

Tax year 2024

BOR no. 0259

**FILED ON** DTE 1  
Rev. 08/21

County astabula

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	christopher brummitt	1212 us route 6,rome,OH,44085	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 381-3599		
5. Email address of complainant	brummittchristopher@yahoo.com		
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		
36-003-00-014-04	1212 us route 6, rome,OH, 44085		
8. Principal use of property	residence		
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
36-003-00-014-04	37,500.00	119,100.00	81,600.00
10. The requested change in value is justified for the following reasons: overpaid for property that is need of many repairs.			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 07/20/2021 and sale price \$ 37,500.00 ; 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 03/31/2024 Complainant or agent chris brummitt Title (if agent) \_\_\_\_\_  
Signature

**Situs : 1212 US ROUTE 6**

**Map ID: 36-003-00-014-04**

**LUC: 560**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
BRUMMITT CHRISTOPHER  
1212 STATE ROUTE 6  
ROME OH 44085  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 003-00 014-04  
Class Residential  
Living Units 1  
Neighborhood 27500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
3

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3070		0			
A	S	9500	3.7050	58	0	1	-20	21,230
A	H	9500	1.0000	100	0	1		12,350
								33,580

Total Acres: 5.012      Legal Acres: 5.01      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	11,760	33,600	33,600	0	0
<b>Building</b>	29,930	85,500	85,500	0	0
<b>Total</b>	41,690	119,100	119,100	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	25,800	61,100	86,900
2021	25,800	61,100	86,900
2022	25,800	61,100	86,900

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/21/21	37,500	2-Land And Building	U-Not Validated		GW-General Warranty	SMITH WESLEY A
02/11/14	45,000		U-Not Validated		WD-Warranty Deed	JOHNSON LORETTA L
05/20/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	SECRETARY OF VETERANS' AFFAIRS
11/04/10			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	BEVINS MARK

**Entrance Information**

Date	ID	Entry Code	Source
03/03/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 1212 US ROUTE 6

Parcel Id: 36-003-00-014-04

LUC: 560

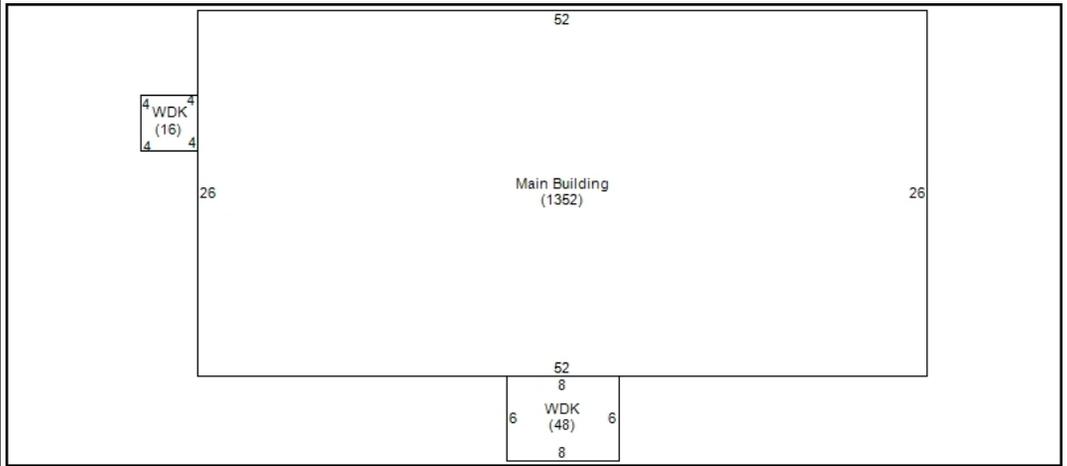
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1994	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> D-Full Crawl	<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<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> 3	<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> D-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> 1.4
<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					1,352						
1		WDK			16						100
2		WDK			48						400

**Dwelling Computations**

<b>Base Price</b>	60,240	<b>% Good</b>	75
<b>Plumbing</b>	3,900	<b>Market Adj</b>	
<b>Basement</b>	5,710	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	69,850	<b>Additions</b>	400
<b>Ground Floor Area</b>	1,352	<b>Dwelling Value</b>	85,510
<b>Total Living Area</b>	1,352		
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**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 : 1212 US ROUTE 6**

**Parcel Id: 36-003-00-014-04**

**LUC: 560**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	SA	SURVEY UPDATE MAY 20 2011
1	FLD	RV	19960715 C#01 - MFG HOME.

