANT PLATTED	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$600	\$0	\$600
Adjustment:	\$0	\$0	\$0
New Value:	\$600	\$0	\$600
RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL.			



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: 2023-0215

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
28-041-20-278-00	500-VACANT PLATTED	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$600	\$0	\$600
Adjustment:	\$0	\$0	\$0
New Value:	\$600	\$0	\$600
RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL.			
28-041-20-280-00	500-VACANT PLATTED	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$600	\$0	\$600
Adjustment:	\$0	\$0	\$0
New Value:	\$600	\$0	\$600
RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL.			
28-041-20-281-00	500-VACANT PLATTED	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$600	\$0	\$600
Adjustment:	\$0	\$0	\$0
New Value:	\$600	\$0	\$600
RESULT: NVC - NO VALUE CHANGE FOR THIS PARCEL.			
28-041-20-282-00	510-1FAMILY PLTD	28-N KINGSVILLE VIL-BUCKEYE LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$1,300	\$7,000	\$8,300
Adjustment:	-\$700	-\$7,000	-\$7,700
New Value:	\$600	\$0	\$600
RESULT: VLD - VALUE DECREASE. REMOVE BUILDING VALUE AND ADJUST LAND. SET TOTAL VALUE AT \$600			