

FILED ON

MAR 29 2024

Ashtabula County Board of Revision

Reset Form

Tax year 2023

BOR no. 0242

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

Original complaint Counter complaint

Notices will be sent only to those named below.

Form with sections 1-10, including a table for parcel numbers and values. Section 10 contains handwritten text: 'I'm an aged retired teacher & tax hike is unreasonable. Zero improvements to area. State's shore reclamation raised the level of water drainage - property is flooded under water & basements routinely flood. No industry, underperforming schools, huge theft & crime rate. No workers to hire to do improve'

- 11. Was property sold within the last three years?
12. 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.
13. If any improvements were completed in the last three years, show date and total cost
14. Do you intend to present the testimony or report of a professional appraiser?
15. 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.

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 3/26/24 Complainant or agent Henri Campbell Title (if agent)

FILED ON

APR 23 2024

Clear Form

Tax year 2023 BOR no. 0242

Ashtabula County Board of Revision DTE 1 Rev. 12/22

County Ashtabula Date received _____

Complaint Against the Valuation of Real Property

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Attach additional pages if necessary.

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Original complaint Counter complaint

Notices will be sent only to those named below.

		Name	Street address, City, State, ZIP code
1. Owner of property		Geraldine M. Campbell	2983 Mink St., Johnstown, OH 43031
2. Complainant if not owner		Ashtabula Area City Schools Board of Education	6610 Sanborn Road, Ashtabula, OH 44004
3. Complainant's agent		Jason L. Fairchild, Esq.	4810 State Rd., Ashtabula, OH 44004
4. Telephone number and email address of contact person Phone: 440-998-6835 Email: jfairchild@andrewspontius.com			
5. Complainant's relationship to property, if not owner Board of Education			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
480050004101		7230 Lake Rd. West, Ashtabula, OH 44004	
480050004300		7256 Lake Rd. West, Ashtabula, OH 44004	
7. Principal use of property Residential			
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
480050004101	\$303,500	\$303,500	0
480050004300	\$127,100	\$127,100	0
9. The requested change in value is justified for the following reasons: The Board of Education opposes any reduction in the fair market value of these parcels.			

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 04/23/2024 Complainant or agent (printed) Jason L. Fairchild Title (if agent) Attorney

Complainant or agent (signature) J. L. Fairchild 0079939

Sworn to and signed in my presence, this 23rd day of April 2024
(Date) (Month) (Year)

Notary Jill M Deutsch



JILL M DEUTSCH
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
11-16-25

Situs : 7230 LAKE (SR 531) RD W

Map ID: 48-005-00-041-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CAMPBELL GERALDINE
CAUV Field Review Flag:

GENERAL INFORMATION	
Routing No.	005-00 041-01
Class	A
Living Units	1
Neighborhood	68303
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: T 13 SEC 3--W	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.5110		0			
A	S	32000	26.9680	25	0	6	-45	123,410
A	H	32000	1.0000	100	0	V	35	56,160
								179,570
Total Acres: 28.479		Legal Acres: 28.48		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	62,860	179,600	179,600	0	0
Building	43,370	123,900	123,900	0	0
Total	106,230	303,500	303,500	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	138,100	95,300	233,400
2021	138,100	95,300	233,400
2022	138,100	95,300	233,400

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/14/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	CAMPBELL GERALDINE
08/20/09	159,900	2-Land And Building	U-Not Validated	0451/1749	WD-Warranty Deed	BANK OF NEW YORK AS
04/06/09	148,000	2-Land And Building	U-Not Validated	0096/2998	SD-Sheriff Deed	LOVELAND ANN M
06/17/97		2-Land And Building	U-Not Validated	0060/1551	ET-Temp Exempt	LOVELAND DENNIS J

Entrance Information			
Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 7230 LAKE (SR 531) RD W

