

Tax year 2023 BOR no. 0247 **FILED ON** DTE 1 Rev. 12/22
 County Ashtabula Date received MAR 29 2024

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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	<u>Fred & Laura Randolph</u>	<u>323 Bedford Rd, Loudsville OH 44436</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>(330) 314-0663</u> <u>frederickthelumberjack@gmail.com</u>			
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	
<u>04-025-20-003-00</u>		<u>Scenic Drive</u>	
<u>-004-00</u>		"	
<u>-008-00</u>		"	
<u>-009-00</u>		"	
7. Principal use of property <u>Vacant Lots</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
<u>04-025-20-003-00</u>	<u>\$1000</u>	<u>\$9,900</u>	<u>(-\$8,900)</u>
<u>-004-00</u>	<u>\$1000</u>	<u>\$9,700</u>	<u>(-\$8,700)</u>
<u>-008-00</u>	<u>\$1000</u>	<u>\$10,400</u>	<u>(-\$9,400)</u>
<u>-009-00</u>	<u>\$1000</u>	<u>\$10,100</u>	<u>(-\$9,100)</u>
9. The requested change in value is justified for the following reasons:			

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) Fred E. Randolph Title (if agent) _____

Complainant or agent (signature) Fred E. Randolph

Sworn to and signed in my presence, this 29th day of March 2024
(Date) (Month) (Year)

Notary Tawney Warren-Martinez



TAWNEY WARREN-MARTINEZ
Notary Public, State of Ohio
My Comm. Expires 08/08/2024

Situs : SCENIC DR

Map ID: 04-025-20-003-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
RANDOLPH FREDERICK E
RANDOLPH LAURA M
522 CRESTVIEW DR
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 025-20 003-00
Class Residential
Living Units 1
Neighborhood 84200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
25 C ANDERSON

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	96 181		1.08	6	-35	9,860
								9,860
Total Acres: .3989				Legal Acres: 0.40		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,470	9,900	9,900	0	0
Building	0	0	0	0	0
Total	3,470	9,900	9,900	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	7,600		7,600
2021	7,600		7,600
2022	7,600		7,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/14		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RANDOLPH FRED E
02/06/14	118,000		B-Bank Resale		SW-Special Warranty	US BANK NA SUCCESSOR TRUSTEE
11/15/13	106,000		F-Foreclosure		SD-Sheriff Deed	SIMMONS JOHN A
07/30/04	180,000	1-Land Only	U-Not Validated	0260/0167	WD-Warranty Deed	US BANK NA

Entrance Information

Date	ID	Entry Code	Source
11/12/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : SCENIC DR

Parcel Id: 04-025-20-003-00

LUC: 500

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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
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
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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
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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 : SCENIC DR

Parcel Id: 04-025-20-003-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	RV	19960820 C#01 - WOODED LOT.
4	FLD	RV	20080418 CG C#01 - 4/17/08 SINGLE LOTS NOT BUILDABLE DUE TO SEPTIC REGULATIONS
5	FLD	RV	20080418 CG C#01 - NEEDS 44,000 SQ.FT TO BUILD ON. ADJ LOTS FOR REVAL

Situs : SCENIC DR**Parcel Id: 04-025-20-003-00****LUC: 500****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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Situs : SCENIC DR

Map ID: 04-025-20-004-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
RANDOLPH FREDERICK E
RANDOLPH LAURA M
522 CRESTVIEW DR
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 025-20 004-00
Class Residential
Living Units 1
Neighborhood 84200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
24 C ANDERSON

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	101 152		1.01	6	-35	9,700
								9,700

Total Acres: .3524 Legal Acres: 0.35 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,400	9,700	9,700	0	0
Building	0	0	0	0	0
Total	3,400	9,700	9,700	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	7,500		7,500
2021	7,500		7,500
2022	7,500		7,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/14		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RANDOLPH FRED E
02/06/14	118,000		B-Bank Resale		SW-Special Warranty	US BANK NA SUCCESSOR TRUSTEE
11/15/13	106,000		F-Foreclosure		SD-Sheriff Deed	SIMMONS JOHN A
07/30/04	180,000	1-Land Only	U-Not Validated	0260/0167	WD-Warranty Deed	US BANK NA

Entrance Information

Date	ID	Entry Code	Source
11/12/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : SCENIC DR