**Situs : 1212 US ROUTE 6****Parcel Id: 36-003-00-014-04****LUC: 560****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

**PAGE LEFT BLANK INTENTIONALLY**



Doc ID: 006695990003 Type: G/I  
 Kind: WARRANTY DEED  
 Recorded: 07/21/2021 at 02:02:12 PM  
 Receipt#: 2021-00006199  
 Fee Amt: \$42.00 Page 1 of 3  
 Ashtabula County, Ohio  
 Barbara Schaab Recorder  
 File# 2021-00008831

**TRANSFERRED**  
 Auditor, Ashtabula County, Ohio

JUL 21 2021 50

*David Thom*

BK **745** PG **404-406**

FIRST MERIDIAN TITLE AGENCY  
 6270 CENTER STREET  
 MENTOR, OH 44060

In compliance with Sec. 319.202  
 R.C. and Sec. (F) 319.54 R.C.  
 effective January 1<sup>st</sup>, 1968

*sale price 37,500.00  
 paid on market value 8,900.00*

*MK*

**GENERAL WARRANTY DEED**

**Know all Men by these Presents, That Wesley A. Smith, an unmarried man, for valuable consideration paid, grants, with general warranty covenants to Christopher Brummitt, an unmarried man, whose tax mailing address is 1212 U.S. 6, Rome, OH 44085, the following REAL PROPERTY:**

Situated in the Township of New Lyme, County of Ashtabula, State of Ohio, and known as being part of Lot No. 3 in said Township, also being in Township 9, Range 3, of the Connecticut Western Reserve, and bounded and described as follows: Commencing at the record intersection of the centerlines of U.S. Route 6 (60' R/W) and State Route 46 (66' R/W), thence North 89 degrees 54 minutes 14 seconds West, along the centerline of U.S. Route 6 a record distance of 3416.31 feet to the Northwesterly corner of land deeded to T. & T. Downen by general index Volume 261, Page 1731, PP#36-003-00-014-01, said corner being the principle place of beginning of the herein described parcel;

Thence South 25 degrees 59 minutes 18 seconds West, along the Westerly line of Downen, passing through a capped iron pin set (pin length is 0.8' due to rock) at 33.35 feet, a total distance of 1056.87 feet to a capped iron pin set at the Southwesterly corner of Downen, also being at the Northwesterly corner of land deeded to L. Gradwell by general index Volume 315, Page 525, PP# 36-003-00-014-02 and a Northeasterly corner of land deeded to E. Crowley by general index Volume 147, Page 769, PP# 36-003-00-014-00;

Thence North 89 degrees 54 minutes 14 seconds West, along the Northerly line of Crowley, 13.50 feet to a capped "Slay" iron pin found at the Southeasterly corner of land deeded to R. & M. Cline by general index Volume 74, Page 4558, PP# 36-003-00-014-07;

Thence North 01 degrees 51 minutes 31 seconds East, along the Easterly line of Cline, passing through a 1/2" iron pin found at 921.22 feet, a total distance of 951.23 feet to the Northeasterly corner of Cline, also being the centerline of U.S. Route 6;

Thence South 89 degrees 54 minutes 14 seconds East, along the centerline of U.S. Route 6, 445.76 feet to the principle place of beginning, said parcel contains 5.0121 acres, the Southerly portion of U.S. Route 6 occupies 0.3023 acres, leaving a net area of 4.7098 acres as surveyed and described in February 2011, by James A. Pezar, P.S. Ohio #7772.

The basis for bearing is the centerline of U.S. Route 6, 60' R/W, South 89 degrees 54

*21-6194*

# Buyer's Settlement Statement

## Your Order Summary

FILE #	21-6194	PROPERTY ADDRESS	1212 U.S. 6 Rome, OH 44085	TITLE BY	First Meridian Title Agency
PREPARED	07/20/2021			OUR ADDRESS	6270 Center Street Mentor, OH 44060
SETTLEMENT	07/20/2021	BUYER	Christopher Brummitt 4002 Forbes Road Rock Creek, OH	OUR PHONE #	(888) 613-0067
DISBURSEMENT	07/20/2021	SELLER	Wesley A. Smith 9599 Pearl Street Angola, NY 14006	ESCROW OFFICER	Karen Kaydo
SETTLEMENT LOCATION	6270 Center Street Mentor, OH 44060	LENDER			

## Charges

PRIMARY CHARGES & CREDITS	DEBIT	CREDIT
Sales Price of Property	\$37,500.00	
Deposit		\$500.00
<b>PRORATIONS/ADJUSTMENTS</b>	<b>DEBIT</b>	<b>CREDIT</b>
County Taxes 01/01/2021 to 07/20/2021		\$786.00
<b>LOAN CHARGES</b>	<b>DEBIT</b>	<b>CREDIT</b>
Commitment/Binder to First Meridian Title Agency	\$100.00	
Escrow Fee to First Meridian Title Agency	\$450.00	
Processing Fee to First Meridian Title Agency	\$115.00	
Signer Fee to First Meridian Title Agency	\$150.00	
<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>	<b>DEBIT</b>	<b>CREDIT</b>
Recording Fees	\$42.00	
---Deed: \$42.00		
---Mortgage: \$0.00		
Auditor's Transfer Fee (County Deed Taxes) to First Meridian - Recording	\$0.50	
<b>COMMISSIONS</b>	<b>DEBIT</b>	<b>CREDIT</b>
Additional Commission to Berkshire Hathaway Home Services Ashtabula	\$265.00	
<b>TITLE CHARGES</b>	<b>DEBIT</b>	<b>CREDIT</b>
Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$109.25	
<b>TOTALS</b>	<b>DEBIT</b>	<b>CREDIT</b>
	\$38,731.75	\$1,286.00