Parcel Id: 48-005-00-041-01

LUC: 101

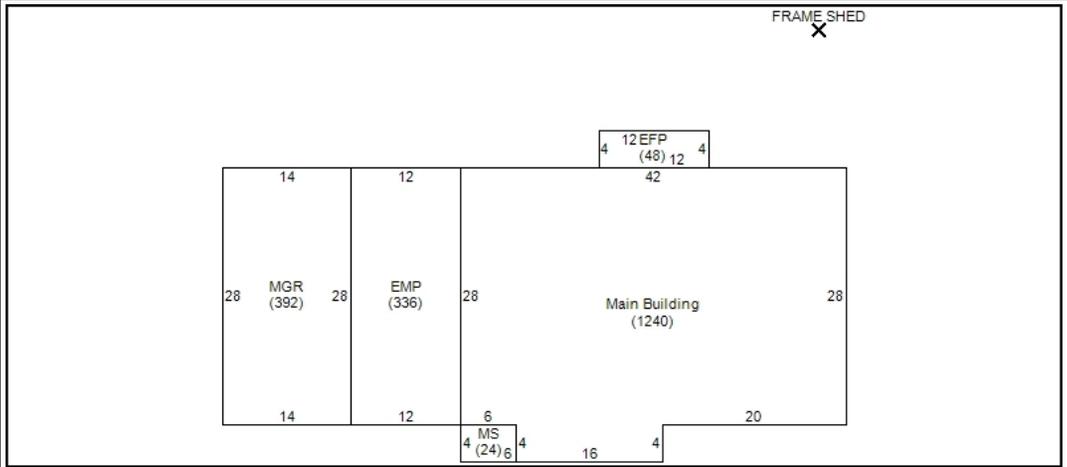
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 7-Brick	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1960	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	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 A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.3
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					1,240						
1		MS			24						300
2		EMP			336						14,500
3		MGR			392						10,100
4		EFP			48						1,900

Dwelling Computations

Base Price 93,210	% Good 60
Plumbing 4,400	Market Adj
Basement 22,030	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 4,400	C&D Factor
	Adj Factor 1.3
Subtotal 124,040	Additions 16,100
Ground Floor Area 1,240	
Total Living Area 1,240	Dwelling Value 123,890

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 : 7230 LAKE (SR 531) RD W

Parcel Id: 48-005-00-041-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
5	OFC	MI	EASEMENTS ONLY TO THE OHIO DEPT OF TRANSPORTATION CONV 823 3/14/2013
1	FLD	RV	19960827 C#01 - HAS LAKE VIEW
2	OFC	LC	20090821 TMS C#01 - DROP BY SURVEY FROM 28.62 ACRES TO 28.479 ACRES ON
3	OFC	LC	20090821 TMS C#01 - 8/20/2009 CONVEY # 2250

Situs : 7230 LAKE (SR 531) RD W

Parcel Id: 48-005-00-041-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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Situs : 7256 LAKE (SR 531) RD W

Map ID: 48-005-00-043-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CAMPBELL GERALDINE
CAUV Field Review Flag:

GENERAL INFORMATION	
Routing No.	005-00 043-00
Class	Residential
Living Units	1
Neighborhood	68303
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: T 13 SEC 3 W	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	32000	.3730	169	0	V	35	35,400
A	0	0	.0170		0			
								35,400
Total Acres: .39		Legal Acres: 0.39		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	12,390	35,400	35,400	0	0
Building	32,100	91,700	91,700	0	0
Total	44,490	127,100	127,100	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	27,200	70,500	97,700
2021	27,200	70,500	97,700
2022	27,200	70,500	97,700

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/14/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	CAMPBELL GERALDINE M

Entrance Information			
Date	ID	Entry Code	Source
01/29/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 7256 LAKE (SR 531) RD W

