

Tax year 2023

BOR no. \_\_\_\_\_

PARID: 670061000200

**FILED ON**

DTE 1  
Rev. 08/21

County Ashtabula

Date received \_\_\_\_\_

**APR 01 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.

1. Owner of property		Name <b>Carol Baitt</b>		Street address, City, State, ZIP code <b>OME REOCK CREEK RD ROME, OHIO</b>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number of contact person		<b>(440) 563-3377</b>			
5. Email address of complainant		<b>LISA.BAITT@SBCGLOBAL.NET</b>			
6. Complainant's relationship to property, if not owner					
<b>If more than one parcel is included, see "Multiple Parcels" on back.</b>					
7. Parcel numbers from tax bill		Address of property			
<b>PARID: 670061000200</b>		<b>811 ROME ROCK CREEK RD ROME OH 44085</b>			
8. Principal use of property		<b>PRIMARY RESIDENCE</b>			
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		
PARID: 670061000200	252000	354700	-102,700		
10. The requested change in value is justified for the following reasons: The property is in need of many repairs. It needs new driveway \$ 10,000, Dock and stairs \$ 25,000, Sliding doors (3) \$ 10,500, Whole house windows \$ 30,000, New kitchen \$ 30,000, new bathrooms (2) \$30,000, Fireplace repair \$ 5,000.Total \$140,500. The property is 1,150 sq ft. home. It has no AC.					

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

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 03/30/2024 Complainant or agent Carol R Baitt Title (if agent) \_\_\_\_\_  
Signature

**Situs : 811 ROME ROCK CREEK RD**

**Map ID: 67-006-10-002-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
BAITT EDWARD CHARLES  
CAROL ROBERTA  
811 ROME ROCK CREEK ROAD  
ROME OH 44085  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 006-10 002-00  
Class Residential  
Living Units 1  
Neighborhood 26600  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: Y  
**Legal Descriptions:**  
LOT 811 NO 6ROAMING ROCK

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0	5	15	151,740
								151,740

Total Acres: .6663      Legal Acres: 0.63      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	53,100	151,700	151,700	0	0
<b>Building</b>	71,050	203,000	203,000	0	0
<b>Total</b>	124,150	354,700	354,700	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	116,700	135,300	252,000
2021	116,700	135,300	252,000
2022	116,700	135,300	252,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Entrance Information**

Date	ID	Entry Code	Source
03/21/14	WPW	6-Occupant Not Home	3-Other
11/13/18	KJ	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

Situs : 811 ROME ROCK CREEK RD

Parcel Id: 67-006-10-002-00

LUC: 510

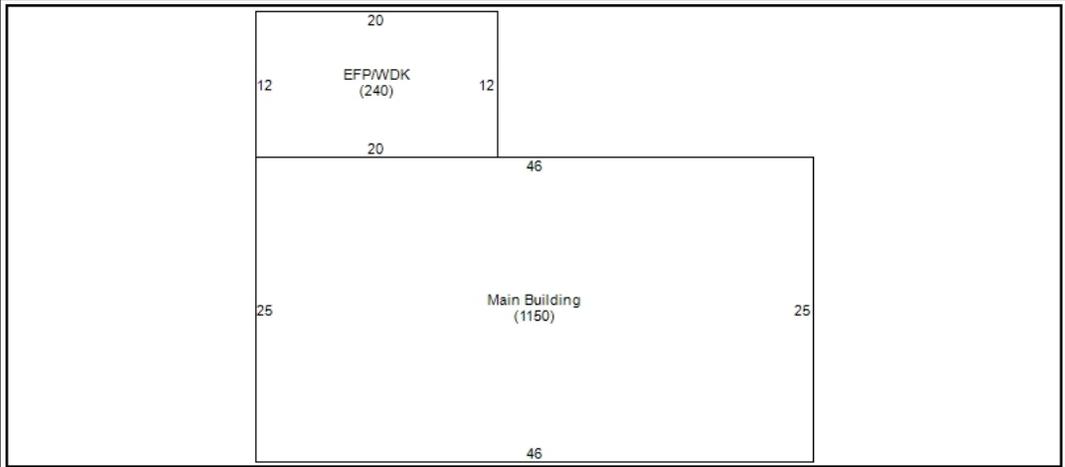
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 91-Fr W/Mas	<b>Family Rooms</b> 0
<b>Style</b> 01-Raised Ranch/Bi-Level	<b>Full Baths</b> 1
<b>Year Built</b> 1979	<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> 1150
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<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+2	<b>Cost &amp; Design</b> 10
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.5
<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					1,150						
1		EFP	WDK		240						14,500
2		FOH			30						1,700
3		MS			28						400
4		FOH			48						2,800

