

FILED ON

MAR 27 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0224

DTE 1 Rev. 08/21

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

[X] Original complaint [] Counter complaint

Notices will be sent only to those named below.

Form with sections for Name, Street address, Telephone number, Email address, and a table for Parcel numbers and Value changes.

- 10. The requested change in value is justified for the following reasons: No heat entire second floor and attic; unfinished basement...
11. Was property sold within the last three years?
12. If property was not sold but was listed for sale...
13. If any improvements were completed...
14. Do you intend to present the testimony...
15. If you have filed a prior complaint...

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 03/27/2024 Complainant or agent carolyn donovan Title (if agent) Signature

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 03/27/2024 Complainant or agent (printed) CAROLYN A DONOVAN Title (if agent) _____

Complainant or agent (signature) CA Donovan

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Situs : THORNHILL DR

Map ID: 46-028-00-138-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
DONOVAN CAROLYN A

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 138-00
Class Residential
Living Units 1
Neighborhood 25100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
4

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|-------|-------|------|---------|-------|-------|
| A | S | 20000 | .1700 | 220 | 0 | 4 | -50 | 4,860 |
| | | | | | | | | 4,860 |

Total Acres: .17 Legal Acres: 0.17 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|--------------|--------------|--------------|----------|----------|
| Land | 1,720 | 4,900 | 4,900 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 1,720 | 4,900 | 4,900 | 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 | 3,700 | | 3,700 |
| 2021 | 3,700 | | 3,700 |
| 2022 | 3,700 | | 3,700 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------|----------------|------------------|-------------------|
| 10/01/01 | 23,000 | 2-Land And Building | U-Not Validated | 0091/5637 | QC-Quit Claim | DONOVAN CAROLYN A |
| 07/19/99 | 10,250 | 1-Land Only | U-Not Validated | 0007/2618 | WD-Warranty Deed | SCHWARTZ MARK C |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

Situs : THORNHILL DR

Parcel Id: 46-028-00-138-00

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 : THORNHILL DR

Map ID: 46-028-00-139-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
DONOVAN CAROLYN A

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 139-00
Class Residential
Living Units 1
Neighborhood 25100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
L-1 GRAND RIVERACRES NO 1

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|-------|-------|------|---------|-------|-------|
| A | S | 20000 | .1300 | 220 | 0 | | | 7,440 |
| | | | | | | | | 7,440 |

Total Acres: .13 Legal Acres: 0.13 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|-------|--------|--------|
| Land | 2,590 | 7,400 | 7,400 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 2,590 | 7,400 | 7,400 | 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 | 5,700 | | 5,700 |
| 2021 | 5,700 | | 5,700 |
| 2022 | 5,700 | | 5,700 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------|----------------|------------------|-------------------|
| 10/01/01 | 23,000 | 2-Land And Building | U-Not Validated | 0091/5637 | QC-Quit Claim | DONOVAN CAROLYN A |
| 07/19/99 | 10,250 | 1-Land Only | U-Not Validated | 0007/2618 | WD-Warranty Deed | SCHWARTZ MARK C |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

Situs : THORNHILL DR

Parcel Id: 46-028-00-139-00

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 : THORNHILL DR

Map ID: 46-028-00-140-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
DONOVAN CAROLYN A

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 140-00
Class Residential
Living Units 1
Neighborhood 25100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
L-2 GRAND RIVERACRES NO 1

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|-------|-------|------|---------|-------|--------|
| A | H | 20000 | .1900 | 220 | 0 | | | 10,870 |
| | | | | | | | | 10,870 |

Total Acres: .19 Legal Acres: 0.19 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|--------|--------|--------|
| Land | 3,820 | 10,900 | 10,900 | 0 | 0 |
| Building | 770 | 2,200 | 2,200 | 0 | 0 |
| Total | 4,590 | 13,100 | 13,100 | 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 | 8,400 | 1,600 | 10,000 |
| 2021 | 8,400 | 1,600 | 10,000 |
| 2022 | 8,400 | 1,600 | 10,000 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------|----------------|------------------|-------------------|
| 10/01/01 | 23,000 | 2-Land And Building | U-Not Validated | 0091/5637 | QC-Quit Claim | DONOVAN CAROLYN A |
| 07/19/99 | 10,250 | 1-Land Only | U-Not Validated | 0007/2618 | WD-Warranty Deed | SCHWARTZ MARK C |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