Parcel Id: 04-025-20-004-00

LUC: 500

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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
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
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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
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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 : SCENIC DR

Parcel Id: 04-025-20-004-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	RV	19960820 C#01 - WOODED LOT

Situs : SCENIC DR

Parcel Id: 04-025-20-004-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

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Situs : SCENIC DR

Map ID: 04-025-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
 RANDOLPH FREDERICK E
 RANDOLPH LAURA M
 522 CRESTVIEW DR
 ASHTABULA OH 44004
 CAUV
 Field Review Flag:

GENERAL INFORMATION
 Routing No. 025-20 008-00
 Class Residential
 Living Units 1
 Neighborhood 84200
 District
 Zoning
 Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
 31 C ANDERSON

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	110 144		.99	6	-35	10,350
								10,350

Total Acres: .3636 Legal Acres: 0.36 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,640	10,400	10,400	0	0
Building	0	0	0	0	0
Total	3,640	10,400	10,400	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	8,000		8,000
2021	8,000		8,000
2022	8,000		8,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/14		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RANDOLPH FRED E
02/06/14	118,000		B-Bank Resale		SW-Special Warranty	US BANK NA SUCCESSOR TRUSTEE
11/15/13	106,000		F-Foreclosure		SD-Sheriff Deed	SIMMONS JOHN A
07/30/04	180,000	1-Land Only	U-Not Validated	0260/0167	WD-Warranty Deed	US BANK NA

Entrance Information

Date	ID	Entry Code	Source
11/12/13	WPW	6-Occupant Not Home	3-Other

Property Notes
 Note Codes:

Situs : SCENIC DR

Parcel Id: 04-025-20-008-00

LUC: 500

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 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
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
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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
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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 : SCENIC DR

Parcel Id: 04-025-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	RV	19960820 C#01 - WOODED LOT

Situs : SCENIC DR

Parcel Id: 04-025-20-008-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

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Situs : SCENIC DR

Map ID: 04-025-20-009-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
 RANDOLPH FREDERICK E
 RANDOLPH LAURA M
 522 CRESTVIEW DR
 ASHTABULA OH 44004
 CAUV
 Field Review Flag:

GENERAL INFORMATION
 Routing No. 025-20 009-00
 Class Residential
 Living Units 1
 Neighborhood 84200
 District
 Zoning
 Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
 30 C ANDERSON

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	100 172		1.06	6	-35	10,080
								10,080
Total Acres: .3949				Legal Acres: 0.40		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,540	10,100	10,100	0	0
Building	0	0	0	0	0
Total	3,540	10,100	10,100	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	7,800		7,800
2021	7,800		7,800
2022	7,800		7,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/14		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	RANDOLPH FRED E
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11/15/13	106,000		F-Foreclosure		SD-Sheriff Deed	SIMMONS JOHN A
07/30/04	180,000	1-Land Only	U-Not Validated	0260/0167	WD-Warranty Deed	US BANK NA

Entrance Information

Date	ID	Entry Code	Source
11/12/13	WPW	6-Occupant Not Home	3-Other

Property Notes
 Note Codes:

Situs : SCENIC DR

Parcel Id: 04-025-20-009-00

LUC: 500

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
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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
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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 : SCENIC DR

Parcel Id: 04-025-20-009-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	RV	19960820 C#01 - WOODED LOT

Situs : SCENIC DR**Parcel Id: 04-025-20-009-00****LUC: 500****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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Land Agent Full w/ Photos



Land ML: **3602491** Withdrawn
VL-VL Jefferson Rd, Ashtabula, OH 44004
 Area: 2006-Ashtabula Township Subdiv: Subdiv:
 Subtype: **Land** Twp: **Ashtabula**
 Parcel ID: **04-025-20-014-00 04-025-20-015-00 04-025-20-016-00 04-025-20-017-00** Lot #:
 Price/Acre: \$2,874 County: **Ashtabula**
 Directions: **Between Crestview and Wildwood Drive - East Side**
 LP: **\$5,000**
 SP:
 List Date: **03/24/14**
 List Date Rec: **03/25/14**
 Pending Date:
 Contingent Dt:
 Off Mkt Date: **03/02/15**
 Closing Date:
 Exp. Date:
 DOM/CDOM: **344/344**