**Dwelling Computations**

<b>Base Price</b>	85,840	<b>% Good</b>	70
<b>Plumbing</b>	4,600	<b>Market Adj</b>	
<b>Basement</b>	21,880	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	32,051	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1.5
<b>Subtotal</b>	144,370	<b>Additions</b>	13,700
<b>Ground Floor Area</b>	1,150	<b>Dwelling Value</b>	187,290
<b>Total Living Area</b>	1,228		

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	1994		22x30	660	C	1		A				14,600
2	WD1-Wood De	1979		x	400		1						1,100

**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>	

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: 2023-0256

July 24, 2024

CAROL BAITT  
811 ROME ROCK CREEK RD  
ROME OH 44085

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

**August 29, 2024 at 11:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0256 filed for tax year 2023 by CAROL BAITT and described as follows:

Parcel ID(s):

1) 67-006-10-002-00 located at 811 ROME ROCK CREEK RD, the market value is \$354,700. The market value sought is \$252,000.

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



NO central  
air



Doors  
+ Trim











Garage  
roof  
& gutters





Dock, Steps  
+ Bank  
Amish quoted  
\$25,000





















1: Enter Zip Code - 2: Select Options - 3: Get **Replacement Window** Price Quotes! **Replacement Window Prices** - Start Comparing **Replacement Window** Options Today!  
 Search Local Dealers · Top Rated Windows · Review Top Brands · Compare Multiple Quotes  
 Types: Single-Hung, Double-Hung, Sliding, Awning, Casement, Bay  
 Search Local Dealers · Review Top Brands · Top Rated Windows · Find The Best Deals

### Related searches

- window replacement cost **calculator**
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- average **price per** window
- front** window replacement cost
- wooden** window cost **calculator**
- inexpensive** wood replacement **windows**
- cheapest** wood for window **frames**
- average cost of whole house wood window replacement **companies**
- average cost of whole house wood window replacement **parts**
- average cost of whole house wood window replacement **components**
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**\$6,500–\$32,500**

*Used \$30,000*

The cost of wooden windows for your whole house costs an average of **\$6,500–\$32,500**. The wooden windows cost varies by the number, size, and style of windows that you are replacing.

[www.thisoldhouse.com/windows/reviews](http://www.thisoldhouse.com/windows/reviews)

### How Much Do Wood Replacement Windows Cost? (2024 Guide)

[www.forbes.com/windows/window-replacement-cost](http://www.forbes.com/windows/window-replacement-cost)

#### Average Window Replacement Costs In 2024 – Forbes Home

Aug 1, 2024 · Wood window replacements typically **cost between \$700 and \$1,800 per window**. They're popular for their classic, customizable appearance, and they're often found in luxury and...

**Author:** Kelly Banks

#### People also ask

- How much does a new window cost?
- How much does a wood replacement window cost?
- How much do wood windows cost?
- How much does a wood casement window cost?

[www.thisoldhouse.com/windows/reviews](http://www.thisoldhouse.com/windows/reviews)

### How Much Do Wood Replacement Windows Cost? (2024 Guide)

Jun 24, 2024 · How Much Do Wooden Replacement Windows Cost for Your Whole House? The cost of wooden windows for your whole house costs an **average of \$6,500–\$32,500**. The wooden...

**Author:** Jessica Wimmer

### Videos













kitchen remodel **near me estimate**

10x20 kitchen remodel cost **calculator**

10x20 kitchen remodel cost **estimator**

10x20 kitchen remodel cost **labor**

10x20 kitchen remodel cost **on average**

## Between \$14,597 and \$41,482

Most homeowners pay **between \$14,597 and \$41,482**. With major renovations, such as adding new appliances and upgrading countertops, a kitchen remodel could cost you at least \$3,500.

