

Tax year 2023 BOR no. 0240

County Ashtabula Date received MAR 29 2024

Ashtabula County  
Board of Revision

### 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	Dina Van't Veer	915 Dayle Rd. Jefferson, OH 44017	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-478-4423      maggiebob1@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	
25-016-00-038-01		915 Dayle Rd. Jefferson, OH 44017	
7. Principal use of property <u>residence</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
250160003801	\$110,000	\$158,400	
9. The requested change in value is justified for the following reasons: <u>The exterior wooden panel of the home is delaminating in many areas. Floor boards are rotting. There is only 1 bathroom and home is on 25/10.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_ and sale price \$ \_\_\_\_\_ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

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

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

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

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

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

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

Date 3/29/24 Complainant or agent (printed) Diana Vee Title (if agent) owner

Complainant or agent (signature) Diana Vee

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

Notary \_\_\_\_\_

**Situs : 995 DOYLE RD**

**Map ID: 25-016-00-038-01**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
VANTVEER DINA M  
137 MINNESOTA AVE  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 016-00 038-01  
Class Residential  
Living Units 1  
Neighborhood 52500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
8 E OS

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1100		0			
A	S	11500	1.1000	78	0			12,830
A	H	11500	1.0000	100	0			14,950
								27,780

Total Acres: 2.21      Legal Acres: 2.19      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	9,730	27,800	27,800	0	0
<b>Building</b>	45,710	130,600	130,600	0	0
<b>Total</b>	55,440	158,400	158,400	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	21,400	93,300	114,700
2021	21,400	93,300	114,700
2022	21,400	93,300	114,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/31/13	87,000		B-Bank Resale	587/ 2205	LD-Limited Warranty Deed	FEDERAL HOME LOAN MORTGAGE CORP
11/21/12	80,000		F-Foreclosure		SD-Sheriff Deed	DUNN ROBERT J
03/28/97	105,900	2-Land And Building	U-Not Validated	0094/5249	WD-Warranty Deed	DAIGLE CAROL

**Entrance Information**

Date	ID	Entry Code	Source
11/27/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 995 DOYLE RD

Parcel Id: 25-016-00-038-01

LUC: 511

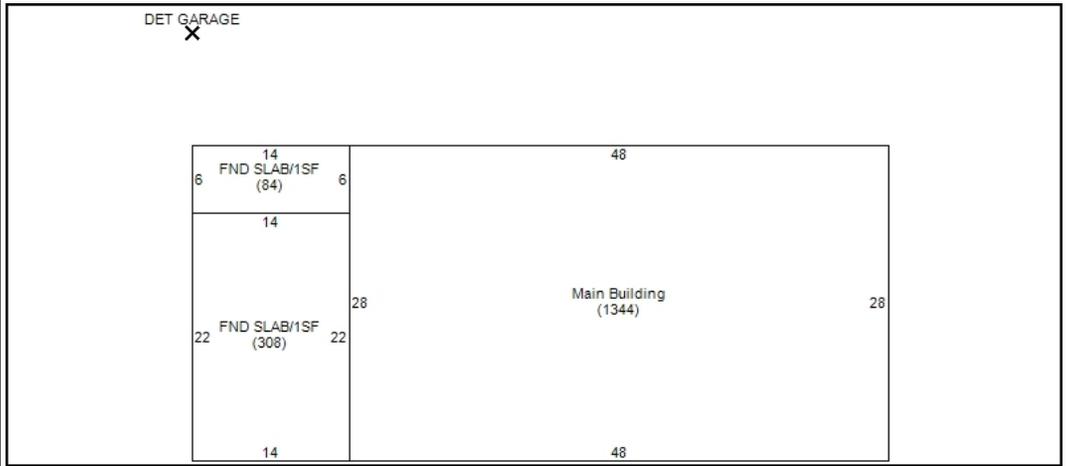
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1977	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1980	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 0-No Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,344						
1	SLB	1SF			308						14,300
2	SLB	1SF			84						3,900

**Dwelling Computations**

<b>Base Price</b>	81,450	<b>% Good</b>	70
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	0	<b>Functional</b>	
<b>Heating</b>	3,710	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	90,460	<b>Additions</b>	12,700
<b>Ground Floor Area</b>	1,344	<b>Dwelling Value</b>	117,250
<b>Total Living Area</b>	1,736		

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	1986		24x32	768	C	1		A				13,300

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 995 DOYLE RD****Parcel Id: 25-016-00-038-01****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	SS	SURVEY UPDATE 2.2 TO 2.19AC 7/31/13
1	FLD	RV	19960718 C#01 - FOR SALE BY OWNER.

**Situs : 995 DOYLE RD**

**Parcel Id: 25-016-00-038-01**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

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# Ashtabula County Auditor David Thomas

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

April 12, 2024

Dina VantVeer  
995 Doyle Rd.  
Jefferson, OH 44047

BOR 2023-0240

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 ten (10) 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 ten (10) 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



# Ashtabula County Auditor David Thomas

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

BOR #2023-0240

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
25-016-00-038-01	\$158,400	\$110,000

**Resolution:** Set total value at **\$139,400** adjusting condition of dwelling and garage based on evidence submitted.

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

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

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

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

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

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

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: 2023-0240

July 3, 2024

DINA VANTVEER  
995 DOYLE RD  
JEFFERSON OH 44047

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

**July 31, 2024 at 11:45 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0240 filed for tax year 2023 by DINA VANTVEER and described as follows:

Parcel ID(s):

1) 25-016-00-038-01 located at 995 DOYLE RD, the market value is \$158,400. The market value sought is \$110,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0240, DINA VANTVEER is being recorded and the date is 7/31/2024.**

## Board Members

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

Others present:

Dina Vantveer, owner

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**Complainant Seeks: \$110000**

**Subject Parcel: 250160003801**

**Auditor Value: \$158400**

Hearing No # 11

# HEARING MINUTES

BOR Case: 2023-0240

Owner Name: DINA VANTVEER

## Board Action

Motion to:  Agree  Set Value \$139,400

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony and photos submitted, adjust condition and CDU of the dwelling and  
garage to fair.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 7/31/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 11

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: 2023-0240**

DINA VANTVEER  
995 DOYLE RD  
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
25-016-00-038-01	511-1FMLY UNPL 0-9	25-JEFFERSON TWP-JEFFERSON A LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$27,800	\$130,600	\$158,400		
<b>Adjustment:</b>	\$0	-\$19,000	-\$19,000		
<b>New Value:</b>	\$27,800	\$111,600	\$139,400		
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$139,400 ADJUSTING CONDITION TO FAIR</b>					

  
Board of Revision