Parcel Id: 48-005-00-043-00

LUC: 510

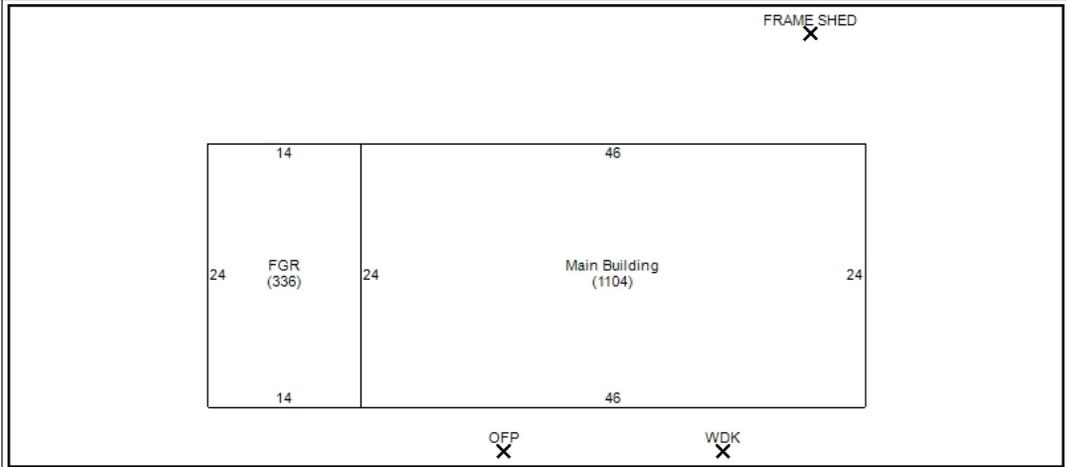
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1958	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	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 A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.3
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					1,104						
1			FGR		336						7,000
3			OFF		40						800
4			WDK		100						1,100

Dwelling Computations

Base Price	70,940	% Good	65
Plumbing	1,300	Market Adj	
Basement	18,370	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.3
Subtotal	90,610	Additions	5,800
Ground Floor Area	1,104	Dwelling Value	90,860
Total Living Area	1,104		

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	1986		18x22	396	E	1		F				800

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 : 7256 LAKE (SR 531) RD W**Parcel Id: 48-005-00-043-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

Number	Code	Status	Comment
2	OFC	MI	EASEMENTS ONLY TO THE OHIO DEPT OF TRANSPORTATION CONV 823 3/14/2013
1	FLD	RV	19960827 C#01 - HAS LAKE VIEW

Situs : 7256 LAKE (SR 531) RD W

Parcel Id: 48-005-00-043-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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Addendum to 7256 and 7230 Lake Rd. W.

Parcel Numbers: 480050004101 (7230 Lake Road West)

Parcel Numbers: 480050004300 (7256 Lake Road West)

Addendum: 7256 and 7230 Lake Rd W. Same issues here of the lack of credible professional workforce available, low income, poor quality of schools, well known one highest drug abuse communities in the state and crime. Last year in broad daylight and fully videoed on our Ring camera our fully equipped ski and fishing boat was stolen from my yard. Nothing was attempted by the sheriff to even take a report even though the truck used to steal the boat was also stolen. The truck was found and there likely were fingerprints and evidence but the sheriff refused to do anything in an effort to find our stolen property. A break in occurred a few years ago at this property and a valuable Honda dirt bike, cash, fishing gear and many valuables were stolen and again nothing was done by local law enforcement. My front door showed attempts to break in with a pry bar. Neighbors have passed away and lawlessness seems to prevail.

ODOT did roadwork and eminent domain forced sale of some of my frontage devaluing it and ruined the drainage on both of the LRW homes making them waterlogged and damp. We are presently hoping to bring action against ODOT for damaging my basements and air quality in my homes. The ditches are above the level of my house floor drains flooding the houses and rendering the property useless due to the amount of sitting water. To the west of these properties there are huge, unsightly junk piles and dilapidated trailers over the line in Geneva that butts up to my properties... \$300,000 property? No. I've had ODNR observe my acreage and because the forest is waterlogged the value of the trees are null. I have rented heavy equipment to improve drainage but with the road ditches it's not making an impact and all this expense was for not...

I live in the New Albany OH area inside the new Intel chip factory and my property tax did not increase as much as pitiful Ashtabula real estate without roads, street lights or industry did over the last 4 years.

Thank you.

Addendum to 7256 and 7230 Lake Rd. W.

Parcel Numbers: 480050004101 (7230 Lake Road West)

Parcel Numbers: 480050004300 (7256 Lake Road West)

Reasoning for decreased tax assessment is as follows.

No improvements have been made to the properties. At the time of purchase of 7256 Lake Rd. W. the previous owner said how the basement was very dry and never flooded (there was a huge living space that included a large bedroom, half bath, bar and family room in the basement), however the years and decades after the Lake Road construction was completed by the state, there has been irreparable damages to the foundations. The foundation and families living in the home have suffered from mycotoxin illnesses and there have been multiple mold remediations.