[www.angi.com](#) > articles > how-much-should-kitchen-remodel-cost

### How Much Does a Kitchen Remodel Cost? [2024 Data] - Angi

[homeguide.com](#) > costs > kitchen-remodel-cost

### How Much Does a Kitchen Remodel Cost? (2024 Average) - HomeGuide

Sep 19, 2023 · An average kitchen remodel **costs \$15,000 to \$50,000 or \$150 to \$250 per square foot** for a full kitchen renovation updating everything except the structural layout. A redesign and...

#### People also ask

How much does a kitchen remodel cost?

How long does a kitchen remodel take?

Are kitchen remodels a good investment?

How much labor does a kitchen remodel cost?

[www.hgtv.com](#) > design > remodel

### 2024: What Is the Average Cost to Remodel a Kitchen? | HGTV

May 2, 2024 · HomeAdvisor puts the cost breakdown for each kitchen remodel element as follows: Labor and **installation: \$3,500 to \$6,000**. Cabinet installation cost: \$1,860 to \$9,430. Cabinet costs...

**Author:** Felicia Feaster

[www.bobvila.com](#) > articles > kitchen-remodel-cost

### How Much Does a Kitchen Remodel Cost? (2024) - Bob Vila

Jan 30, 2024 · Kitchen remodeling typically has a cost range of **\$14,551 to \$40,541**, with a national average of \$26,240. The main factors affecting the price to remodel a kitchen include the kitchen...

[www.houzz.com](#) > remodeling-costs > kitchen

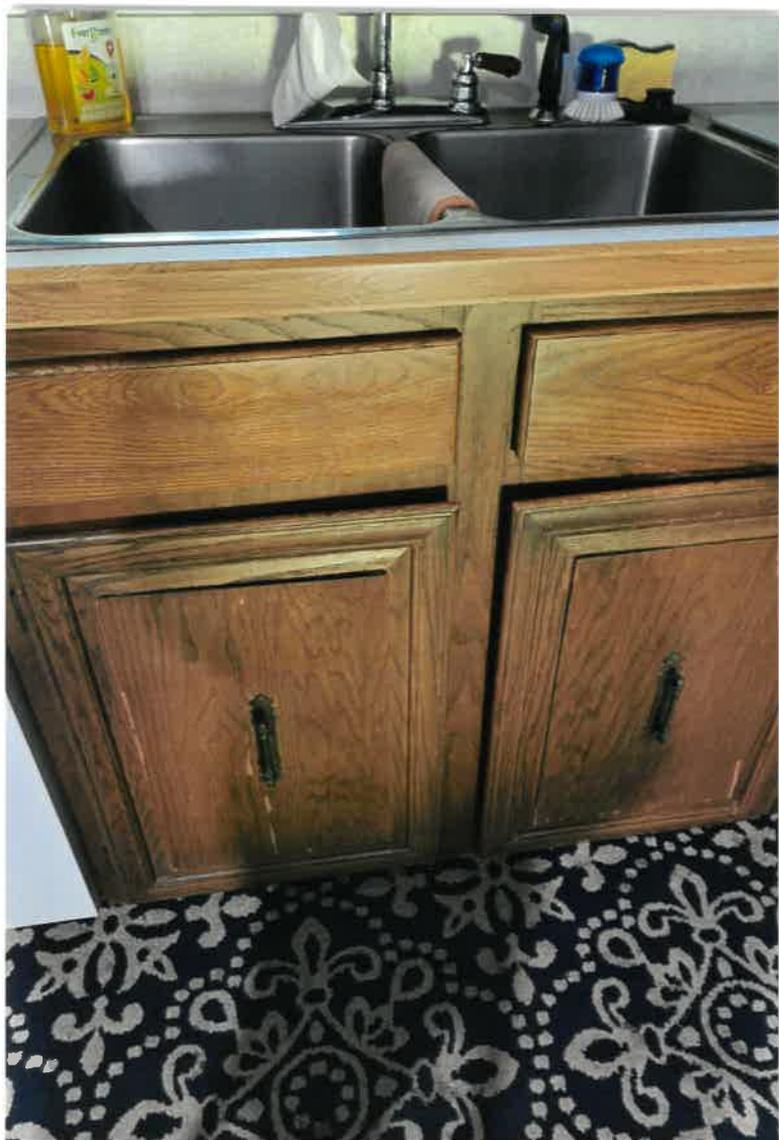
### Kitchen Remodel Cost Calculator - Houzz