**CASH FROM BUYER \$37,445.75**



# Schedule A

Issued By: **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

File No.: 21-6194

Policy No.: **OX-13865311**

Address Reference: 1212 U.S. 6, Rome, OH 44085

Amount of Insurance: \$37,500.00

Premium: \$218.50

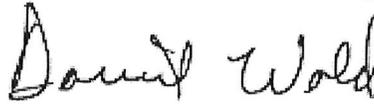
Date of Policy: July 21, 2021 at 2:02 PM

1. Name of Insured:  
Christopher Brummitt
2. The estate or interest in the Land that is insured by this policy is:  
fee simple
3. Title is vested in:  
Christopher Brummitt, an unmarried man by virtue of a deed recorded on July 21, 2021 at 2:02 PM in Book 745, Page 404 in Document No. 2021-0008831 in the official records of the Ashtabula County Recording Office.
4. The Land referred to in this policy is described as follows:  
1212 U.S. 6, in the City of Rome, County of Ashtabula, and State of Ohio  
and is described as set forth in Exhibit A attached hereto and made part hereof.

Countersigned:

Matthew J Bernkopf, License #: 1175089  
Authorized Officer or Licensed Agent

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
*A Stock Company*  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  *President*  
Attest  *Secretary*

This Policy incorporates the provisions of the 2006 ALTA Owner's Policy and is only valid if all applicable Schedules are attached.



5880 Schramling Road  
Pierpont, OH 44082  
(440) 858-7915  
charlesherpy@doubleeyesinspections.com

Customer: Chris Brummitt  
Contact: DariusWilliams, Berkshire  
Phone: 440-381-3599  
Location: 1212 US 6  
Rome, OH 44085

*This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.*

#### 1 - Roof

1. Maintenance Item. Debris in gutters. This will cause excessive water against foundation when gutters clog and possibly enter crawlspace(see photo 1).
2. Major Concern. Missing shingles with expose roofing nails. Three holes in shingles that has caused water intrusion and rotted out sheathing. Sewer boot rubber has deteriorated. Roof shingles are 27+ years old. These shingles have a life span of 20 years. Shingles are at the end of their useful life span(see photo 2,3&4).

#### 2 - Exterior

1. Minor Concern. Exterior faucets are not secured and one faucet is not connected to water line. recommend a qualified plumbing contractor(see photo 1&2).
2. Minor Concern. Gap in soffit on gable end. This will cause pest infestation. Recommend a qualified general contractor (see photo 3).
3. Minor Concern. No downspout extension going out in to yard. This will cause excessive water against foundation and possibly enter crawlspace. Recommend extending out in to yard at least 4 feet(see photo 2).

#### 3 - Grounds

1. Safety Hazard. Back deck support poles are rotting out at ground level. Recommend a qualified general contractor(see photo 1).

#### 4 - HVAC

1. Maintenance Item. Furnace filter is dirty. This will cause excessive dust throughout house. Recommend replacing(see photo 1).

#### 5 - Plumbing

1. Safety Hazard. Hanging light switch box and expose wire connection going to hot water tank. This could cause electrical shock or fire. Recommend a qualified electrical contractor(see photo 1&2).
2. Safety Hazard. No extension off hot water tank TPR valve. This could cause injury from being burned. Recommend adding extension 3 inches from floor(see photo 3).

#### 6 - Electrical

As of today's inspection the Service Panel Box and all of its components are in good working condition.

#### 7 - Kitchen & Laundry

1. Safety Hazard. No dryer vent cap. This has caused pest to clog up end. Recommend a qualified general contractor clean out and add vent cap(see photo 1).
2. Minor Concern. Kitchen sink plumbing leaks. Recommend a qualified plumbing contractor(see photo 2).
3. Minor Concern. Kitchen sink faucet drips. Recommend a qualified plumbing contractor(see photo 3).
4. Minor Concern. Dryer outlet has no power. Recommend a qualified electrical contractor(see photo 4).

The report is provided as a courtesy for quicker access to DEFICIENCIES within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report page. There also may be findings other than what is listed on this page.