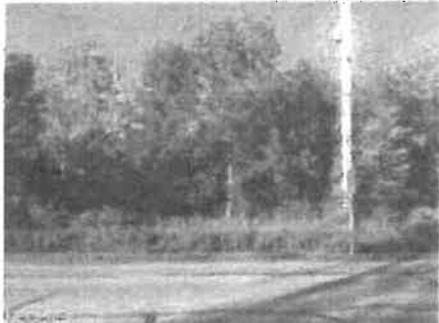
General Information
 Lot Size (Acres): **1.740** Number of Lots: **4** Annual Taxes: **145.48** School Dist: **Ashtabula Area CSI**
 Lot Size Source: **Auditors Website** Tillable Acres: **No** Homestead: **No** Assessments: **No** Avail for Auction: **No**
 Frontage Feet: **365** Wooded Acres: **No** CAUV Taxes: **No** Auction Date:
 Lot Front/Depth: **365x200** Pasture Acres: **No** Fence: **No** Utilities Avail: **No Water, Septic**
 Irregular Lot: **No** Lake Area In Acres: **No** Water/Sewer: **No Water, Septic**
 Divisible: **Yes** Easements YN: **County Road**
 Driveway: **None** Access:
 Lot Description: **Add'l Land Avail, City Lot, Wooded/Treed**
 View Description: **City View, Wooded**
 Topography: **Cleared, Level, Wooded**
 Improvements: **Electric**
 Barns, Etc:
 Farm Equipment:
 Amenities: **Laundromat, Medical Service, Shopping/Mall**
 Environmental Issues:
 Natural Resource Rig:
 Existing Leases:
 Terms Conditions:
 Restrictions:
 Req Property Reports:
 HOA: **No**

Remarks: **Four lots with city water available. Are said to be grandfathered for septic. Nicely treed property in Anderson Allotment. More lots. See MLS Nos. 3602453 & 3602522. Nice housing on surrounding streets - great for building or perhaps a spec home. There are restrictions that apply to building.**

Office Information **9396/BHMS Professional Realty** (440) 576-6985 F:(440) 576-4398 **bhmspro.com**
 List Agent: **344553/Carol L. Fulwiler** (440) 969-0674 **ctfulwiler@hotmail.com**
 Co-Listar:
 Showing Instruct: **Showing Service** **440-686-0100** List Type: **Exclusive Right**
 Showing Info: **Register to walk** Internet Listing: **Yes** Limited Service: **No** Time of Transfer
 Show Add Pub: **Yes / Yes** Possession:
 Short Sale: **No**
 Buy Broker Comp: **1500** Ownership: **Principal/NR**
 Other Comp: **None** Comp Explain:
 Available Finance:
 Broker Remarks:

Comparable Information **L**
 Sell Agent:
 Co-Seller:
 Orig List Price: **\$20,000** Financed:
 List Price: **\$5,000** Sale Date:
 Sale Price: Closed By:
 Seller Giveback:

MLS# 3602491 VL-VL Jefferson Rd, Ashtabula, OH 44004



*Old Berkshire - Hathaway
 Listing that wouldn't
 sell.
 Price was dropped to
 \$5000 for 4 lots.*

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PARID: 040252002200 JUR: 04
 NBHD: 84200 ROLL: RP_OH
 SUCCI JAMES SCENIC DR

1 of 1

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
29-MAR-2017	\$5,000	1079	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	WD-WARRANTY DEED	632	1796
18-NOV-2005	\$226,200	4724	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0282	2403
09-JAN-2004	\$206,887	77	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0211	1867
31-JUL-2002	\$200,000	2896	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0052	4327
03-MAR-1998	\$50,000	702	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		

- Actions**
- Neighborhood Sales
 - Printable Summary
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Go

Sales History 1 of 5

Sale Date	29-MAR-2017
Sale Price	\$5,000
Sale Type	1-LAND ONLY
Deed Transfer #	1079
Book / Page	632 / 1796
Source	0-AGENT / TITLE EXAMINER
Seller	MEADORS CHARLES
Buyer	SUCCI JAMES
Instrument Type	WD-WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	9
Total Appraised	\$7,900
Note1	
Note2	
Sale Key	136330

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\$5000 for 9 lots
 => \$555/Lot

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PARID: 040252003000
 NBHD: 84200
 SCHUSTER MICHAEL A