While the average cost to remodel a kitchen is **\$26,500**, it can range significantly from or more depending on the scope of your project, the quality of materials, and cost of labor in your area. Use...

[www.remodelingcalculator.org](#) > kitchen-remodeling

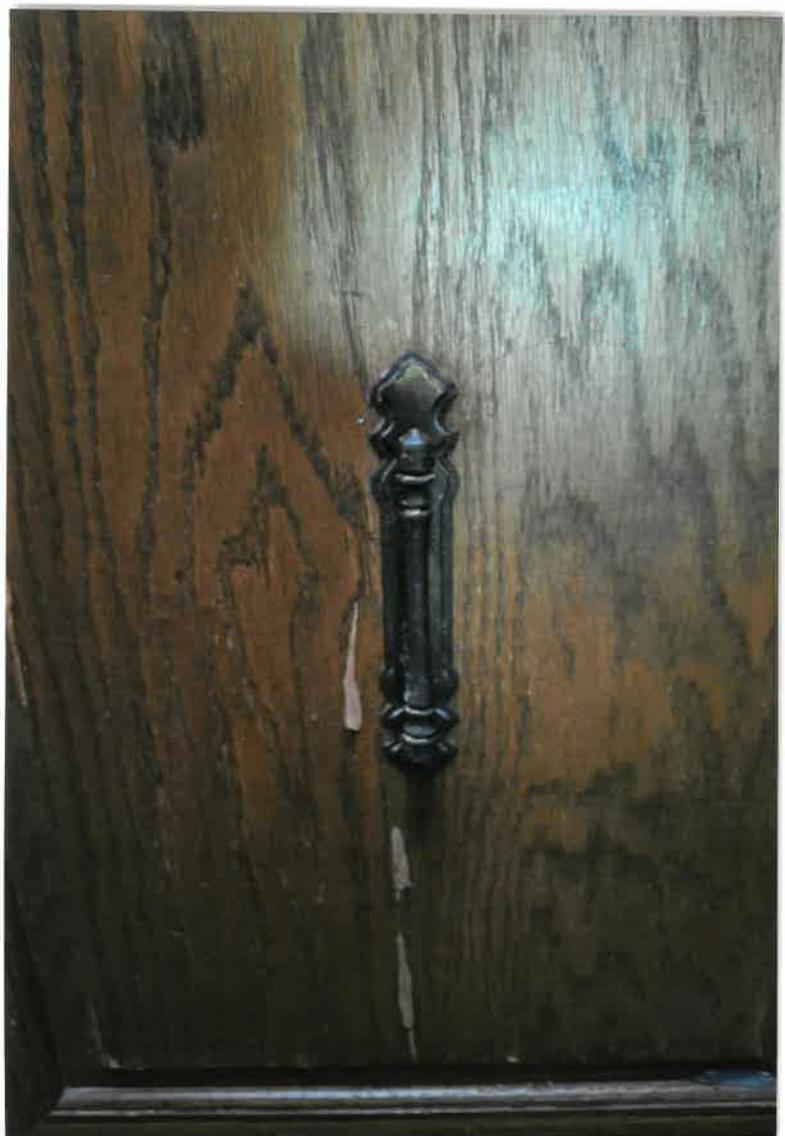
















ACTIVITY	QTY	RATE	AMOUNT
<b>Fixtures</b>	1	0.00	0.00
Install 60" Double Vanity			
Install Mirrors (2)			
Install Towel Bars			
Install Shower Door			
<b>Paint</b>	1	0.00	0.00
Paint All Trim			
Paint Ceilings			
<b>Labor</b>			9,750.00
			Subtotal: 9,750.00

Bid Expires in 30 Days.

