

FILED ON

MAR 27 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0222  
County Ashtabula Date received 3-27-24

DTE 1 Rev. 12/22

### 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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property		Tina Giddings	P.O. Box 360 Jefferson, OH 44047
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-813-0284     R1tina@yahoo.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	
01-703-20-003-00		535 Apache DR	
01-703-20-002-00		534 Apache DR	
7. Principal use of property     CAMP			
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
01-703-20-003-00	Land 14,000 Building 0	18,100	4,100
01-703-20-002-00	Land 14,000 Building 500	23,400	8,900
9. The requested change in value is justified for the following reasons: 01-703-20-003-00 is empty lot, No Building - old camper removed 01-703-20-002-00 Lot with only trailer, removed addition That was (attach to camper)			

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

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14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

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

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3-27-24 Complainant or agent (printed) Tina Giddings Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Tina Giddings

Sworn to and signed in my presence, this 27<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary [Signature]



SCOTT KENJI YAMAMOTO  
Notary Public  
State of Ohio  
My Comm. Expires  
May 15, 2027

**Situs : 534 APACHE DR**

**Map ID: 01-703-20-002-00**

**LUC: 599**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
GIDDINGS TINA  
P O BOX 360  
JEFFERSON OH 44047  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 003-20 002-00  
Class Residential  
Living Units 1  
Neighborhood 33500  
District  
Zoning  
Alternate Id



017032000200 06/18/2013

**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
534 HOLIDAY  
CAMPLANDS NO 3

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	2	11000	0	0	0			14,300
								14,300

Total Acres: Legal Acres: 0.07 NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,010	14,300	14,300	0	0
<b>Building</b>	1,330	3,800	3,800	0	0
<b>Total</b>	6,340	18,100	18,100	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	11,000	3,800	14,800
2021	11,000	3,800	14,800
2022	11,000	3,800	14,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/03/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RATCLIFF LARRY R
05/31/19	5,000	2-Land And Building	R-Related Individuals Or Corporation:		QC-Quit Claim	WEBER RICHARD E JR
06/16/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	614/ 287	CT-Certificate Of Transfer	WEBER RICHARD
04/25/16		2-Land And Building	M-Sale Involving Multiple Parcels	610/ 1464	AF-Affidavit Of Survivorship	WEBER RICHARD

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

Situs : 534 APACHE DR

Parcel Id: 01-703-20-002-00

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 <sup>0</sup>
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
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**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	CG6-Mh Addn	1111	2000	18x31	558	C	1		P				1,300
2	CG2-Mh Addn	1111	2000	10x31	310	C	1		P				1,500
3	CMP-Camper	1111		8x31	248	C	1		P				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 : 535 APACHE DR**

**Map ID: 01-703-20-003-00**

**LUC: 599**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
GIDDINGS TINA  
RATCLIFF LARRY R  
PO BOX 360  
ANDOVER OH 44003  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 003-20 003-00  
Class Residential  
Living Units 1  
Neighborhood 33500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
NO 03 LOT 0535  
HOLIDAY CAMPLANDS

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	2	11000	0	0	0			14,300
								14,300

Total Acres: Legal Acres: 0.08 NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,010	14,300	14,300	0	0
<b>Building</b>	3,190	9,100	9,100	0	0
<b>Total</b>	8,200	23,400	23,400	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	11,000	9,100	20,100
2021	11,000	9,100	20,100
2022	11,000	9,100	20,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/05/19		2-Land And Building	E-Exempt Conveyance (Sale Price O	676/ 1775	QC-Quit Claim	WEBER RICHARD E JR
06/16/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	614/ 289	CT-Certificate Of Transfer	WEBER RICHARD
04/25/16		2-Land And Building	M-Sale Involving Multiple Parcels	610/ 1464	AF-Affidavit Of Survivorship	WEBER RICHARD

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

Situs : 535 APACHE DR

Parcel Id: 01-703-20-003-00

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 <sup>0</sup>
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	CG2-Mh Addn	1111	2000	12x33	396	C	1		A				3,200
2	CG7-Mh Addn	1111	2000	x	144	C	1		S				300
3	PM1-Park Modt	1111		12x33	396	C	1		A				5,600

**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:	



# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

RECEIVED

AUG 15 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0222

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
01-703-20-002-00	\$18,100	\$14,000	\$14,300
01-703-20-003-00	\$23,400	\$14,500	\$14,300

**Resolution:** Set value at \$14,300 for each parcel removing the improvement values.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Tina Giddings Date: 8-15-24

Print Name: Tina Giddings

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

June 26, 2024

Tina Giddings  
PO Box 360  
Jefferson, OH 44047

BOR 2023-0222

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within fourteen (14) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

---

David Thomas  
Ashtabula County Auditor

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0222, TINA GIDDINGS is being recorded and the date is 8/14/2024.**

## Board Members

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

Others present:

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**Complainant Seeks: \$28500**

**Subject Parcels: 017032000200, 017032000300**

**Auditor Value: \$41500**

Hearing No # N/A



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: 2023-0222**

TINA GIDDINGS  
PO BOX 360  
JEFFERSON OH 44047

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
01-703-20-002-00	599-OTR RESID STRUC	01-ANDOVER TWP-PYMATUNING VAL LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$14,300	\$3,800	\$18,100
<b>Adjustment:</b>	\$0	-\$3,800	-\$3,800
<b>New Value:</b>	\$14,300	\$0	\$14,300
<b>RESULT: VALUE DECREASE.SET VALUE AT \$14,300 BASED ON SIGNED OFFER LETTER REMOVING BUILDING VALUE</b>			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
01-703-20-003-00	599-OTR RESID STRUC	01-ANDOVER TWP-PYMATUNING VAL LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$14,300	\$9,100	\$23,400
<b>Adjustment:</b>	\$0	-\$9,100	-\$9,100
<b>New Value:</b>	\$14,300	\$0	\$14,300
<b>RESULT: VALUE DECREASE.SET VALUE AT \$14,300 BASED ON SIGNED OFFER LETTER REMOVING BUILDING VALUE</b>			

  
Board of Revision