

FILED ON

MAR 29 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0246 County Ashtabula Date received

DTE 1 Rev. 08/21

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 owner name Heather Campbell, address 6059 Alice Drive, Westerville, Oh 43081, and a table of parcel values for 480160002300 and 480160002400.

- 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...
13. If any improvements were completed in the last three years...
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...

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 03/29/2024 Complainant or agent Signature Title (if agent)

Situs : NEW LONDON RD R

Map ID: 48-016-00-023-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
CAMPBELL HEATHER CHRISTINA
CAMPBELL BRYAN WILLIAM
6059 ALICE DR
WESTERVILLE OH 43081

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 016-00 023-00
Class Residential
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
36

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0300		0			
A	S	13500	1.8700	80	0	1	-50	13,130
								13,130

Total Acres: 1.9 Legal Acres: 1.90 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,590	13,100	13,100	0	0
Building	0	0	0	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	10,100		10,100
2021	10,100		10,100
2022	10,100		10,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/25/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	CAMPBELL WILLIAM A

Entrance Information

Date	ID	Entry Code	Source
01/15/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : NEW LONDON RD R

Parcel Id: 48-016-00-023-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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 : NEW LONDON RD R**Parcel Id: 48-016-00-023-00****LUC: 501****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24****Comments**

Number	Code	Status	Comment
1	FLD	RV	19960822 C#01 - ALSO OWNS 48-016-00-022-00 &48-016-00-024-00

Situs : NEW LONDON RD R**Parcel Id: 48-016-00-023-00****LUC: 501****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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Situs : NEW LONDON RD R

Map ID: 48-016-00-024-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
CAMPBELL HEATHER CHRISTINA
CAMPBELL BRYAN WILLIAM
6059 ALICE DR
WESTERVILLE OH 43081

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 016-00 024-00
Class Residential
Living Units 1
Neighborhood 68500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12--36

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	12000	6.2900	55	0	4	-50	26,980
								26,980
Total Acres: 6.29				Legal Acres: 6.29		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,450	27,000	27,000	0	0
Building	0	0	0	0	0
Total	9,450	27,000	27,000	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	20,800		20,800
2021	20,800		20,800
2022	20,800		20,800

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Parcel Id: 48-016-00-024-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

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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
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Dwelling Notes	

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Situs : NEW LONDON RD R**Parcel Id: 48-016-00-024-00****LUC: 501****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: 2023-0246

July 24, 2024

HEATHER CAMPBELL
6059 ALICE DR
WESTERVILLE OH 43081

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

August 29, 2024 at 2:45 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0246 filed for tax year 2023 by HEATHER CAMPBELL and described as follows:

Parcel ID(s):

- 1) 48-016-00-023-00 located at NEW LONDON RD, the market value is \$13,100. The market value sought is \$10,100.
- 2) 48-016-00-024-00 located at NEW LONDON RD, the market value is \$27,000. The market value sought is \$20,800.

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

Case Type VL

The Hearing of Board of Revision Case 2023-0246, HEATHER CAMPBELL is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$30,900

Subject Parcels: 480160002300, 480160002400

Auditor Value: \$40,100

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0246

Owner Name: HEATHER CAMPBELL

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, no one present at hearing to provide testimony.

Was Made by: Kathryn

2nd by: David

Roll: Thomas-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 # NS

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: 2023-0246

HEATHER CAMPBELL
 6059 ALICE DR
 WESTERVILLE OH 43081

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
48-016-00-023-00	501-VCNT UNPL 0-9	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$13,100	\$0	\$13,100
Adjustment:	\$0	\$0	\$0
New Value:	\$13,100	\$0	\$13,100
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
48-016-00-024-00	501-VCNT UNPL 0-9	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$27,000	\$0	\$27,000
Adjustment:	\$0	\$0	\$0
New Value:	\$27,000	\$0	\$27,000
RESULT: NVC - NO VALUE CHANGE.			



Board of Revision