

Tax year 2023-2024

BOR no. 0249

FILED ON

DTE 1  
Rev. 02/19

County Ashtabula

Date received MAR 29 2024

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	<u>Johnson Robert Patricia A.</u>	<u>182 Grandview Conneaut OH 44030</u>
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	<u>440-265-1810</u>	
5. Email address of complainant		
6. Complainant's relationship to property, if not owner		

If more than one parcel is included, see "Multiple Parcels" on back.

7. Parcel numbers from tax bill	Address of property
<u>12-101-00-048-00</u>	<u>182 Grandview, Conneaut, Oh. 44030</u>

8. Principal use of property Live there

9. 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>12-101-00-048-00</u>	<u>64,000.00</u>	<u>57,900 / 63,900 / 93,900</u>	<u>- 30,000 93,9</u>

10. The requested change in value is justified for the following reasons:  
The house was built in 1960 there have been no improvements since has original kitchen cabinets, counters, bath room fixtures, single rain windows most do not have screens, paint & plaster is peeling in areas. Porch Bricks are missing, fence in backyard is bowed

- 11. 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 11" on back.
- 12. 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.
- 13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_
- 14. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown PS
- 15. 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.

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 3-30-2024 Complainant or agent Robert Johnson Signature Title (if agent) \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ year \_\_\_\_\_

Notary \_\_\_\_\_ Signature

**Situs : 182 GRANDVIEW AVE**

**Map ID: 12-101-00-048-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
JOHNSON ROBERT  
JOHNSON PATRICIA  
182 GRANDVIEW AVE  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 101-00 048-00  
Class Residential  
Living Units 1  
Neighborhood 88200  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
38 PITCHER & YOUNG

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	200	50 150		1			13,000
								13,000

Total Acres: .1722      Legal Acres: 0.17      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	4,550	13,000	13,000	0	0
<b>Building</b>	28,320	80,900	80,900	0	0
<b>Total</b>	32,870	93,900	93,900	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	10,000	47,900	57,900
2021	10,000	47,900	57,900
2022	10,000	59,900	69,900

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/19/16	54,700	2-Land And Building	F-Foreclosure	627/ 58	SD-Sheriff Deed	CHROMIK DIANA M
08/29/08	115,500	2-Land And Building	U-Not Validated		WD-Warranty Deed	HAKOLA RICHARD L

**Entrance Information**

Date	ID	Entry Code	Source
11/19/13	WPW	6-Occupant Not Home	3-Other
08/15/19	MB	3-Info At Door	1-Owner
10/16/20	KJ	6-Occupant Not Home	3-Other

**Property Notes**  
RECHECK 2018. OWNER NOT LIVING THERE NOW PLANS TO NEXT YEAR.      Note Codes:

Situs : 182 GRANDVIEW AVE

Parcel Id: 12-101-00-048-00

LUC: 510

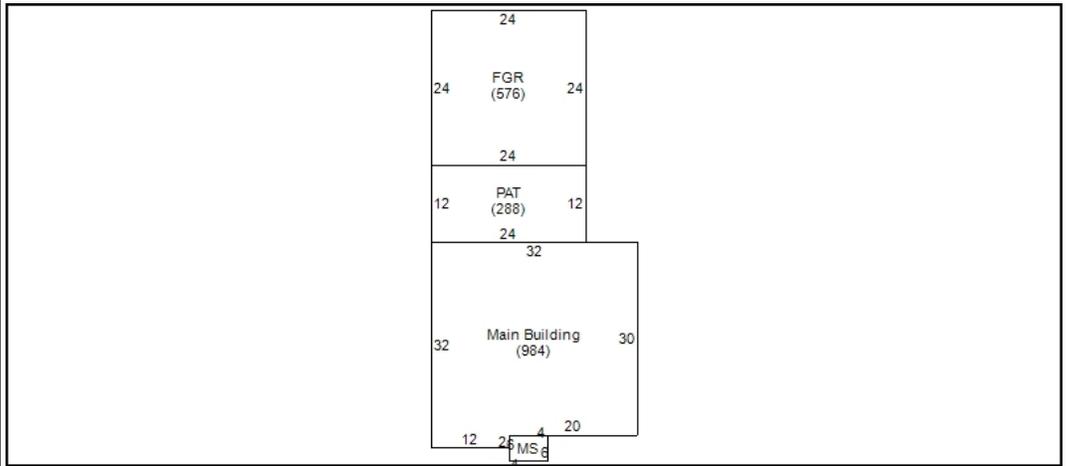
Card: 1 of 1

Tax Year: 2023

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 1
<b>Year Built</b> 1959	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 3-Attic 3/4 Finished	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					984						
1		PAT			288						1,000
2		FGR			576						12,000
3		MS			24						300

