

FILED ON

MAR 29 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0245

DTE 1 Rev. 12/22

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.

		Name	Street address, City, State, ZIP code
1. Owner of property	Jordan, Daniel, Sylvia		1546 Lake Crest Dr. 44084
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
		513-518-8797	danielwjordan@gmail.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	
66-014-20-014-00		1546 Lake Crest Dr	
		Roaming Shores OHIO 44084	
7. Principal use of property <u>Home</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
66-014-20-014-00	280,000	316,400	-36,400
9. The requested change in value is justified for the following reasons: The house is a ranch, not a multi-level home. 1600 sqft, Not 1400 x 2 (Floors) = 2800			

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) Daniel Jordan Title (if agent) _____

Complainant or agent (signature) Daniel Jordan

Sworn to and signed in my presence, this 29th day of March 2024

Notary [Signature]

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

Situs : 1546 LAKE CREST DR

Map ID: 66-014-20-014-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
JORDAN DANIEL W
SYLVIA J
1546 LAKE CREST DRIVE
ROCK CREEK OH 44084-9622

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 014-20 014-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
1546 ROAMING ROCKNO 14

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	84000	0	0	0			109,200
								109,200

Total Acres: .2847 Legal Acres: 0.28 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,220	109,200	109,200	0	0
Building	72,520	207,200	207,200	0	0
Total	110,740	316,400	316,400	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	84,000	138,100	222,100
2021	84,000	138,100	222,100
2022	84,000	138,100	222,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
03/18/14	WPW	6-Occupant Not Home	3-Other
11/08/18	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1546 LAKE CREST DR

Parcel Id: 66-014-20-014-00

LUC: 510

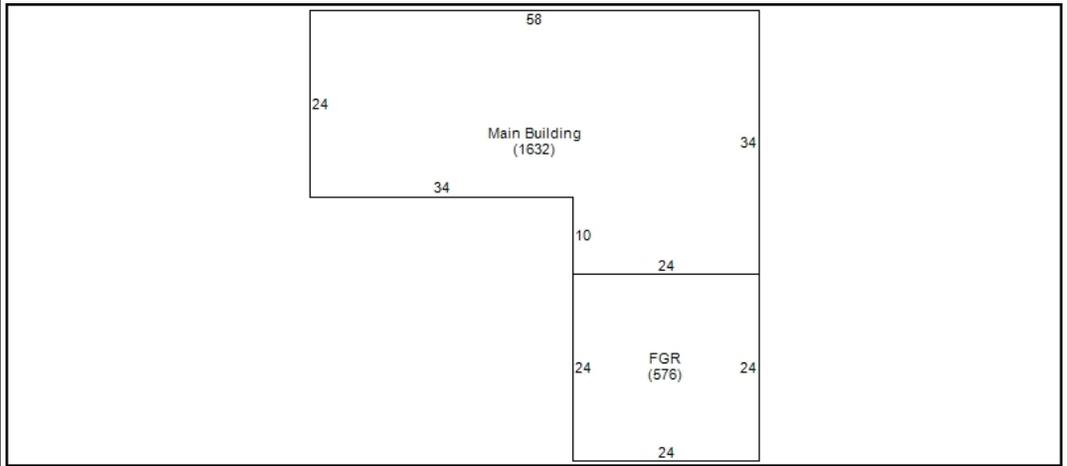
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 8-Stone	Family Rooms 0
Style 03-Ranch	Full Baths 3
Year Built 1986	Half Baths 0
Eff Year Built 1990	Addl. Fixtures 0
Year Remodeled	Total Fixtures 12
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No 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 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 10
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
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					1,632						
1		FGR			576						16,700

Dwelling Computations

Base Price 129,940	% Good 80
Plumbing 11,800	Market Adj
Basement 0	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor 10
	Adj Factor 1.5
Subtotal 141,740	Additions 13,400
Ground Floor Area 1,632	
Total Living Area 1,632	Dwelling Value 207,180

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : 1546 LAKE CREST DR**Parcel Id: 66-014-20-014-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24****Comments**

Number	Code	Status	Comment
3	OFC	MI	ADDR 1546 LAKE CREST DRIVE PER PLANNING
1	FLD	DC	19960226 C#01 - NO DOCK.

Situs : 1546 LAKE CREST DR**Parcel Id: 66-014-20-014-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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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: 2023-0245

July 24, 2024

DANIEL & SYLVIA JORDAN
1546 LAKE CREST DR
ROCK CREEK OH 44084

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

August 29, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0245 filed for tax year 2023 by DANIEL & SYLVIA JORDAN and described as follows:

Parcel ID(s):

1) 66-014-20-014-00 located at 1546 LAKE CREST DR, the market value is \$316,400. The market value sought is \$280,000.

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





Old cabinets



HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0245, DANIEL & SYLVIA JORDAN is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Alex Iarocci, Treasurer Alternate

Daniel & Sylvia Jordan, owners

Complainant Seeks: \$280000

Subject Parcel: 660142001400

Auditor Value: \$316400

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0245

Owner Name: DANIEL & SYLVIA JORDAN

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence. Owner stated in hearing that he believes he
could sell the property for the current Auditor's value.

Was Made by: Kathryn

2nd by: Alex

Roll: Yamamoto-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 8/29/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

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: 2023-0245

DANIEL & SYLVIA JORDAN
1546 LAKE CREST DR
ROCK CREEK OH 44084

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
66-014-20-014-00	510-1FAMILY PLTD	66-ROME TP-ROMNG RK SHR V/JEF LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$109,200	\$207,200	\$316,400	
Adjustment:	\$0	\$0	\$0	
New Value:	\$109,200	\$207,200	\$316,400	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE				



Board of Revision