The foundations have deteriorated, and the house is nearing a state of uninhabitability due to the growth of mold from excessive moistures with the state's shore reclamation work. After a recent inspection and measurement using laser levels (by a licensed engineer), it was determined the reason for the flooding and resulting foundation damages are due to the changes that the state made while repairing Lake Road in their attempts to have shore reclamation. The groundwater level was significantly raised and is now well above the lower finished grade of the basement of both 7256 and 7230.

Prior to the reconstruction of Lake Road by the state, there was a very deep ditch running the full length of the frontage (at least 6 foot deep relative to lake road), however, they have since dropped a drainage tile at the bottom of the ditch and raised drains at least 4 feet higher than the original bottom of the ditch. This change in elevation of drainage points has resulted in, not only great damage to the homes foundations but have greatly affected the health of the people that have inhabited the homes over the years. The mother and son, who have lived in his houses for years have been critically ill, and recently, the son and his family were diagnosed with mycotoxin illnesses.

Furthermore, the woods, which was a thriving maple forest, had stunted growth due to the raised water level (drowning very mature trees). The drains located in front of the houses have been raised to approximately four feet above the finished grade of the basements. And the bottom of the overflow tiles within the culvert system are located higher than the pipe which drains the basement of the homes. Also, the diameter of the overflow pipe is smaller than that of the pipe draining the home. This results in flooding of the homes when the drainage system is inundated regularly with high volume of rainwater, rather than the water overflowing to Lake Erie 20 feet below grade. Further investigation is underway, and litigation is likely due to the severe impacts on personal property and the health and well-being of the families that have inhabited the structures. For these reasons, tax assessment should be reconsidered at a much lower rate...



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 # 2023-0242

Geraldine Campbell
2983 Mink St.
Johnstown, OH 43031

April 25, 2024

RE: Counter-Complaint filed on parcels #48-005-00-041-01, 48-005-00-043-00

Ms. Campbell,

This letter is notification of receipt of a counter-complaint filed against the value of your original complaint, numbered 2023-0242, with the Ashtabula County Board of Revision. The counter-complaint was filed on 04/23/2024, by the Ashtabula Area City Schools Board of Education for tax year 2023. Attached is a copy of the counter-complaint filed. You will be notified by certified mail not less than ten days prior to any scheduled hearing.

If you have any questions, please feel free to call 440-576-1484 Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,

David Thomas
Secretary of the Board of Revision

COPY

FILED ON

APR 23 2024

Clear Form

Tax year 2023 BOR no. 0242
County Ashtabula Date received _____

Ashtabula County DTE 1
Board of Revision REV. 12-22

Complaint Against the Valuation of Real Property

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1. Owner of property	Geraldine M. Campbell	2983 Mink St., Johnstown, OH 43031	
2. Complainant if not owner	Ashtabula Area City Schools Board of Education	6610 Sanborn Road, Ashtabula, OH 44004	
3. Complainant's agent	Jason L. Fairchild, Esq.	4810 State Rd., Ashtabula, OH 44004	
4. Telephone number and email address of contact person Phone: 440-998-6835 Email: jfairchild@andrewspontius.com			
5. Complainant's relationship to property, if not owner <u>Board of Education</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
480050004101		7230 Lake Rd. West, Ashtabula, OH 44004	
480050004300		7256 Lake Rd. West, Ashtabula, OH 44004	
7. Principal use of property <u>Residential</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
480050004101	\$303,500	\$303,500	0
480050004300	\$127,100	\$127,100	0
9. The requested change in value is justified for the following reasons: <u>The Board of Education opposes any reduction in the fair market value of these parcels.</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 04/23/2024 Complainant or agent (printed) Jason L. Fairchild Title (if agent) Attorney

Complainant or agent (signature) *J. L. Fairchild* 0079939

Sworn to and signed in my presence, this 23rd day of April 2024

Notary *Jill M Deutsch*



JILL M DEUTSCH
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
11-16-25

From: [gerri campbell](#)
Sent: Wednesday, August 7, 2024 3:13 PM
To: [Tara R. Frable](#)
Cc: [Bryan Campbell](#); [MsHCampbell GMail](#)
Subject: Evidence for BOR Tax Re-evaluation Request

Hello Tara,

Here is the information we discussed yesterday that provides evidence for the hearing. I have attached slides that support my claim for re-evaluation of my tax increases at 7256 and 7230 Lake Road West.