5880 Schramling Road  
Pierpont, OH 44082  
(440) 858-7915  
charlesherpy@doubleeyesinspections.com

Customer: **Chris Brummitt**  
Contact: **DariusWilliams, Berkshire**  
Phone: **440-381-3599**  
Location: **1212 US 6**  
**Rome, OH 44085**

#### 8 - Bathroom

1. **Minor Concern.** Main bathroom floor has some soft spots. Recommend a qualified general contractor(see photo 1).
2. **Safety Hazard.** Bathroom GFCI outlet will not trip when tested. This could cause electrical shock. Recommend a qualified electrical contractor(see photo 2).
3. **Minor Concern.** Bathroom garden tub faucet drips. Recommend a qualified plumbing contractor(see photo 3).

#### 9 - Interior Rooms

1. **Safety Hazard.** Woodstove piping is not properly installed and no protection on laminate flooring. This is a fire hazard. Recommend a qualified contractor(see photo 1).
  2. **Minor Concern.** Ceiling fan in diningroom does not work(see photo 2).
- FYI-Water stain on trim around skylight. Tested dry at the time of inspection(see photo 3).
4. **Safety Hazard.** Two windows will not stay open. This could cause injury. Recommend a qualified general contractor (see photo 4).
  5. **Safety Hazard.** Several light switches and outlets are missing covers. This could cause electrical shock. Recommend adding covers(see photo 5).

10 - Garage  
No Garage

11 - Attic  
No Attic

#### 12 - Foundation

1. **Safety Hazard.** Open junction box. Per code all junction boxes must have covers. Recommend adding covers(see photo 1).

FYI-Cracks on two foundation corners. This is caused by excessive water against foundation from no downspout extensions(see photo 2).

# Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE	
1	Roof coverings:	Defective	See Comments Below	Major Concern
2	Ventilation:	Acceptable		
3	Flashings:	Defective	See Comments Below	Minor Concern
4	Skylights:	Acceptable		
5	Chimneys:	Acceptable		
6	Gutter svstem:	Acceptable	See Comments Below	Maintenance Item
7	Antenna:	Not Present		
8	:			

## INFORMATION

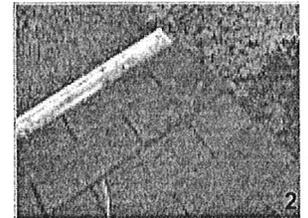
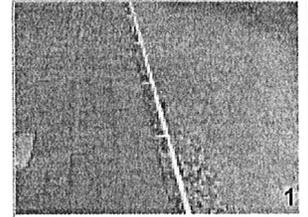
9	Main roof age:	27	Appears at End of Life	14	Ventilation:	Combination Pods & Soffitt
10	Other roof age:	27	Appears at End of Life	15	Chimney:	Metal
11	Inspection method:	Walked entire roof		16	Chimney flue:	Metal
12	Roof covering:	Asphalt Shingle		17	Gutters:	Aluminum
13	Roofing layers:	1st		18	Roof Style:	Gable

## ROOF COMMENTS

19

1. Maintenance Item. Debris in gutters. This will cause excessive water against foundation when gutters clog and possibly enter crawlspace(see photo 1).

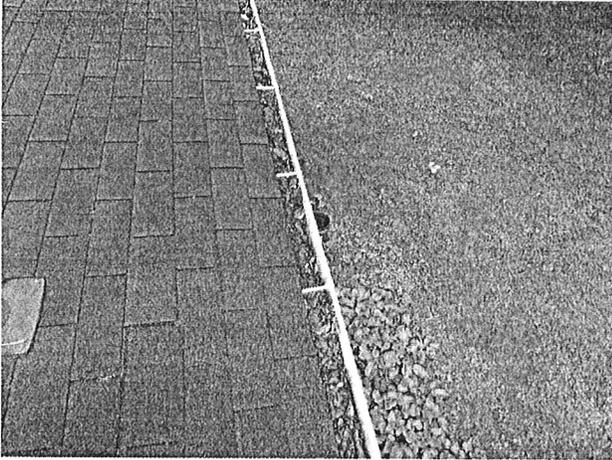
2. Major Concern. Missing shingles with expose roofing nails. Three holes in shingles that has caused water intrusion and rotted out sheathing. Sewer boot rubber has deteriorated. Roof shingles are 27+ years old. These shingles have a life span of 20 years. Shingles are at the end of their useful life span(see photo 2,3&4).



