

Tax year 2023 BOR no. 0251 FILED ON
 County Ashtabula Date received APR 01 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 | Zheng Yu | 3575 North Broadway, Geneva OH 44024 | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 646-207-1198 Yu zheng168@yahoo.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 | |
| 17-015-00054-00 | | | |
| 7. Principal use of property | | | |
| 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 |
| 17-015-00-054-00 | | \$15,660.00 | |
| | | | |
| 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 03/29/2024 Complainant or agent (printed) yu zheng Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 3/29/24 day of march 2024
(Date) (Month) (Year)

Notary [Signature]



STAR JOHNSON-TERRY
Notary Public
State of Ohio
My Comm. Expires
July 20, 2025

Situs : 3575 N BROADWAY (SR 534)

Map ID: 17-015-00-054-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
BELL ALBERT E
3575 NORTH BROADWAY
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 015-00 054-00
Class Residential
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--5 N M

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|-------|-------|------|---------|-------|--------|
| A | 0 | 0 | .0500 | | 0 | | | |
| A | H | 14500 | .4500 | 157 | 0 | | | 13,320 |
| | | | | | | | | 13,320 |

Total Acres: .5 Legal Acres: 0.50 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|---------------|---------------|----------|----------|
| Land | 4,660 | 13,300 | 13,300 | 0 | 0 |
| Building | 6,830 | 19,500 | 19,500 | 0 | 0 |
| Total | 11,490 | 32,800 | 32,800 | 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 | 10,200 | 14,600 | 24,800 |
| 2021 | 10,200 | 14,600 | 24,800 |
| 2022 | 10,200 | 14,600 | 24,800 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|--------|---------------------|---------------|----------------|-------------------------------|---------------|
| 09/15/23 | 15,660 | 2-Land And Building | F-Foreclosure | | PS-Private Seller Official De | BELL ALBERT E |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 01/14/14 | WPW | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

Situs : 3575 N BROADWAY (SR 534)

Parcel Id: 17-015-00-054-00

LUC: 518

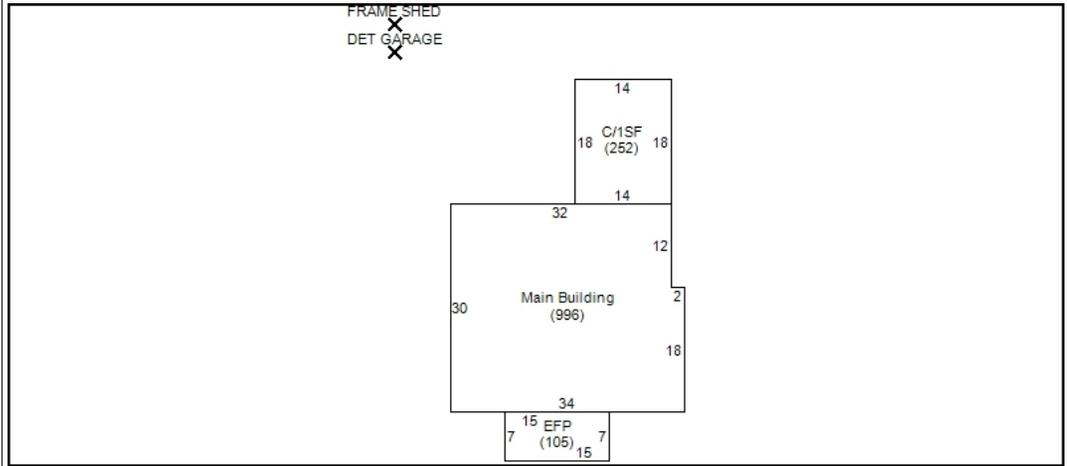
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

| | |
|---|----------------------------|
| Valuation Method D | Total Rooms 7 |
| Override Model | Dining Rooms 0 |
| Story Height 1 | Bedrooms 4 |
| Construction 1-Wood/Vinyl | Family Rooms 0 |
| Style 05-Old Style | Full Baths 1 |
| Year Built 1910 | Half Baths 0 |
| Eff Year Built | Addl. Fixtures 0 |
| Year Remodeled | Total Fixtures 6 |
| Kitchen Remod | Unfinished Area 0 |
| Bath Remod | T2 Rec Rm Area |
| Lower Level M-3/4 Bsmt 1/4 Crawl | 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 P-Poor Condition | WBFP Add'l Stry |
| Int vs Ext Cond | Prefab Fireplace |
| Well / Septic 2 | Prefab Add'l Stry |
| Bsmt Gar # Cars | |
| Misc 1 Desc | Misc 1 Qty |
| Misc 2 Desc | Misc 2 Qty |
| Grade D | Cost & Design 0 |
| CDU VP-VERY POOR | Functional |
| % Good Ovr | Economic 100 |
| % Complete 100 | NBHD Fact 1.35 |
| 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 | | | | | 996 | | | | | | |
| 1 | | EFP | | | 105 | | | | | | 3,200 |
| 2 | CSP | 1SF | | | 252 | | | | | | 10,600 |