[Evidence for BOR Tax Re-evaluation Request for 7256 & 7230 Lake Road West](#)

Respectfully,
Gerri Campbell

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

July 17, 2024

B.O.R. CASE NUMBER: 2023-0242

GERALDINE M CAMPBELL
2983 MINK ST
JOHNSTOWN OH 43031

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

August 14, 2024 at 3:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0242 filed for tax year 2023 by GERALDINE M CAMPBELL and described as follows:

Parcel ID(s):

- 1) 48-005-00-041-01 located at 7230 LAKE (SR 531) RD, the market value is \$303,500. The market value sought is \$159,900.
- 2) 48-005-00-043-00 located at 7256 LAKE (SR 531) RD, the market value is \$127,100. The market value sought is \$97,700.

The Ashtabula Area City Schools Board of Education filed a counter-complaint seeking to retain the current Auditor's values.

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

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: 2023-0242

July 17, 2024

ASHTABULA AREA CITY SCHOOLS BOE
C/O JASON L. FAIRCHILD, ESQ.
4810 STATE RD
ASHTABULA OH 44004

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

August 14, 2024 at 3:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0242 filed for tax year 2023 by GERALDINE M CAMPBELL and described as follows:

Parcel ID(s):

- 1) 48-005-00-041-01 located at 7230 LAKE (SR 531) RD, the market value is \$303,500. The market value sought is \$159,900.
- 2) 48-005-00-043-00 located at 7256 LAKE (SR 531) RD, the market value is \$127,100. The market value sought is \$97,700.

The Ashtabula Area City Schools Board of Education filed a counter-complaint seeking to retain the current Auditor's values.

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



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 #2023-0242

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
48-005-00-041-01	\$303,500	\$159,900	\$224,200
48-005-00-043-00	\$127,100	\$97,700	\$113,100

Resolution: Adjusting condition of dwellings and increasing negative influence factors for land due to lack of use.

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

Signature: *Geraldine Campbell* Date: 8/13/24

Print Name: Geraldine Campbell

J. L. Fairchild 8/14/24
Jason L. Fairchild
 Attorney for the Ashtabula Area City Schools Board of Education

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

Signature: _____ Date: _____

Print Name: _____

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0242, GERALDINE M CAMPBELL is being recorded and the date is 8/14/2024.

Board Members

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

Others present:

Complainant Seeks: \$257600

Subject Parcels: 480050004101, 480050004300

Auditor Value: \$430600

Hearing No # N/A

HEARING MINUTES

BOR Case: 2023-0242

Owner Name: GERALDINE M CAMPBELL

Board Action

Motion to: Agree Set Value \$337,300 for both parcels

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter from owner and school board attorney. Adjust condition of dwellings and

increase negative land influence factors due to lack of use. Set value of parcel 480050004101

to \$224,200. Set value for parcel \$480050004300 at \$113,100.

Was Made by: David

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 8/14/24



David Thomas, Auditor
Secretary of the Board of Revision

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: 2023-0242

GERALDINE M CAMPBELL
2983 MINK ST
JOHNSTOWN OH 43031

<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
48-005-00-041-01	101-GRAIN GEN FARM	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$179,600	\$123,900	\$303,500
Adjustment:	-\$48,200	-\$31,100	-\$79,300
New Value:	\$131,400	\$92,800	\$224,200
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$224,200 BASED ON SIGNED OFFER LETTER			

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
48-005-00-043-00	510-1FAMILY PLTD	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$35,400	\$91,700	\$127,100
Adjustment:	\$0	-\$14,000	-\$14,000
New Value:	\$35,400	\$77,700	\$113,100
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$113,100 BASED ON 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: 2023-0242

ASHTABULA AREA CITY SCHOOLS BOE
C/O JASON L. FAIRCHILD, ESQ.
4810 STATE RD
ASHTABULA OH 44004

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Board of Revision