Situs : THORNHILL DR

Parcel Id: 46-028-00-140-00

LUC: 511

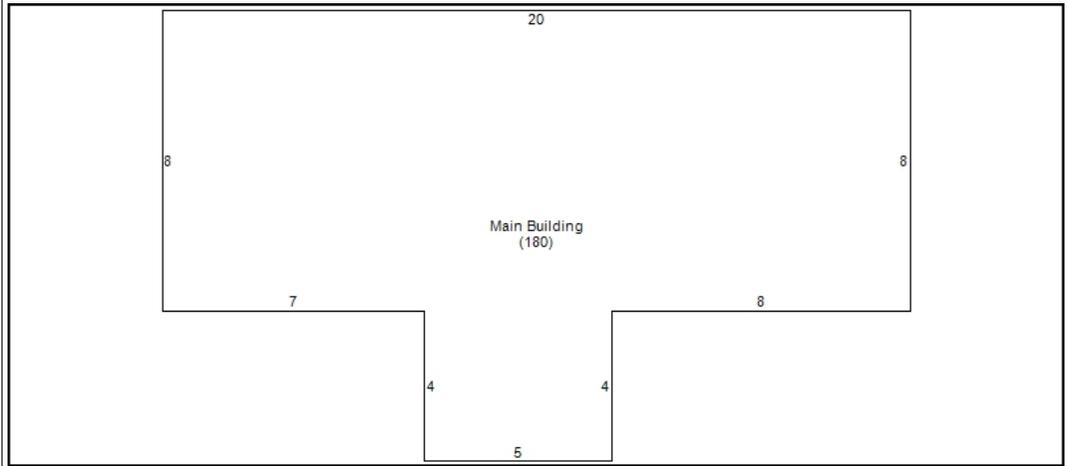
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

| | |
|--|----------------------------|
| Valuation Method D | Total Rooms 1 |
| Override Model | Dining Rooms 0 |
| Story Height 1 | Bedrooms 0 |
| Construction 1-Wood/Vinyl | Family Rooms 0 |
| Style 03-Ranch | Full Baths 0 |
| Year Built 1940 | Half Baths 0 |
| Eff Year Built | Addl. Fixtures 0 |
| Year Remodeled | Total Fixtures 0 |
| Kitchen Remod | Unfinished Area 0 |
| Bath Remod | T2 Rec Rm Area |
| Lower Level 0-No Basement | T3 Rec Rm Area |
| Heating 1-None | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area 0 |
| System | WBFP Stacks 0 |
| Attic 0-None | WBFP Openings 0 |
| Phy. Condition F-Fair 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 E-2 | Cost & Design 0 |
| CDU FR-FAIR | Functional |
| % Good Ovr | Economic 100 |
| % Complete 100 | NBHD Fact 1.35 |
| 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 | | | | | 180 | | | | | | |
| 1 | | OFF | | | | | | | | | |

Dwelling Computations

| | | | |
|--------------------------|--------|-----------------------|-------|
| Base Price | 5,630 | % Good | 40 |
| Plumbing | -1,400 | Market Adj | |
| Basement | 0 | Functional | |
| Heating | -280 | Economic | 100 |
| Attic | 0 | % Complete | 100 |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1.35 |
| Subtotal | 3,950 | Additions | |
| Ground Floor Area | 180 | | |
| Total Living Area | 180 | Dwelling Value | 2,160 |

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 : THORNHILL DR

Parcel Id: 46-028-00-140-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

| Number | Code | Status | Comment |
|--------|------|--------|------------------------|
| 1 | FLD | DC | 19960119 C#01 - CABIN. |

Situs : THORNHILL DR

Parcel Id: 46-028-00-140-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

PAGE LEFT BLANK INTENTIONALLY

Situs : 4904 THORNHILL DR

Map ID: 46-028-00-141-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
DONOVAN CAROLYN A
4904 THORNHILL DR
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 028-00 141-00
Class Residential
Living Units 1
Neighborhood 25100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
L-3 GRAND RIVERACRES NO 1

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|-------|-------|------|---------|-------|--------|
| A | H | 20000 | .2400 | 185 | 0 | | | 11,540 |
| | | | | | | | | 11,540 |

Total Acres: .24 Legal Acres: 0.24 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 4,030 | 11,500 | 11,500 | 0 | 0 |
| Building | 50,610 | 144,600 | 144,600 | 0 | 0 |
| Total | 54,640 | 156,100 | 156,100 | 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 | 8,900 | 107,100 | 116,000 |
| 2021 | 8,900 | 107,100 | 116,000 |
| 2022 | 8,900 | 107,100 | 116,000 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|-----------------|----------------|---------------|-------------------|
| 10/01/01 | 23,000 | 2-Land And Building | U-Not Validated | 0091/5637 | QC-Quit Claim | DONOVAN CAROLYN A |

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
| | | | |

Property Notes
Note Codes:

Situs : 4904 THORNHILL DR

Parcel Id: 46-028-00-141-00

LUC: 510

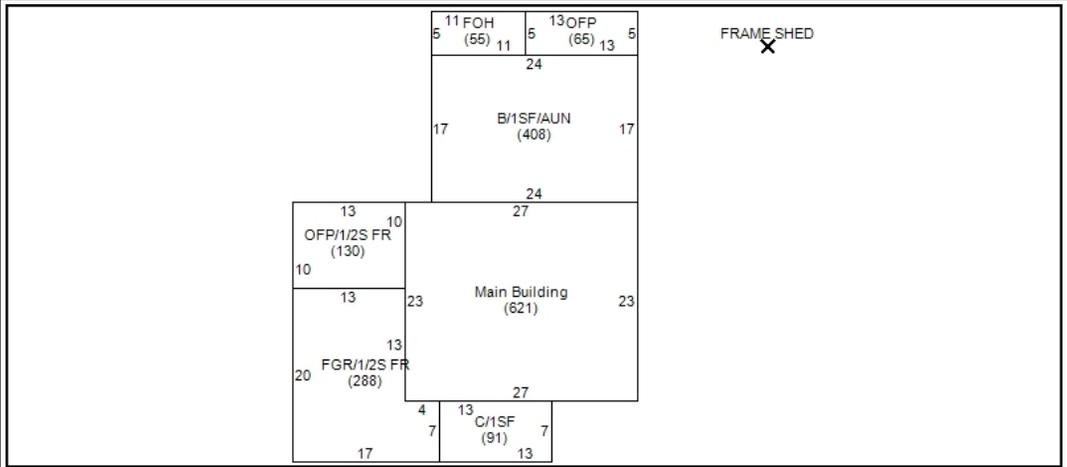
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

