

From: [gerri campbell](#)
Sent: Wednesday, July 24, 2024 4:31 PM
To: [Tara R. Frable](#)
Cc: [MsHCampbell GMail](#); [Bryan Campbell](#)
Subject: Re: CampbellBoard of Revision Hearing 7/31/24

Case Number: BOR Case Number 2023-0243
5544 New London Rd, Ashtabula, Ohio 44004

Please consider the following regarding my request for re-evaluate my case and select link for slides with evidence Select Link:

[Evidence For Tax Revision 5544 New London Rd.](#)

Thank you for considering my complaint over the valuation of my property.

I'm sending pictures to document my complaint to the board of revision. There is a discussion of the actual present condition of the property and the history that led it to this point to follow. It has been a rental since 1994.

The reason for diminished value is Casualty Loss; the home is now unlivable for future renters at present though we have worked to maintain the appearance very actively with paint, windows and lawn care. An occupancy change of at least 15% had a substantial economical impact on my property; my tenant of many years passed away and a squatter moved in so no income for this rental home since May of 2021.

This house suffered its main decline due to a druggie squatter (he had three warrants for his arrest but Andover police were not pursuing.) He (Tom

Sundman - in the pictures) vandalized the home. The deceased renter was in bad health who lived his last years out there. His daughter said she cleaned and attended the house once a week. Since we got our place from the squatter various convicted felons (Lisa Alley)and strangers are using the address and mail being sent to our mailbox.

We had to completely remove the mailbox. We have lost the meager rent of \$400 a month the government paid for the renter. So we have no income to support the improvements needed.

The sheriff came 5/8/21 and we discovered the squatter still there.

We retained Kyle Smith Attorney for eviction 5/5/21

Vandalism occurred and the squatter broke most windows before we got him out around 6/2/2021.

Busy beaver windows were purchased in September 2021 and seven were installed but a heavy shank-like sharp object was discovered in front of the house picture window and main window outer shell and side light were later broken in winter 2022/23 they are not replaced yet but are purchased.

Squatter apparently was entering exiting through the basement window...

The house was full of filth and rubbish... the ceilings and walls covered with smoke. No one would rent or buy at present. We rented the second largest dumpster (\$400) 8/31/21 from Doherty Trucking to remove rubbish in the house.

The squatters' people removed the newer landscaping from and even the sidewalk that was at the back of the house since 1940. There was a breezeway at the back of the house they must have torn off because neighbors said there was a large fire burning every night. Neighbors saw a landscaping company truck backed in there when squatter was finally dispelled and when we recovered the home the shrubs and back sidewalks were gone.

Water pipes are plastic as occupants apparently took the copper and replaced it with thin plastic. No water turned on in the house right now because of the poor condition of the pipes. In 2022 the pipes broke when we turned the water on due to the way they were installed. They are now thin walled plastic.

The home is not fit for habitation at present. The basement has flooded twice this year...

Furnace (1967) is broken and needs complete replacement. Facia board in front of house is rotted and the gutter is now hanging off the front. See photo. We had replaced the back facia and gutter in 2021. We added two cement basement windows right away and replaced the fence around the deck to keep squatter out.

But the larger repairs such as replacing floor joists remain to be done. Complete new kitchen needed: flooring, plumbing, appliances cabinets, sink and counter top needed. Everything was rotted under the old cabinets we've mostly torn out also because of the smell and in usable condition. Only old rotted base cabinets there now.

The floor is sagging in the kitchen and front bedroom so badly the flooring can't be replaced without major work... roof was leaking and the drywall is still not finished in the front bedroom since roof repair. Senita roofing said it was bc of the soffit issue where the breezeway was removed.

Bathroom is not operational. Plumbing is bad. 1920s bathtub is off angle and can't be removed because of the size of doorways. It is held by bricks on a ledge below it in the basement. The back of the 2 bedroom house is tiny. The bedrooms are like 80-90 sq foot at the most. The metal joist brace under the floor rusted off from dampness.

We have done projects so far but it will be years to make this house a safe, marketable homestead. The township removed our drainpipe under the west driveway and left an open ditch where the driveway was to the back...

Garage is covered with black smoke and full of debris. 18 tires and many more still on rims were removed. Roof is about gone and they have weird shrouds on everything windows too. I think there is drug activity in the garage.

This home was constructed by my dad, not a builder by any means in 1922 when he was 18-20 years old. (He was a mail carrier in downtown Ashtabula from age 17 on for 40 years and a beekeeper). Home is constructed from a chicken coop with later additions... to consider that it has increased in value with the terrible mess that has occurred over the last 3+ years is incorrect... The east side (back) of the barn is as you see it in pictures. The wooden fence that was constructed 30 years ago was torn down by the people who moved their trailer to the east. They may be encroaching on our land. They constantly have had sheriff activity due to teenagers that lived there and on the other side of my place the people put a pile of garbage on our property; we called saybrook two zoning in but nothing was ever done about it by the former zoning person. Also many sheriff visits there as per neighbors reports. We had two men in a truck attempting to enter our barn last year but thankfully the neighbor (Jim Wright) across the street stopped them.

We have pictures of flooding from the other day July 6, 2024 when the road was closed in front of my place.

My permanent home in central Ohio shares a 925foot property line with New Albany Ohio. I border the community of Granville Ohio to the east of my community. My grandchildren graduated from New Albany High School. I retired after 24 years teaching for Worthington Schools. These are prosperous areas and my taxes seem more reasonable here in the Intel chip factory zone than my Ashtabula properties.

The fact is that my 5544 house has lost significant value and is unlivable... The lack of industry, jobs and qualified workforce and the crime and low socioeconomic factors in Ashtabula haven't kept up with other areas further making my property of declining value... the house and neighborhood I grew up in is a thing of the past. The major systems in this house are destroyed...

Our 5544 house, garage and barn are even more inadequate than anything you could imagine. If you consider the "highest and best use" of this property it is nil. There is not industry or development sadly to put this property at an increased value.

We had chosen to attempt to restore it because of the low value suggested by a realtor who came

to the house.

In 2023 we replaced the fuse box with an up to date breaker box. Please compare the 2012 home picture with the 2024 picture with the sagging gutter.

I will be happy to provide keys for a walk through to verify all that I've presented here...

Respectfully,

Geraldine Campbell

On Wed, Jul 24, 2024 at 11:43 AM gerri campbell <campbellgerri@gmail.com> wrote:

Hello, we are sending evidence for our revision complaint shortly. Thank you, Gerri Campbell
Sent from my iPhone

On Jul 17, 2024, at 8:09 AM, Tara R. Frable <TRFrable@ashtabulacounty.us> wrote:

Geraldine,

Your Board of Revision case has been set for hearing. Please see attached notice with the date and time your case is scheduled. You will also be receiving notice via standard mail.

Please don't hesitate to contact me at the number listed below with any questions or concerns.

Have a nice day,

Tara Frable

Ashtabula County Auditor's Office

Assistant Real Estate Manager

440-576-1484

trfrable@ashtabulacounty.us

<image001.png>

<20240814 Hearing Notice.PDF>