Dwelling Computations

| | | | |
|--------------------------|--------|-----------------------|--------|
| Base Price | 55,690 | % Good | 15 |
| Plumbing | 1,100 | Market Adj | |
| Basement | 13,310 | Functional | |
| Heating | 0 | Economic | 100 |
| Attic | 0 | % Complete | 100 |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1.35 |
| Subtotal | 70,100 | Additions | 2,100 |
| Ground Floor Area | 996 | | |
| Total Living Area | 1,248 | Dwelling Value | 18,660 |
| Dwelling Notes | | | |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| 1 | RG1-Det Garag | 1950 | | 20x20 | 400 | C | 1 | | S | | | | 800 |
| 2 | RS1-Frame Shr | 1950 | | 8x20 | 160 | D | 1 | | S | | | | |

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: | |

SEP 15 2023

David Roman 50



Doc ID: 006995580003 Type: G/I
Kind: DEED
Recorded: 09/15/2023 at 08:25:48 AM
Receipt#: 2023-00006347
Fee Amt: \$42.00 Page 1 of 3
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2023-00008474

BK **804** PG **191-193**

In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968
\$15,660.00

PRIVATE SELLING OFFICER'S DEED

Ohio Revised Code § 2329.152
Case No. 2021 CV 00293

I, Christopher A. Roman, a private selling officer as defined in section 2329.01 of the Revised Code, pursuant to the Order of Sale entered on March 3, 2023, the Confirmation of Sale entered on August 10, 2023 and in consideration of the sum of \$15,660.00 dollars, the receipt whereof is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY** unto Yu Zheng , all the rights, title and interest of the parties in the Court of Common Pleas, Ashtabula County, Ohio, Case Number 2021 CV 00293, Nationstar Mortgage LLC vs. John Doe(s), Name(s) Unknown, the Unknown heirs, devisees, legatees, beneficiaries of Albert E. Bell, AKA Albert Bell and their unknown spouses and creditors; and, the unknown spouse of Albert E. Bell, AKA Albert Bell, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Ashtabula and State of Ohio, known and described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ALLODIAL TITLE
P O BOX 165028
COLUMBUS, OH 43272-7101

Ru

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: 2023-0251

July 24, 2024

YU ZHENG
3575 N BROADWAY
GENEVA OH 44041

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

August 29, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0251 filed for tax year 2023 by YU ZHENG and described as follows:

Parcel ID(s):

1) 17-015-00-054-00 located at 3575 BROADWAY (SR 534) , the market value is \$32,800. The market value sought is \$15,660.

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

Labula County Auditor

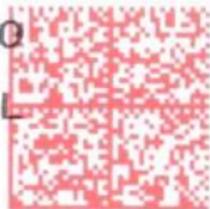
25 West Jefferson Street
Jefferson, Ohio 44047

*8/5 - emailed owner for
a different mailing
address*

CLEVELAND OH 440

24 JUL 2024 PM 2 L

PRESORTED
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 44047 \$ 000.69⁰
02 4W
0000372451 JUL 24 2024

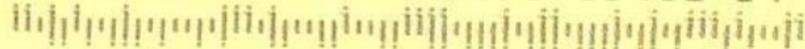
WAF
YU ZHENG
3575 N BROADWAY
GENEVA OH 44041

NIXIE 441 FE 1 0007/30/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

44041-774275 UTF
44047>1092

BC: 44047109299 *0273-03461-24-38



HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0251, YU ZHENG 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: \$15,660

Subject Parcel: 170150005400

Auditor Value: \$32,800

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0251

Owner Name: YU ZHENG

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: David

2nd by: Kathryn

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: 2023-0251

YU ZHENG
3575 N BROADWAY
GENEVA OH 44041

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 |
|---|---------------------|--------------------------|--------------|----------|
| 17-015-00-054-00 | 518-1 FMLY C/I STRP | 17-GENEVA TWP-GENEVA CSD | | 2023 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$13,300 | \$19,500 | \$32,800 | |
| Adjustment: | \$0 | \$0 | \$0 | |
| New Value: | \$13,300 | \$19,500 | \$32,800 | |
| RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE | | | | |


 Board of Revision

Ashtabula County Auditor

25 West Jefferson Street
Jefferson, Ohio 44047

440471092
UNC

Auditor

PRESORTED
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 44047 \$ 000.69⁰
02 4W
0000372451 SEP 11 2024

RECEIVED

SEP 18 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

VAC

YU ZHENG
3575 N BROADWAY
GENEV

WIXIE 441 DE 1 0009/16/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 44047109299 *0832-01969-16-19

4404187742 R001