JUR: 04
 ROLL: RP
 CRESTVIEW DR

1 of 1

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
07-OCT-2020	\$2,000	3729	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	QC-QUIT CLAIM	
29-MAR-2017	\$5,000	1079	N-NOT OPEN MARKET / NOT ARMS-LENGTH	1-LAND ONLY	WD-WARRANTY DEED	632 1796
18-NOV-2005	\$226,200	4724	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0282 2403
09-JAN-2004	\$206,667	77	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0211 1867
31-JUL-2002	\$200,000	2896	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0052 4327
03-MAR-1998	\$50,000	702	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	

Sales History

1 of 6 >

Sale Date	07-OCT-2020
Sale Price	\$2,000
Sale Type	1-LAND ONLY
Deed Transfer #	3729
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	SUCCI JAMES
Buyer	SCHUSTER MICHAEL A WHITE MARIA
Instrument Type	QC-QUIT CLAIM
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	2
Total Appraised	\$7,600
Note1	
Note2	
Sale Key	160997

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill

Go

\$2000 for 2 lots
 => \$1000 / lot



Find an Agent

Register / Sign In



VACANT LAND



\$14,900



0 Scenic Dr Unit 5021869

Ashtabula, OH 44004

MLS #

Ashtabula City Neighborhood

Estimated payment \$135/month

1.51 Acres **\$9,869** Price per Acre **65,767** Sq Ft Lot



LISTING AGENT

Jennifer Bartone

Harbor Realty

(440) 291-5355

Highlights



Wooded Lot



No HOA



Views

About This Lot

Hi Jennifer, I would like to know more about this listing.



Ashtabula County Auditor David Thomas

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

RECEIVED
MAY 08 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0247

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
04-025-20-003-00, 04-025-20-004-00, 04-025-20-008-00, 04-025-20-009-00	\$40,100	\$4,000

Resolution: Set total value for all parcels at the current listing price of **\$14,900**.

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

Signature: Fred E. Randolph Date: 5/5/24

Print Name: Fred E. Randolph

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

Signature: _____ Date: _____

Print Name: _____



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 29, 2024

Frederick & Laura Randolph
323 Bedford Rd.
Lowellville, OH 44436

BOR 2023-0247

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

NON-HEARING MINUTES

BOR Case: 2023-0247

Case Name: FREDERICK & LAURA RANDOLPH

Case Type: VL

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$4000

Subject Parcels: 040252000300, 040252000400, 040252000800, 040252000900

Auditor Value: \$40100

NON-HEARING MINUTES

BOR Case: 2023-0247

Owner Name: FREDERICK & LAURA RANDOLPH

Board Action

Motion to: Agree Set Value \$14,900 for all parcels

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

signed offer letter and current listing price.

Was Made by: Scott

2nd by: Alex

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/22/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the 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: 2023-0247

FREDERICK & LAURA RANDOLPH
323 BEDFORD RD
LOWELLVILLE OH 44436

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
04-025-20-003-00	500-VACANT PLATTED	04-ASHTABULA TWP-ASHTBL AREA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$9,900	\$0	\$9,900
Adjustment:	-\$6,200	\$0	-\$6,200
New Value:	\$3,700	\$0	\$3,700
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$14,900 TOTAL PER SIGNED OFFER LETTER			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
04-025-20-004-00	500-VACANT PLATTED	04-ASHTABULA TWP-ASHTBL AREA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$9,700	\$0	\$9,700
Adjustment:	-\$6,100	\$0	-\$6,100
New Value:	\$3,600	\$0	\$3,600
RESULT: VLD - VALUE DECREASE.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
04-025-20-008-00	500-VACANT PLATTED	04-ASHTABULA TWP-ASHTBL AREA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$10,400	\$0	\$10,400
Adjustment:	-\$6,500	\$0	-\$6,500
New Value:	\$3,900	\$0	\$3,900
RESULT: VLD - VALUE DECREASE.			


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: 2023-0247

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
04-025-20-009-00	500-VACANT PLATTED	04-ASHTABULA TWP-ASHTBL AREA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$10,100	\$0	\$10,100	
Adjustment:	-\$6,400	\$0	-\$6,400	
New Value:	\$3,700	\$0	\$3,700	
RESULT: VLD - VALUE DECREASE.				

Board of Revision

THIS IS NOT A BILL - IT IS A NOTIFICATION OF A DECISION BY THE BOARD OF REVISION