| | |
|---|----------------------------|
| Valuation Method D | Total Rooms 6 |
| Override Model | Dining Rooms 1 |
| Story Height 1.5 | Bedrooms 3 |
| Construction 1-Wood/Vinyl | Family Rooms 0 |
| Style 08-Cape Cod | Full Baths 2 |
| Year Built 1945 | Half Baths 0 |
| Eff Year Built 1960 | Addl. Fixtures 0 |
| Year Remodeled 1989 | Total Fixtures 9 |
| Kitchen Remod | Unfinished Area 0 |
| Bath Remod | T2 Rec Rm Area |
| Lower Level J-1/2 Bsmt 1/2 Crawl | T3 Rec Rm Area |
| Heating 2-Basic | 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 3 | Prefab Add'l Stry |
| Bsmt Gar # Cars | Misc 1 Desc |
| Misc 1 Desc | Misc 1 Qty |
| Misc 2 Desc | Misc 2 Qty |
| Grade C | Cost & Design 0 |
| CDU GD-GOOD | Functional |
| % Good Ovr | Economic 100 |
| % Complete 100 | NBHD Fact 1.35 |
| 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 | | | | | 621 | | | | | | |
| 1 | BSM | 1SF | AUN | | 408 | | | | | | 26,300 |
| 2 | | | FOH | | 55 | | | | | | 2,600 |
| 3 | | | OFP | | 65 | | | | | | 1,400 |
| 4 | | | OFP | HSF | 130 | | | | | | 5,800 |
| 5 | | | FGR | HSF | 288 | | | | | | 13,100 |
| 6 | CSP | 1SF | | | 91 | | | | | | 4,800 |
| 7 | | | WDK | | 204 | | | | | | 2,300 |

Dwelling Computations

| | | | |
|--------------------------|--------|-----------------------|---------|
| Base Price | 76,890 | % Good | 65 |
| Plumbing | 5,600 | Market Adj | |
| Basement | 10,760 | Functional | |
| Heating | 0 | Economic | 100 |
| Attic | 0 | % Complete | 100 |
| Other Features | 4,200 | C&D Factor | |
| | | Adj Factor | 1.35 |
| Subtotal | 97,450 | Additions | 36,600 |
| Ground Floor Area | 621 | Dwelling Value | 144,630 |
| Total Living Area | 1,695 | | |
| Dwelling Notes | | | |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|--------------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
| 1 | RS1-Frame Sh | 1111 | | 0x0 | | 1 | C | 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 : 4904 THORNHILL DR**Parcel Id: 46-028-00-141-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

| Number | Code | Status | Comment |
|---------------|-------------|---------------|--|
| 1 | FLD | DC | 19960119 C#01 - PROP. FOR SALE CENTURY 21.SHED P.P |