# INSPECTION PHOTOS

Roof

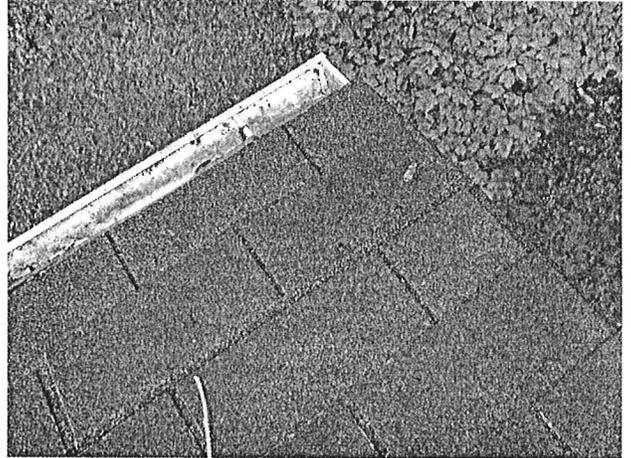
#R1



Debris in gutters

Roof

#R2



Holes in shingles has rotted out sheathing

Roof

#R3



Sewer boot rubber is deteriorated

Roof

#R4



Missing shingles with expose roofing nails

# Exterior

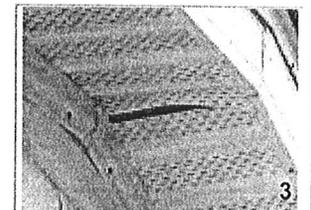
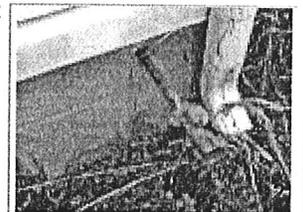
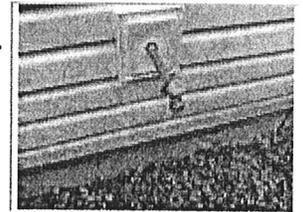
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	<b>Acceptable</b>	
2	Trim/fascias/soffits:	<b>Acceptable</b>	Minor Concern
3	Veneer:	<b>Not Present</b>	
4	Doors:	<b>Acceptable</b>	
5	Windows:	<b>Acceptable</b>	
6	Hose faucets:	<b>Defective</b>	Minor Concern
7	Electrical cable:	<b>Acceptable</b>	
8	Exterior electrical:	<b>Acceptable</b>	

## INFORMATION

9	Siding type: <u>Vinyl</u>	13	Window Type: <u>Double Hung</u>
10	Veneer type: <u>None</u>		
11	Trim/fascias type: <u>Aluminum</u>	14	Window material: <u>Aluminum</u>
12	Door type: <u>Insulated Metal</u>	15	Electric service cable: <u>Buried</u>

## EXTERIOR COMMENTS

- 16
1. Minor Concern. Exterior faucets are not secured and one faucet is not connected to water line. recommend a qualified plumbing contractor(see photo 1&2).
  2. Minor Concern. Gap in soffit on gable end. This will cause pest infestation. Recommend a qualified general contractor(see photo 3).
  3. Minor Concern. No downspout extension going out in to yard. This will cause excessive water against foundation and possibly enter crawlspace. Recommend extending out in to yard at least 4 feet(see photo 2).



INSPECTION PHOTOS

Exterior

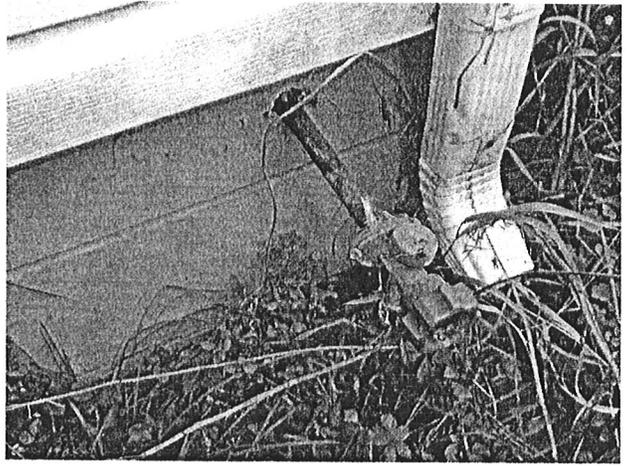
#EX1



Exterior faucet loose from house

Exterior

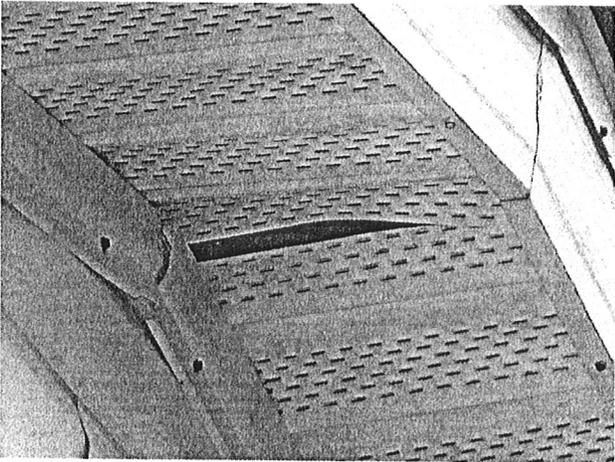
#EX2



Exterior faucet not hooked up to water lines

Exterior

#EX3



Gap in soffit

# Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
2	Trees & shrubs:	Acceptable	
3	Walks & Steps:	Acceptable	
4	Porch/Deck:	Defective See comments below	Safety Hazard
5	Driveway:	Acceptable	
6	Retaining walls:	Not Present	
7	Lot Drainage:	Acceptable	
8	Sprinkler System:	Not Present	