SUBTOTAL

14,506.80

TAX

344.87

Materials are plus or minus.

TOTAL

**\$14,851.67**

Accepted By

Accepted Date

I have vanity  
 ↓ flooring

\$1000 -  
 ~ 15851.67

Cost of  
 1 bathroom

**Bukovac Remodel**

5193 Blair Rd  
 Perry, OH 44081 US  
 +1 4402896357  
 mike@bukovacremodel.com  
 www.bukovacremodel.com



# Estimate

**ADDRESS**

Lisa Baitt  
 7790 Jennings Dr.  
 Painesville, Ohio 44077

**ESTIMATE # 1198****DATE 08/13/2022**

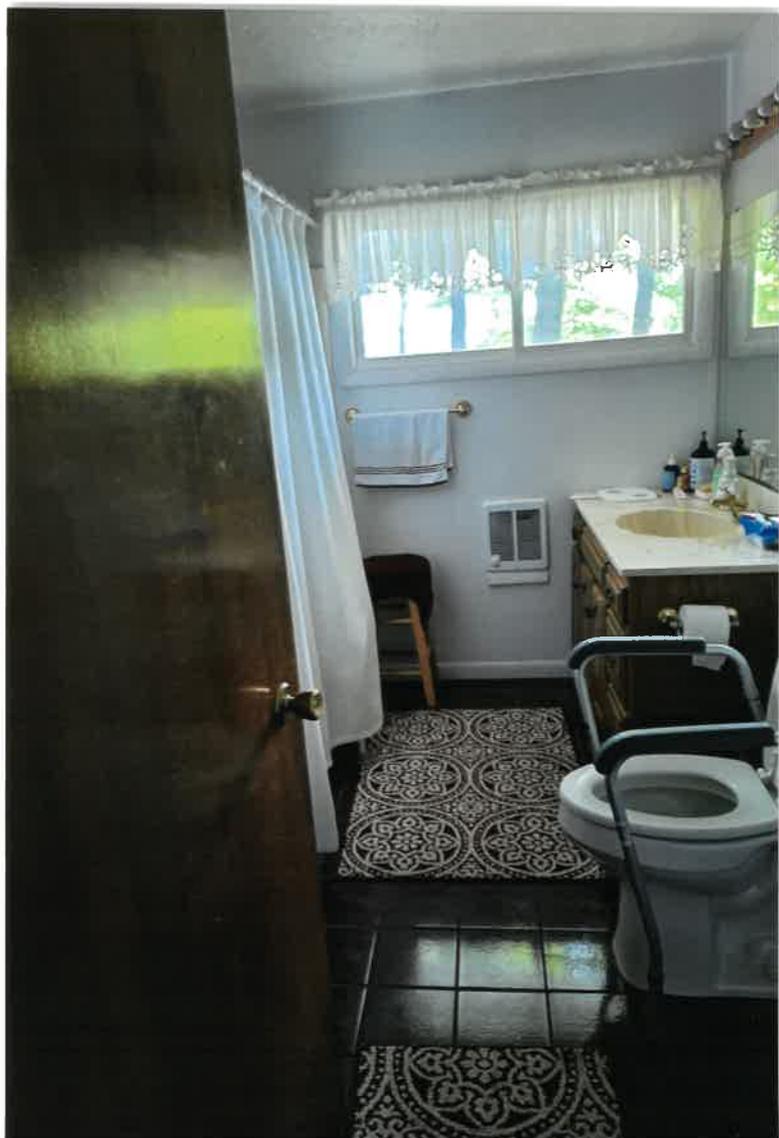
ACTIVITY	QTY	RATE	AMOUNT
<b>Materials</b>			
<b>Framing</b> 2x4x8	10	6.48	64.80T
<b>Framing</b> Plywood	2	49.00	98.00T
<b>Drywall</b> Greenboard 4x8	10	13.00	130.00T
<b>Drywall</b> Compound	3	15.00	45.00T
<b>Plumbing</b> Shower Drain Vanity Drain (2) Shutoffs (7) Pipe	1	175.00	175.00T
<b>Electrical</b> Outlets Switches Boxes 12-2Wire	1	165.00	165.00T
<b>Flooring</b> Vinyl Planks (Master Bathroom)	144	0.00	0.00T
<b>Trim</b> Baseboard Casing Quarter Round	1	155.00	155.00T
<b>Fixtures</b> 60"x30" Shower Kit (Fiberglass)	1	999.00	999.00T
<b>Fixtures</b> Moen Align Shower Mixer and Valve (Black)	1	390.00	390.00T
<b>Fixtures</b> Moen Genta Widespread Vanity	2	180.00	360.00T