Situs : 4904 THORNHILL DR

Parcel Id: 46-028-00-141-00

LUC: 510

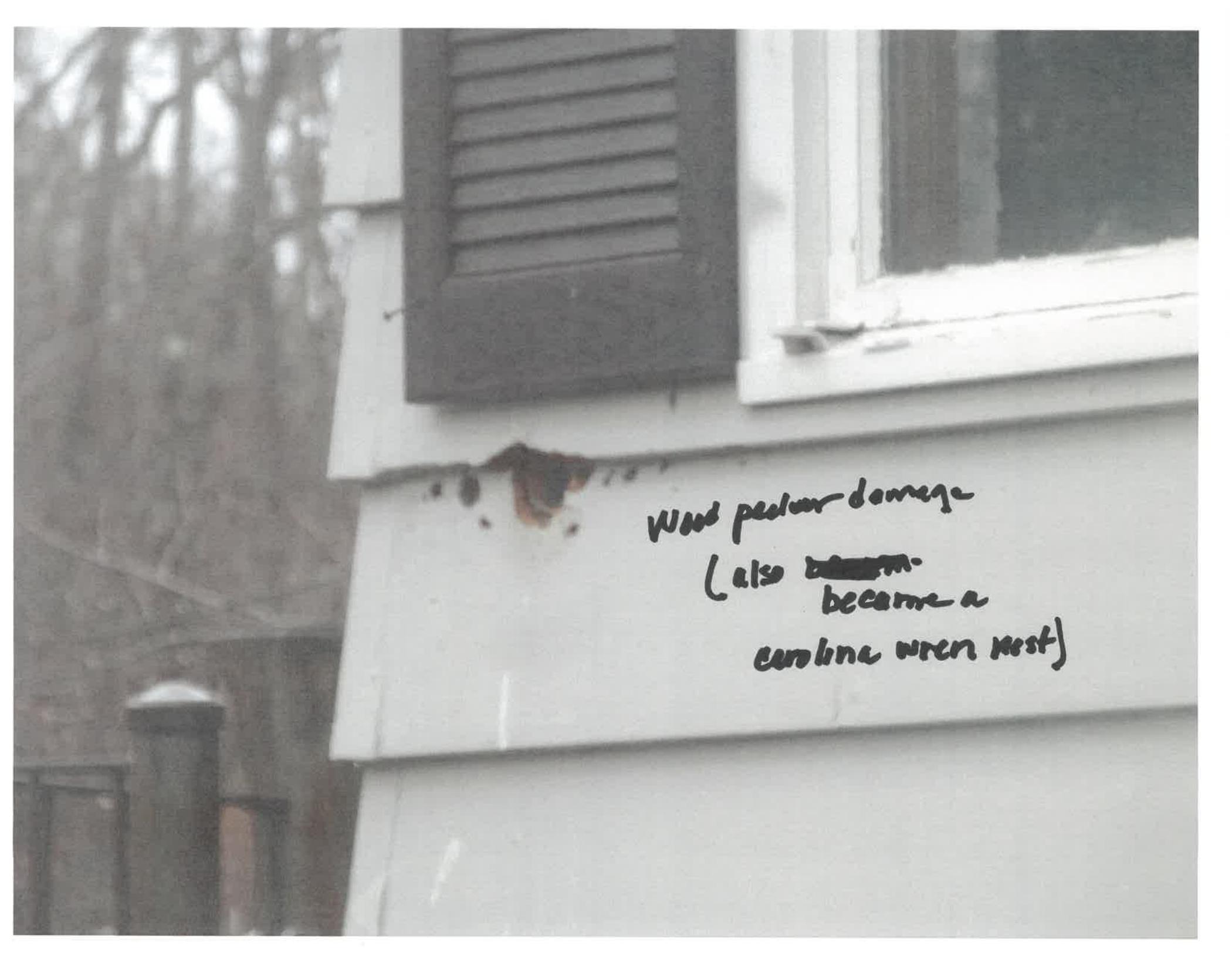
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

PAGE LEFT BLANK INTENTIONALLY

moet pecker den eye
eil over hoo



Wood pecker damage
(also ~~damaged~~
became a
Carolina wren nest)

Wood pecker damage
all over house



H₂O at
front
door
entrance

A photograph of a stone step in a garden. The step is a large, rectangular, grey stone with a rough, textured surface. On the step, the text "A20 at front entrance" is written in black marker. Above the step, a puddle of water reflects the scene, showing a clear reflection of the step and the surrounding area. The ground around the step is covered with small, dark grey stones and some dried, brown leaves. To the left, there are several larger, light-colored, rounded stones. The overall scene is outdoors, likely in a garden or courtyard.

A20
at front
entrance



H2O at front
entrance



1120
45 inches
deep at front
door



H2O
front
door



water frozen



H₂O on Property



H2O on property



H₂O
on
property



H2O
on
property

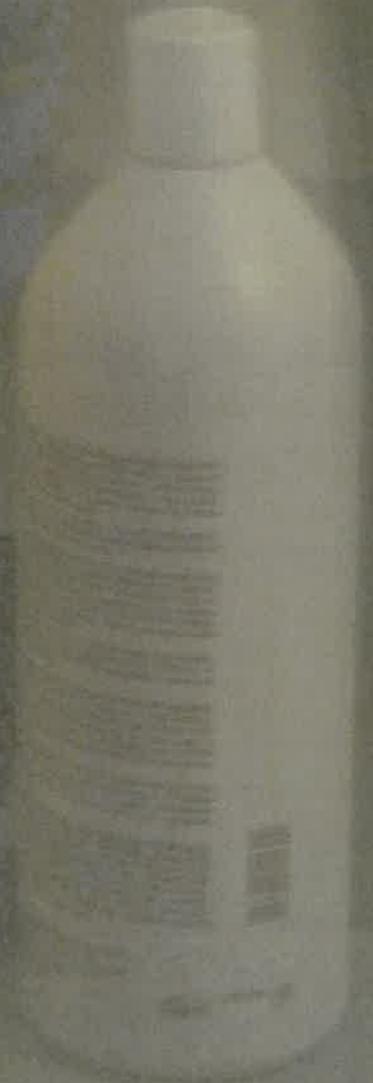
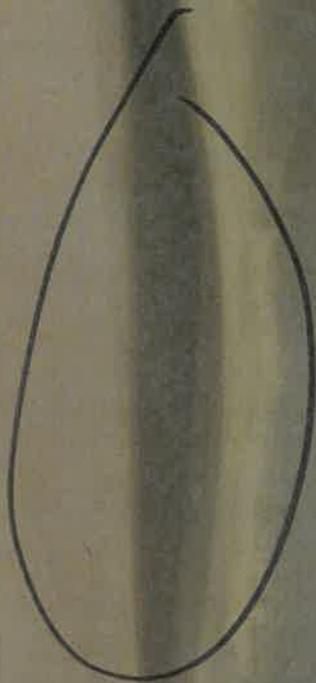