## INFORMATION

9	Walks & Steps: <u>Wood &amp; Rubber</u>	13	Porch <u>Wood</u>
10	Patio: <u>Wood</u>	14	Location <u>Side</u>
11	Location: <u>Rear</u>	15	Retaining walls: <u>none</u>
12	Driveway: <u>Gravel &amp; Grass</u>	16	:

## GROUNDS & DRAINAGE COMMENTS

- 17  
1. Safety Hazard. Back deck support poles are rotting out at ground level. Recommend a qualified general contractor(see photo 1).



# INSPECTION PHOTOS

Grounds

#GD1



Back deck poles a rotting at the ground

# Plumbing

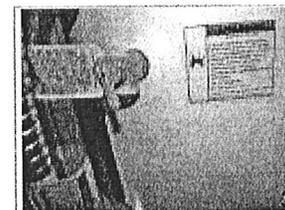
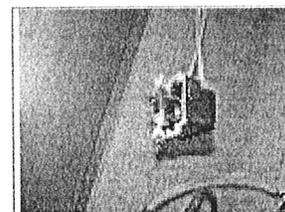
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Inspected	
6	Septic system:	Acceptable	
7	Water heater:	See comments below	Safety Hazard
8	TPR Valve:	See comments below	Safety Hazard

## INFORMATION

9	Water supply represented as:	Private well	14	Waste system represented as:	Private Septic System
10	Supply pipes:	Plastic	15	Septic location:	South
11	Pipe insulation type:	None	16	Waste/Vent pipes:	Plastic
12	Water Shutoff Location:	Crawlspace	17	Water Heater Mfr.:	Whirlpool
13	Well location:	North	18	Water Heater Gallons:	40
				Age:	2014 years
			19	Water Heater Fuel:	Electric

## PLUMBING COMMENTS

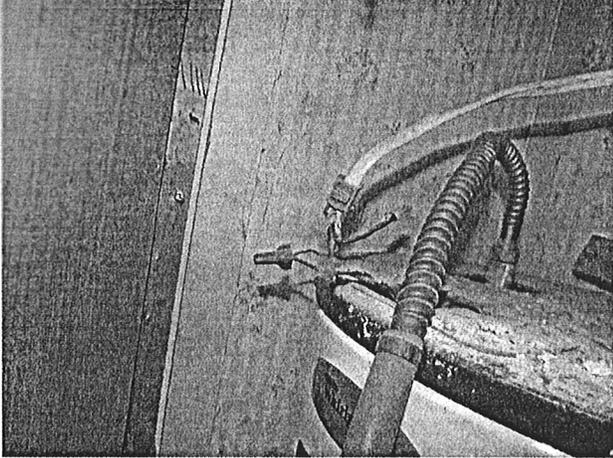
- 20
1. Safety Hazard. Hanging light switch box and expose wire connection going to hot water tank. This could cause electrical shock or fire. Recommend a qualified electrical contractor(see photo 1&2).
  2. Safety Hazard. No extension off hot water tank TPR valve. This could cause injury from being burned. Recommend adding extension 3 inches from floor(see photo 3).