ACTIVITY	QTY	RATE	AMOUNT
Faucet (Black)			
<b>Fixtures</b>	1	400.00	400.00T
*Moen Rainshower Head (Black)			
<b>Fixtures</b>	2	145.00	290.00T
Mirror			
<b>Fixtures</b>	1	175.00	175.00T
Towel Bar Kit			
<b>Fixtures</b>	1	300.00	300.00T
Gerber Tall Elongated Toilet			
<b>Fixtures</b>	1	425.00	425.00T
5' Shower Door Sliding (Black)			
<b>Fixtures</b>	2	150.00	300.00T
Vanity Light			
<b>Fixtures</b>	1	145.00	145.00T
Exhaust Vent Light Combo			
<b>Paint</b>	1	140.00	140.00T
Wall Paint			
Trim Paint			
Ceiling Paint			
Primer			
			Subtotal: 4,756.80
<b>Labor</b>			
<b>Framing</b>	1	0.00	0.00
Remove Existing Bathtub Wall			
Build New Shower Wall			
<b>Drywall</b>	1	0.00	0.00
Install Drywall on New Walls			
Finish All Drywall			
Patch All Necessary Areas			
<b>Plumbing</b>	1	0.00	0.00T
Install New Fiberglass Shower			
<b>Plumbing</b>	1	0.00	0.00
Delete Bathtub			
Install New Shower Drain			
Add New Vanity Drains (2)			
Add New Vanity Supply Lines (4)			
Add New Shower Valve			
Install New Toilet			
Install New Faucets (2)			
<b>Electrical</b>	1	0.00	0.00
Replace Plugs and Switches			
Install Vanity Lights (2)			
Install New Vent/Light			
Replace Can Lights			
<b>Flooring</b>	1	0.00	0.00
Remove Existing Bathroom Floor			
Prepare Subfloor			
Install Vinyl Planks in Bathroom			
<b>Trim</b>	1	0.00	0.00
Install New Baseboard			
Install New Door Casing			