bathroom ceiling
leak
now fixed

cabinet fell off
wall, new
cabinet
installed

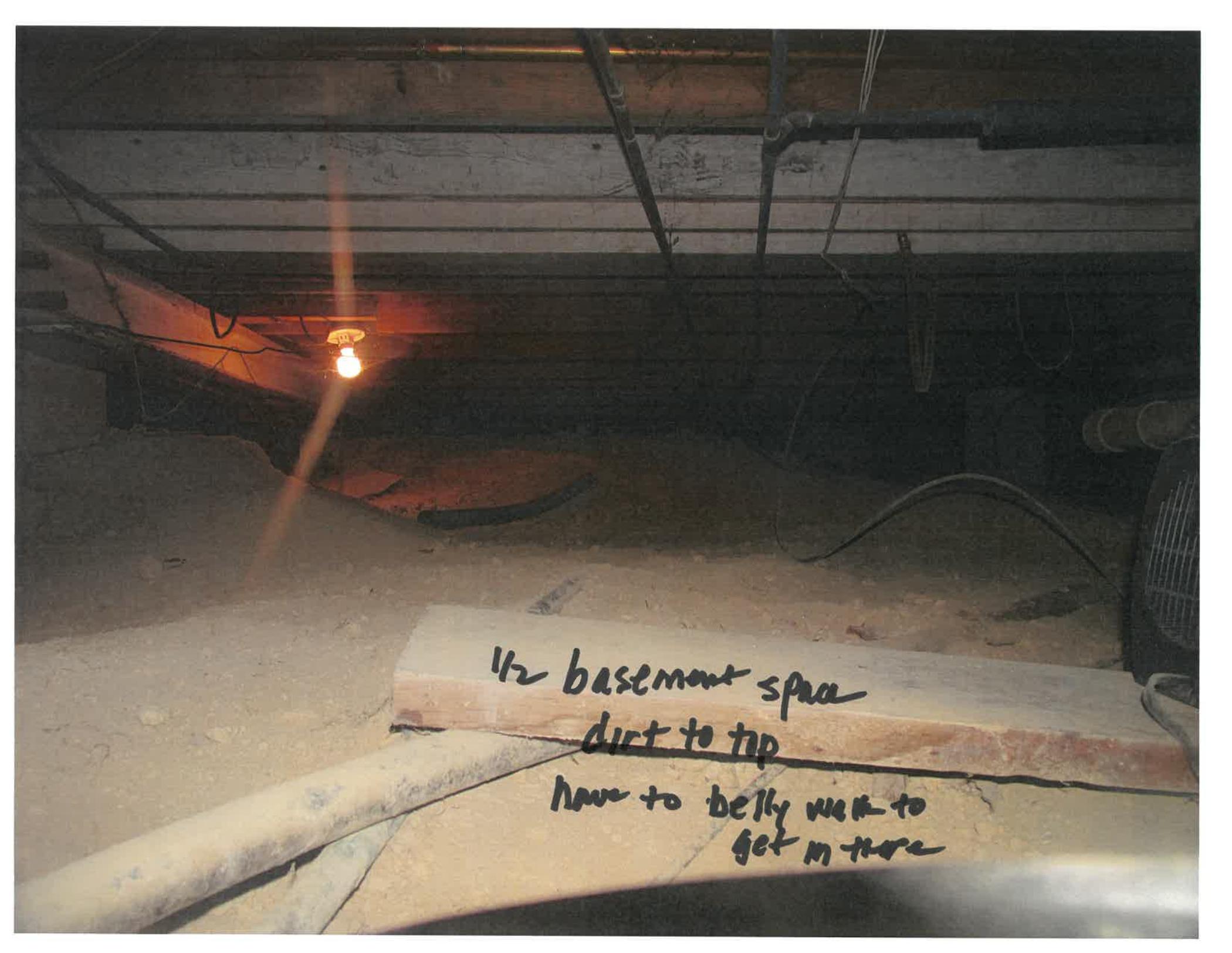
gap
at
shower



barn
ceiling

A hand-drawn arrow in black ink, pointing upwards and slightly to the right, originating from the word 'ceiling' and pointing towards the word 'barn'.

1 opening to
get in
basement
crawl
space

A photograph of a cramped, dark basement space. The ceiling consists of horizontal wooden joists. A single, small, glowing light source is visible in the distance, casting a beam of light. The floor is dirt and concrete. A large pipe runs across the foreground. Handwritten text is visible on a wooden board in the foreground.

1/2 basement space
dirt to top

have to belly walk to
get in there

A photograph of a basement floor. The floor is made of light-colored concrete and shows signs of wear, including a large, jagged hole on the left side where a piece of reddish-brown material has been torn away. A white pipe runs horizontally across the lower right portion of the frame. In the background, a dark, textured wall is visible, and a single light bulb is illuminated, casting a warm glow. Handwritten in black marker on the floor is the text "dirt 1/2 base mat".