**Dwelling Computations**

<b>Base Price</b>	65,600	<b>% Good</b>	50
<b>Plumbing</b>	4,000	<b>Market Adj</b>	
<b>Basement</b>	16,990	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	15,760	<b>% Complete</b>	100
<b>Other Features</b>	4,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	106,350	<b>Additions</b>	6,700
<b>Ground Floor Area</b>	984		
<b>Total Living Area</b>	1,378	<b>Dwelling Value</b>	80,870
<b>Dwelling Notes</b>			

**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**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 182 GRANDVIEW AVE**

**Parcel Id: 12-101-00-048-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**Comments**

Number	Code	Status	Comment
7	FLD		PER OWN, LEAKS FIXED. ADJ COND TO AVG 1-1-22.
6	FLD		NVC 1-1-21; RECK22.
5	FLD		STILL NO WINDOWS, NVC 1-1-20; RECK 2021.
3	FLD		CHG EFP TO PAT, ROOF REPAIR 100%. DWG STILL HAS WATER LEAKS THROUGH CHIMNEY, NO
4	FLD		START ON WINDOWS REPAIRS 1-1-19; RECK 2020.
2	OFC	HI	OWNER INTERVIEW. HOME VACANT LAST TWO YRS. HOLE IN ROOF, CHIMNEY, WINDOW DAMAGE
1	FLD	RV	20020502 JC C#01 - NEW SIDING AND ROOF

**Situs : 182 GRANDVIEW AVE****Parcel Id: 12-101-00-048-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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**From:** [robert johnson](#)  
**Sent:** Tuesday, July 23, 2024 5:34 PM  
**To:** [Tara R. Frable](#)



Front porch missing bricks 1st and 2nd step



Dented gutter from tree



All the windows are single pane we put plastic on the inside for winter



Window with no screen



Damaged fence



Tree has damaged fence, post is in tree

From: [robert johnson](#)  
Sent: Tuesday, July 23, 2024 11:43 PM  
To: [Tara R. Frable](#)  
Subject: One more picture

W.S.A., INC. - WEATHER SEALCO  
Windows, Doors, Sunrooms, Awnings, Siding and More.  
4707 STATE ROAD Ashtabula, OH 44004  
1-800-992-9181 www.weathersealco.com  
Quality Home Improvement Products Since 1941

**PROPOSAL**

1238

Proposal Submitted To	<i>Robert Johnson</i>	Date	<i>7-22-24</i>
Address	<i>1826 S. Andrew Concord</i>	Phone	<i>440-265-1810</i>
Job Name and Location		Date of Plans	
		Architect	
		Job Phone	

We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides, as follows:

*To Provide + Install:*  
*16 - Seaway Signature Cold series  
white vinyl reflect windows. Insulate 700  
Triple pane glass. Sea Clear half screens,  
Insulate + chd exterior casings.*

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications,  
for the sum of: *1/2 den, 1/2 complete* dollars (\$ *11,668*)

NOTE: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days. Authorized Signature *Robert Johnson*

Accepted: \_\_\_\_\_  
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to the work as specified. Payment will be made as outlined above. Signature \_\_\_\_\_

This is a quote for decent windows

All the windows in our house are original from 1960 a few with no screens and the crank to open and close the windows don't work .

Thank you

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: 2023-0249

July 3, 2024

ROBERT & PATRICIA JOHNSON  
182 GRANDVIEW AVE  
CONNEAUT OH 44030

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

**July 31, 2024 at 1:45 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0249 filed for tax year 2023 by ROBERT & PATRICIA JOHNSON and described as follows:

Parcel ID(s):

1) 12-101-00-048-00 located at 182 GRANDVIEW AVE, the market value is \$93,900. The market value sought is \$64,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0249, ROBERT & PATRICIA JOHNSON is being recorded and the date is 7/31/2024.**

## **Board Members**

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

Others present:

Robert & Patricia Johnson, owners

Janet Discher, Commissioner Alternate

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**Complainant Seeks: \$64000**

**Subject Parcel: 121010004800**

**Auditor Value: \$93900**

# HEARING MINUTES

BOR Case: 2023-0249

Owner Name: ROBERT & PATRICIA JOHNSON

## Board Action

Motion to:  Agree  Set Value \$77,600

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony regarding the condition of the dwelling, change condition and CDU to fair.

Was Made by: David

2<sup>nd</sup> by: Angie

Roll: Thomas-yes/Maki Cliff-yes/Discher-yes

Motion therefore:  Passed  Failed

Decision Date: 7/31/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 13



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: 2023-0249**

ROBERT & PATRICIA JOHNSON  
 182 GRANDVIEW AVE  
 CONNEAUT OH 44030

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
12-101-00-048-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$13,000	\$80,900	\$93,900	
<b>Adjustment:</b>	\$0	-\$16,300	-\$16,300	
<b>New Value:</b>	\$13,000	\$64,600	\$77,600	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$77,600 BASED ON ADJUSTING CONDITION TO FAIR</b>				



Board of Revision