# INSPECTION PHOTOS

Plumbing

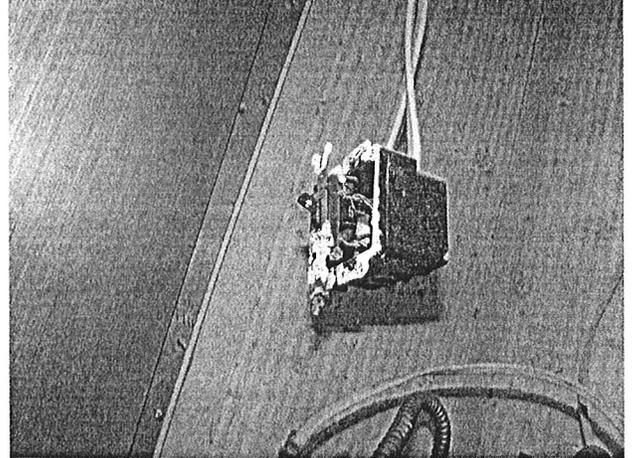
#P1



Expose wire connections to hot water tank

Plumbing

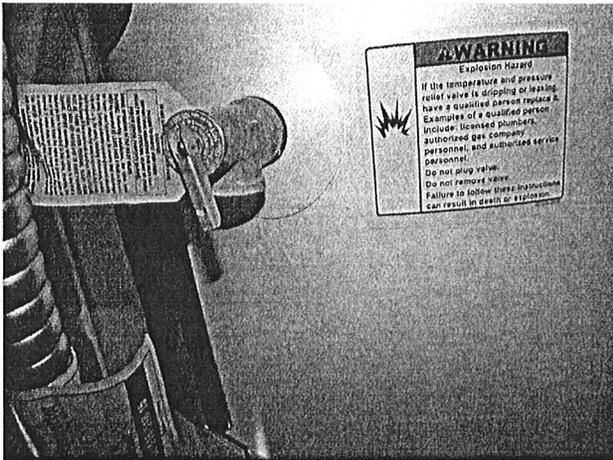
#P2



Hanging switch box

Plumbing

#P3



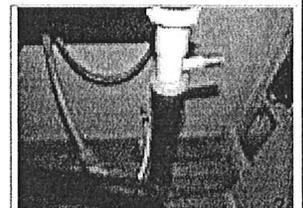
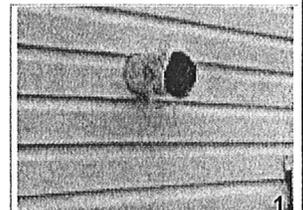
No extension off hot water tank TPR valve

# Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
<b>KITCHEN</b>				
1	Walls/ceiling/floor:	Acceptable		
2	Doors & windows:	Acceptable		
3	Heating & cooling:	Acceptable		
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Defective	See comments below	Minor Concern
<b>APPLIANCES</b>				
6	Disposal:	Not Present		
7	Dishwasher:	Not Present		
8	Refrigerator:	Acceptable		
9	Exhaust fan:	Acceptable		
10	Microwave:	Not Present		
11	:			
12	:			
13	Range/oven:	Acceptable		
14	Gas or electric?	Electric		
<b>LAUNDRY</b>				
15	Walls/ceiling/floor:	Acceptable		
16	Doors & windows:	Acceptable		
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Acceptable		
19	Cabinets/shelves:	Not Present		
20	Heating & cooling:	Not Present		
21	Dryer vent:	Defective	See comments below	Safety Hazard
22	:			
23	:			
24	Dryer service:	Defective	See comments below	Minor Concern
25	Gas or electric?	Electric		

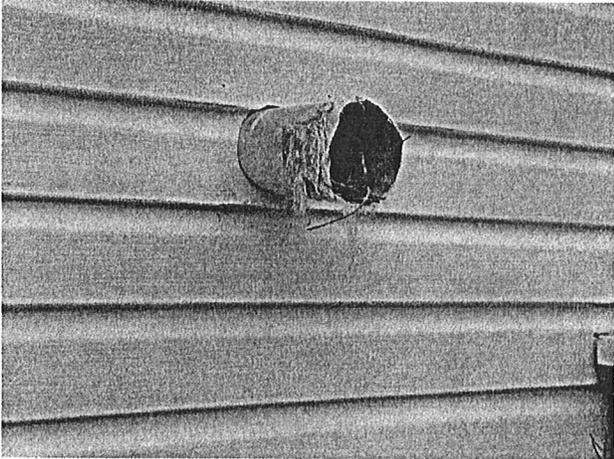
## KITCHEN AND LAUNDRY COMMENTS

- 26
1. **Safety Hazard.** No dryer vent cap. This has caused pest to clog up end. Recommend a qualified general contractor clean out and add vent cap(see photo 1).
  2. **Minor Concern.** Kitchen sink plumbing leaks. Recommend a qualified plumbing contractor (see photo 2).
  3. **Minor Concern.** Kitchen sink faucet drips. Recommend a qualified plumbing contractor(see photo 3).
  4. **Minor Concern.** Dryer outlet has no power. Recommend a qualified electrical contractor(see photo 4).