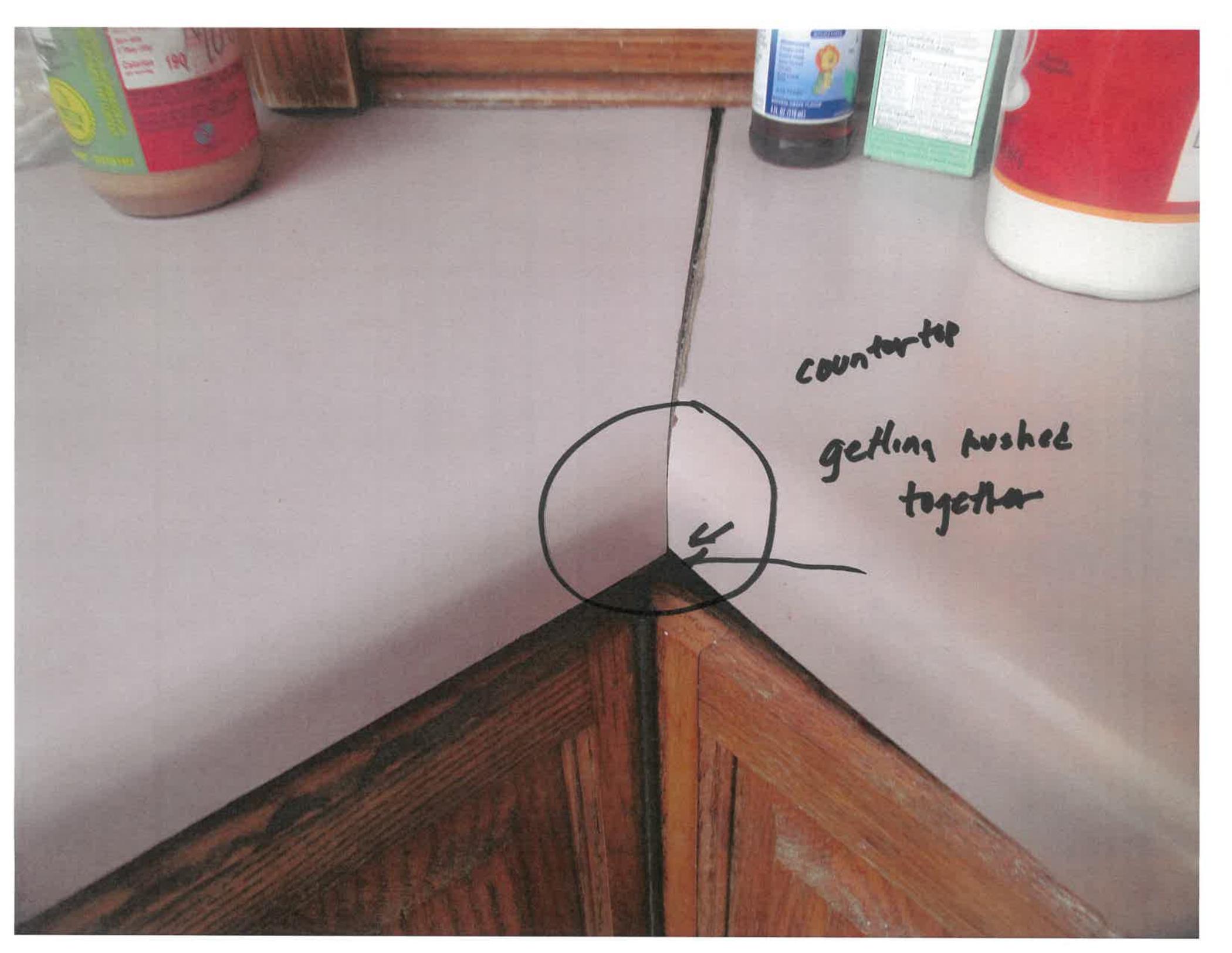
dirt
1/2 base mat

2nd
opening
then
crawl to
5' of
dirt



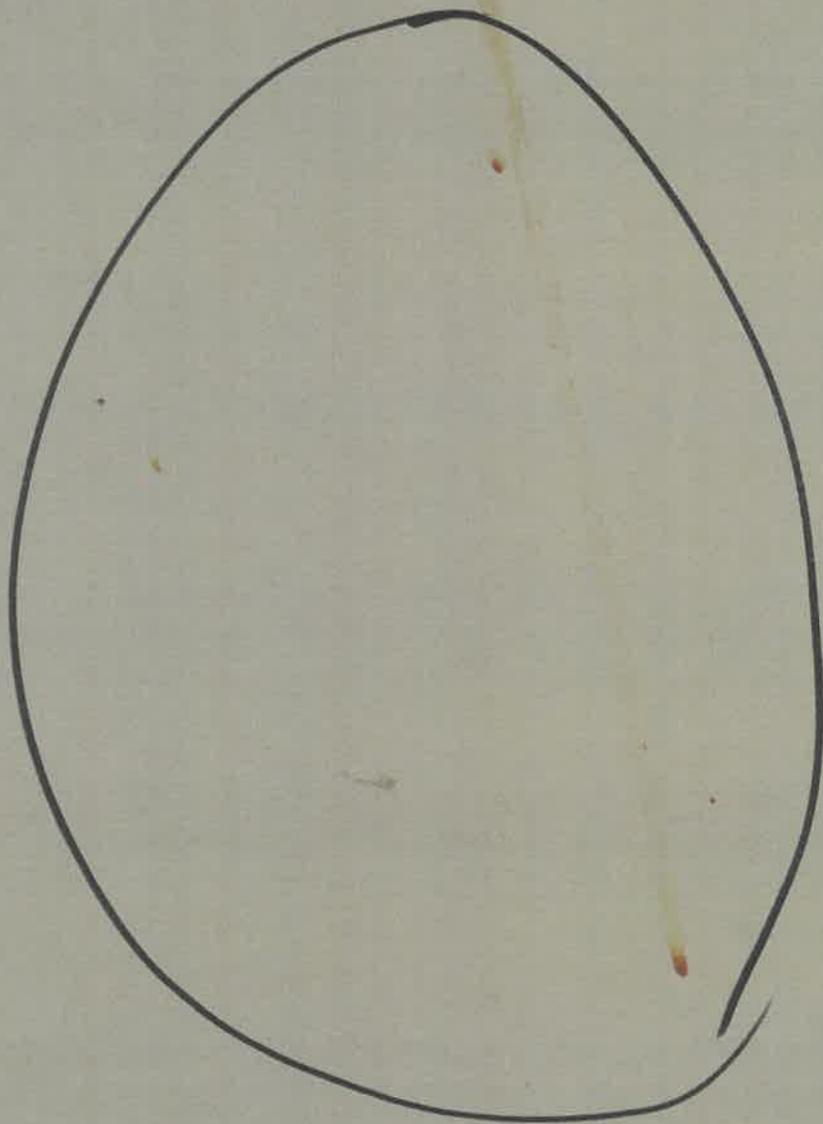
stick
holding
up
kitchen
cabinet





counter top

getting pushed together



drips down
from
creature
living in