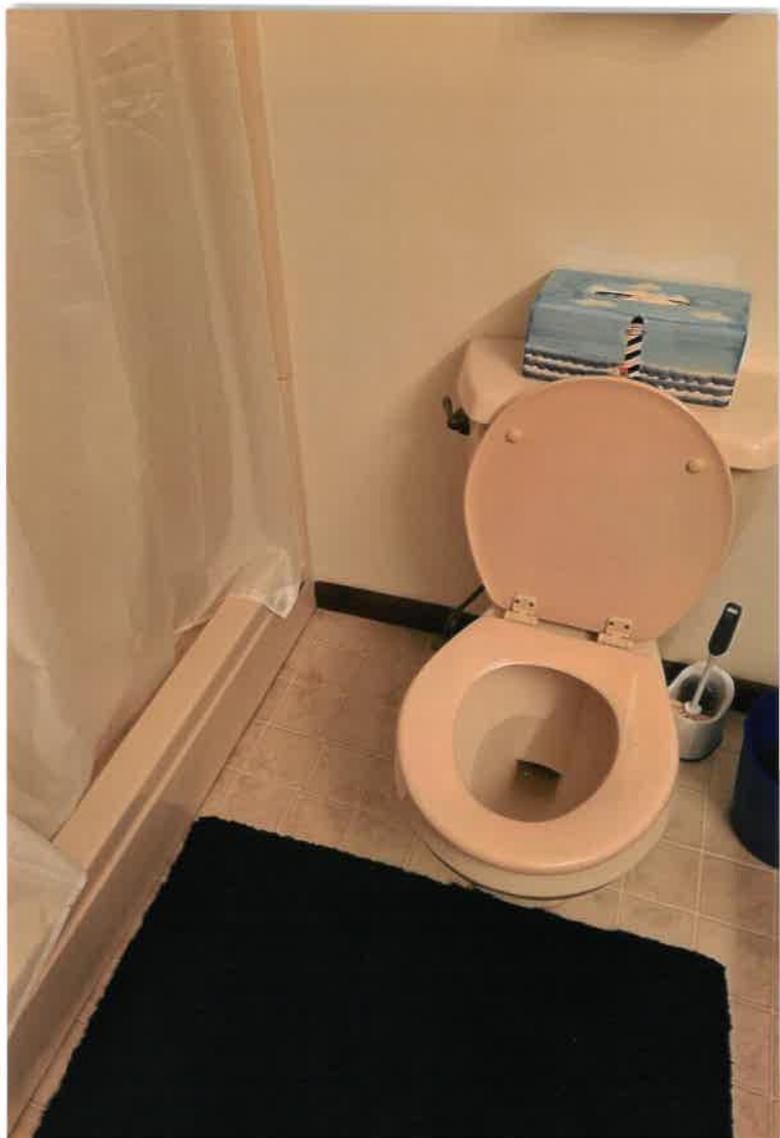












Cost of sliding glass door

**homewyse sliding doors prices**

sliding glass door **replacement price**

**retrofit sliding glass door prices**

**homewyse sliding door replacement**

**harvey sliding patio doors prices**

average cost of replacing sliding glass door **blinds**

average cost of replacing sliding glass door **curtains**

average cost of replacing sliding glass door **handles**

average cost of replacing sliding glass door **lock**

www.thisoldhouse.com › cost-of-sliding-patio-doors

### How Much Do Sliding Patio Doors Cost? (2024 Guide)

Jul 9, 2024 · If you're on a tight budget, you can upgrade the look and performance of your patio door by replacing just the glass or hardware instead of the entire door. Glass replacement **average...**

**Author:** Jessica Wimmer

#### People also ask

How much does it cost to replace a sliding door?

How much do sliding glass doors cost?

How much does it cost to replace a patio door?

How much does a sliding patio door cost?

www.bobvila.com › articles › cost-to-replace-sliding

### What Does it Cost to Replace a Sliding Glass Door in 2024?

Jun 10, 2024 · The cost to replace a sliding glass door ranges **from \$1,000 to \$7,500** with the average cost to replace a sliding glass door at **\$2,510**. Sliding glass door replacement cost depen...

