

Tax year 2023 BOR no. 0248 **FILED ON**
 County Ashtabula Date received MAR 29 2024

DTE 1
Rev. 12/22

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	<u>Mary Ruth Barlingham</u>	<u>181 Elliott Ave.</u>	<u>Jefferson, OH 44047</u>
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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>20-037-00-105-00</u>		<u>181 Elliott Ave. Jefferson, OH</u>	
7. Principal use of property <u>Residence / yes</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>20-037-00-105-00</u>	<u>\$105,900.00</u>	<u>181,700.00</u>	
9. The requested change in value is justified for the following reasons: <u>The sq. footage size of the House AND needs upgrades.</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 7/21 and total cost \$ 8,000.00

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 3/22/24 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) *Gayle Ruth Bluhm*

Sworn to and signed in my presence, this 3/22/2024 day of March 2024
(Date) (Month) (Year)

Notary *Andrew Bluhm*



Situs : 181 ELLIOTT AVE

Map ID: 26-037-00-105-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER	
BURLINGHAM MARY RUTH	
CAUV	
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	037-00 105-00
Class	Residential
Living Units	1
Neighborhood	54400
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
176 ELLIOTT	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	115 192		1.1			41,110
								41,110
Total Acres: .5069		Legal Acres: 0.51		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	14,390	41,100	41,100	0	0
Building	49,210	140,600	140,600	0	0
Total	63,600	181,700	181,700	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	31,600	100,400	132,000
2021	31,600	100,400	132,000
2022	31,600	100,400	132,000

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/06	134,000	2-Land And Building	U-Not Validated	0121/1546	WD-Warranty Deed	REUSCHLING JAMES A
08/17/00			U-Not Validated	0121/1546	ET-Temp Exempt	J & E LANDS LTD
02/22/00	22,000	1-Land Only	U-Not Validated		WD-Warranty Deed	SKIDMORE & CHAH INC

Entrance Information			
Date	ID	Entry Code	Source
08/21/13	MJL	6-Occupant Not Home	3-Other

Property Notes	
FLDDC14 ADD PAT	Note Codes: AN-Appraiser'S Note

Situs : 181 ELLIOTT AVE

Parcel Id: 26-037-00-105-00

LUC: 510

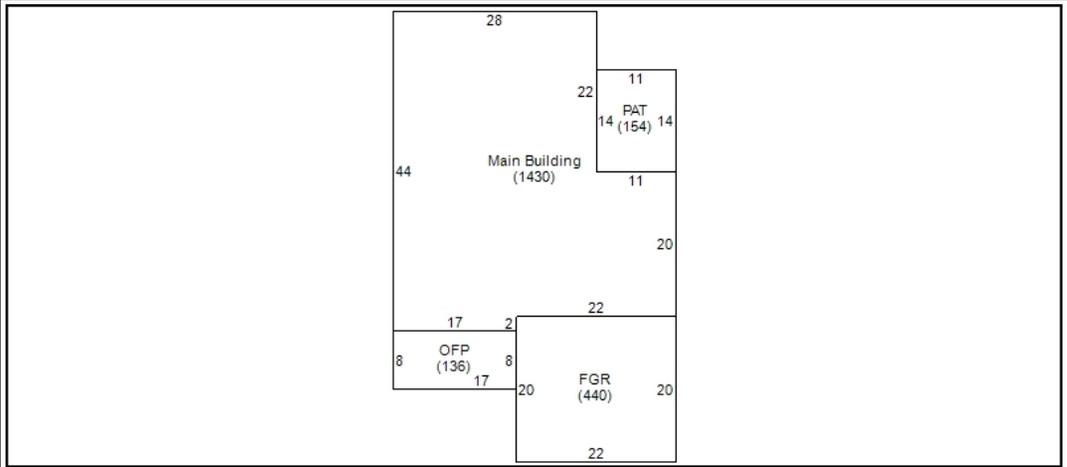
Card: 1 of 1

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 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 2000	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
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 1
Attic 0-None	WBFP Openings 1
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 C+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					1,430						
1			OFF		136						3,000
2			FGR		440						10,100
3			PAT		154						600

Dwelling Computations

Base Price 94,100	% Good 85
Plumbing 5,900	Market Adj
Basement 0	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 4,400	C&D Factor
	Adj Factor 1.4
Subtotal 104,400	Additions 11,700
Ground Floor Area 1,430	
Total Living Area 1,430	Dwelling Value 140,620

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 : 181 ELLIOTT AVE

Parcel Id: 26-037-00-105-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	BP	20010102 CG C#01 - 12/15/00-BP#P000169 FOR NEW DWG-100% 1/1/01.

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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: 2023-0248

July 24, 2024

MARY RUTH BURLINGHAM
181 ELLIOTT AVE
JEFFERSON OH 44047

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

August 29, 2024 at 10:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0248 filed for tax year 2023 by MARY RUTH BURLINGHAM and described as follows:

Parcel ID(s):

1) 26-037-00-105-00 located at 181 ELLIOTT AVE, the market value is \$181,700. The market value sought is \$165,000.

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

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0248, MARY RUTH BURLINGHAM 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

Complainant Seeks: \$165,000

Subject Parcel: 260370010500

Auditor Value: \$181,700

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0248

Owner Name: MARY RUTH BURLINGHAM

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.

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 # 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: 2023-0248

MARY RUTH BURLINGHAM
181 ELLIOTT AVE
JEFFERSON OH 44047

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
26-037-00-105-00	510-1FAMILY PLTD	26-JEFFERSON TWP-JEF VIL-J A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$41,100	\$140,600	\$181,700	
Adjustment:	\$0	\$0	\$0	
New Value:	\$41,100	\$140,600	\$181,700	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE				

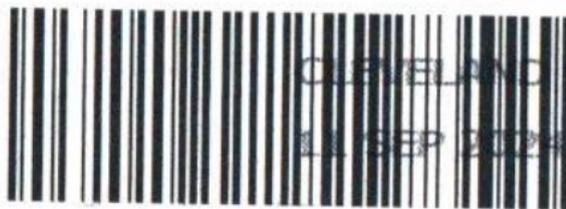


Board of Revision

Ashtabula County Auditor

25 West Jefferson Street
Jefferson, Ohio 44047

CERTIFIED MAIL®



CLEVELAND OH 440
11 SEP 2024 PM 3 L

7018 1830 0001 1648 1067

1st NOTICE
2nd NOTICE
RETURNED

EA 9-14
9-18
9-21

MARY RUTH BURLINGHAM
181 ELLIOTT AVE
JEFFERSON OH 44047



ZIP 44047
02 4W
0000372451



RECEIVED

SEP 26 2024

**ASHTABULA COUNTY AUDITOR
DAVID THOMAS**

NIXIE 441 DE 1 8889/25/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

44047-122861
44047-1892

BC: 44047189299 * 8373-83657-11-48