soffit
outside

see next page

dirty soffit
along entire
front of house

Something lived up there

I have been
trapping



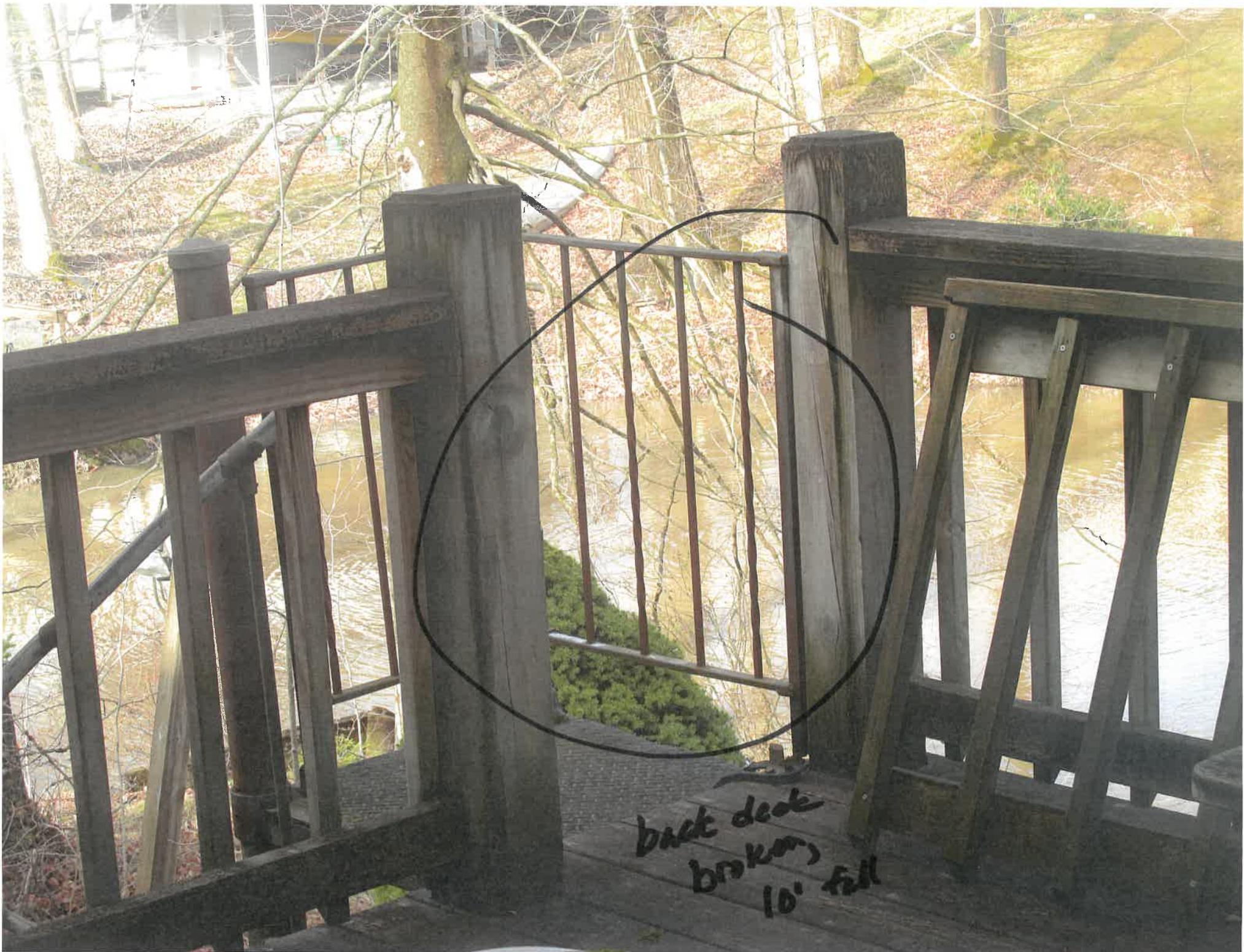
backhouse
door

Winter
bucket
collection
H₂O in
Bost house



booth house
broken window (2)