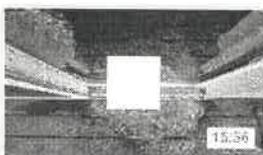
*3 to be replaced*

#### Videos



youtube.com  
How to Install a Sliding Glass Door | This Old House

Jul 30, 2014 · 2.5M Views



youtube.com  
How to Replace a Sliding Glass Door

Feb 23, 2022 · 71.2K Views



youtube.com  
how to install a sliding glass door

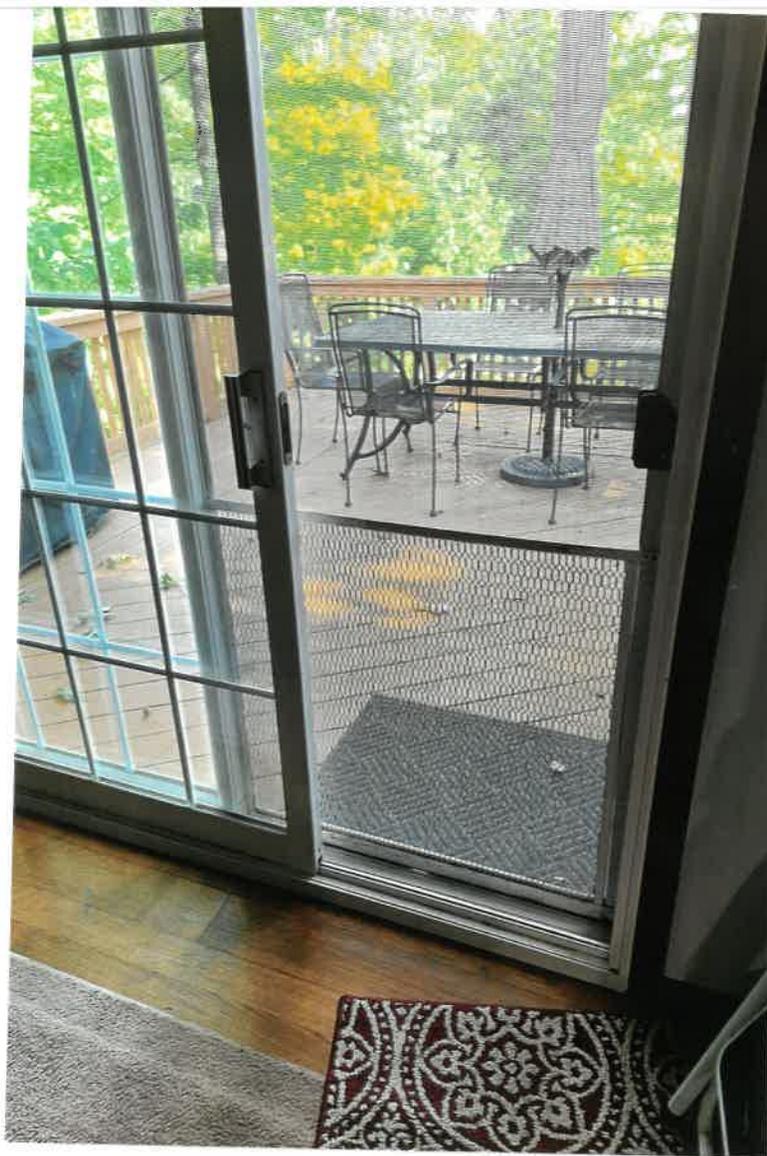
Nov 18, 2020 · 34.2K Views

View all

www.bobvila.com › articles › patio-door-replacement-cost

### How Much Does Patio Door Replacement Cost? 2024 Guide - Bob Vila

May 29, 2024 · Three-panel sliding doors **cost \$700 to \$3,000**, while the cost of four-panel sliding doors ranges from \$2,000 to \$5,000. These costs to replace a sliding patio door include materials...



3 sliding doors

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0256, CAROL BAITT is being recorded and the date is 8/29/2024.**

## Board Members

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

Others present:

Lynne Millard, Treasurer Alternate

Carol Baitt, owner

Elizabeth Baitt, daughter-in-law

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**Complainant Seeks: \$252,000**

**Subject Parcel: 670061000200**

**Auditor Value: \$354,700**

Hearing No # 7



# NON-HEARING MINUTES

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**BOR Case:** 2023-0256

**Case Name:** CAROL BAITT

**Case Type:** VL

## Board Members

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

**Others present:**

Lynne Millard, Treasurer Alternate

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**Complainant Seeks:** \$252000

**Subject Parcel:** 670061000200

**Auditor Value:** \$354700

# NON-HEARING MINUTES

BOR Case: 2023-0256

Owner Name: CAROL BAITT

## Board Action

Motion to:  Agree  Set Value \$310,900

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

adjusting condition & CDU of dwelling and outbuildings to fair, and dwelling grade to C per

owner testimony and photos submitted.

Was Made by: David

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

Roll: Thomas-yes/Millard-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 9/27/24

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: 2023-0256**

CAROL BAITT  
 811 ROME ROCK CREEK RD  
 ROME OH 44085

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
67-006-10-002-00	510-1FAMILY PLTD	67-ROME TWP-ROMNG SHRS V/GD V LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$151,700	\$203,000	\$354,700	
<b>Adjustment:</b>	\$0	-\$43,800	-\$43,800	
<b>New Value:</b>	\$151,700	\$159,200	\$310,900	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$310,900 ADJUSTING GRADE AND CONDITION</b>				



Board of Revision