back deck
broken
10' fall



Clear
12/21/19



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
 MAY 08 2024
 ASHTABULA COUNTY AUDITOR
 DAVID THOMAS

BOR #2023-0224

| PARCEL ID'S | CURRENT AUDITOR VALUE | OWNER OPINION OF VALUE |
|--|-----------------------|------------------------|
| 46-028-00-138-00, 46-028-00-139-00, 46-028-00-140-00, 46-28-00-141-00 | \$181,500 | \$100,000 |

Resolution: Set total value for all four parcels at **\$144,000**. See breakdown below:

| Parcel # | Value Offered | Reason |
|------------------|---------------|--|
| 46-028-00-138-00 | No Change | Land already has -50 land influence factor |
| 46-028-00-139-00 | \$3,700 | Adding -50 land influence factor |
| 46-028-00-140-00 | \$12,500 | Adjusting condition of building to poor |
| 46-028-00-141-00 | \$122,900 | Adjusting condition of building to fair |

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

Signature: Carolyn A. Donovan Date: 05/06/2024
 Print Name: CAROLYN A. DONOVAN

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

May 1, 2024

Carolyn Donovan
4904 Thornhill Dr.
Rome, OH 44085

BOR 2023-0224

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, the offer is no longer considered, 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

NON-HEARING MINUTES

BOR Case: 2023-0224

Case Name: CAROLYN DONOVAN

Case Type: VL

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: \$100000

Subject Parcels: 460280013800, 460280013900, 460280014000, 460280014100

Auditor Value: \$181500

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: 2023-0224

CAROLYN DONOVAN
4904 THORNHILL DR
ROME OH 44085

| | |
|---|---|
| <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> |
|---|---|

| PARCEL | CLASS | TAXING DISTRICT | TAX YEAR |
|--|--------------------|------------------------------|--------------|
| 46-028-00-138-00 | 500-VACANT PLATTED | 46-ROME TWP-GRAND VALLEY LSD | 2023 |
| | LAND | IMPR | TOTAL |
| Original Value: | \$4,900 | \$0 | \$4,900 |
| Adjustment: | \$0 | \$0 | \$0 |
| New Value: | \$4,900 | \$0 | \$4,900 |
| RESULT: - . NO VALUE CHANGE FOR THIS PARCEL PER SIGNED OFFER LETTER | | | |

| PARCEL | CLASS | TAXING DISTRICT | TAX YEAR |
|---|--------------------|------------------------------|--------------|
| 46-028-00-139-00 | 500-VACANT PLATTED | 46-ROME TWP-GRAND VALLEY LSD | 2023 |
| | LAND | IMPR | TOTAL |
| Original Value: | \$7,400 | \$0 | \$7,400 |
| Adjustment: | -\$3,700 | \$0 | -\$3,700 |
| New Value: | \$3,700 | \$0 | \$3,700 |
| RESULT: VLD - VALUE DECREASE. SET VALUE AT \$3,700 FOR THIS PARCEL PER SIGNED OFFER LETTER | | | |

| PARCEL | CLASS | TAXING DISTRICT | TAX YEAR |
|--|--------------------|------------------------------|--------------|
| 46-028-00-140-00 | 511-1FMLY UNPL 0-9 | 46-ROME TWP-GRAND VALLEY LSD | 2023 |
| | LAND | IMPR | TOTAL |
| Original Value: | \$10,900 | \$2,200 | \$13,100 |
| Adjustment: | \$0 | -\$600 | -\$600 |
| New Value: | \$10,900 | \$1,600 | \$12,500 |
| RESULT: VLD - VALUE DECREASE. SET VALUE AT \$12,500 FOR THIS PARCEL PER SIGNED OFFER LETTER | | | |



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: 2023-0224

| PARCEL | CLASS | TAXING DISTRICT | TAX YEAR |
|---|------------------|------------------------------|-----------------|
| 46-028-00-141-00 | 510-1FAMILY PLTD | 46-ROME TWP-GRAND VALLEY LSD | 2023 |
| | LAND | IMPR | TOTAL |
| Original Value: | \$11,500 | \$144,600 | \$156,100 |
| Adjustment: | \$0 | -\$33,200 | -\$33,200 |
| New Value: | \$11,500 | \$111,400 | \$122,900 |
| RESULT: VLD - VALUE DECREASE. SET VALUE AT \$122,900 FOR THIS PARCEL PER SIGNED OFFER LETTER | | | |

Board of Revision

THIS IS NOT A BILL - IT IS A NOTIFICATION OF A DECISION BY THE BOARD OF REVISION