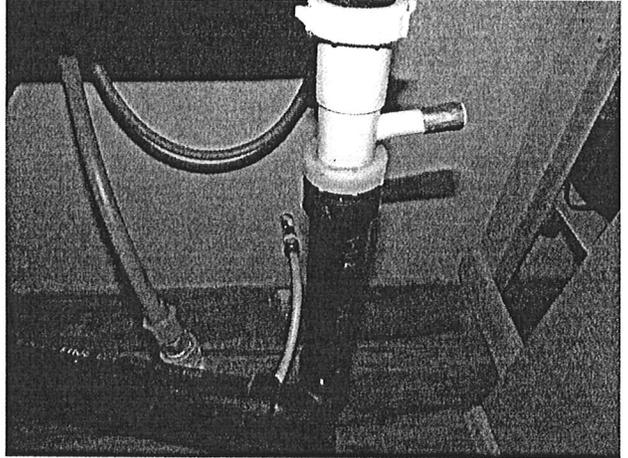
INSPECTION PHOTOS

Kitchen & Laundry #K1



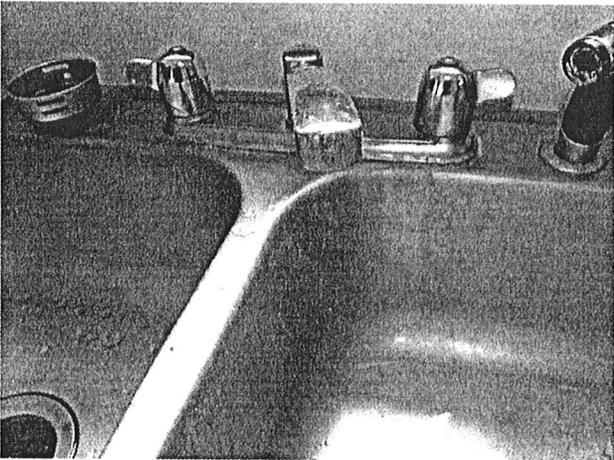
No cap on dryer vent

Kitchen & Laundry #K2



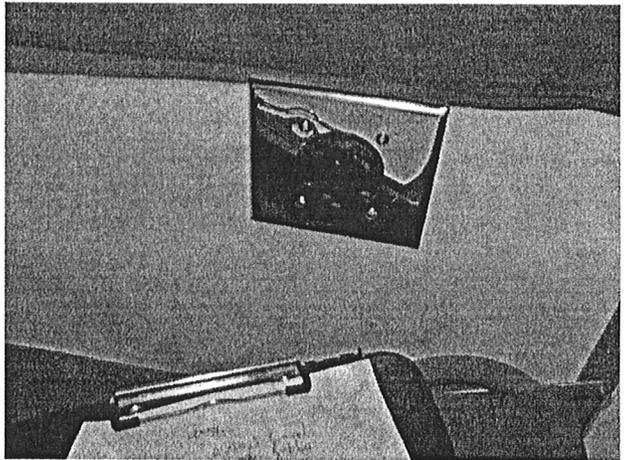
Kitchen sink plumbing leaks

Kitchen & Laundry #K3



Kitchen sink faucet drips

Kitchen & Laundry #K4



No power dryer plug

# Bathrooms

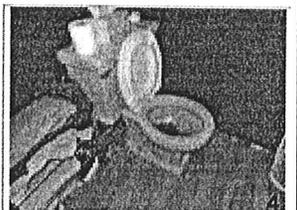
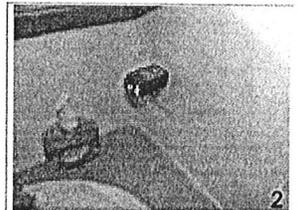
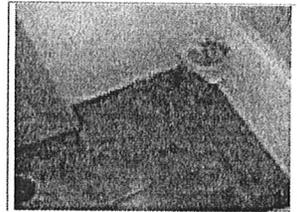
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable		
7 Toilets:	Acceptable	See comments below	Minor Concern
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 Fixtures:	Defective	See comments below	Safety Hazard

## BATHROOMS INSPECTED

11 # of Half baths: 0                      12 # of Full baths: 2                      13 # of 3/4 baths: 0

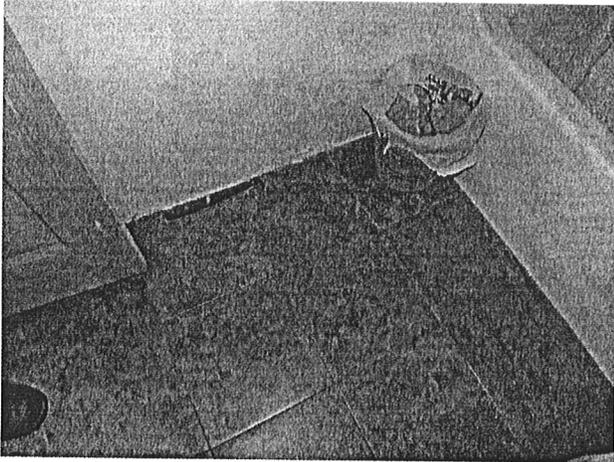
## BATHROOM COMMENTS

- 14
1. Minor Concern. Main bathroom floor has some soft spots. Recommend a qualified general contractor(see photo 1).
  2. Safety Hazard. Bathroom GFCI outlet will not trip when tested. This could cause electrical shock. Recommend a qualified electrical contractor(see photo 2).
  3. Minor Concern. Bathroom garden tub faucet drips. Recommend a qualified plumbing contractor(see photo 3).



**INSPECTION PHOTOS**

**Bathroom #B1**



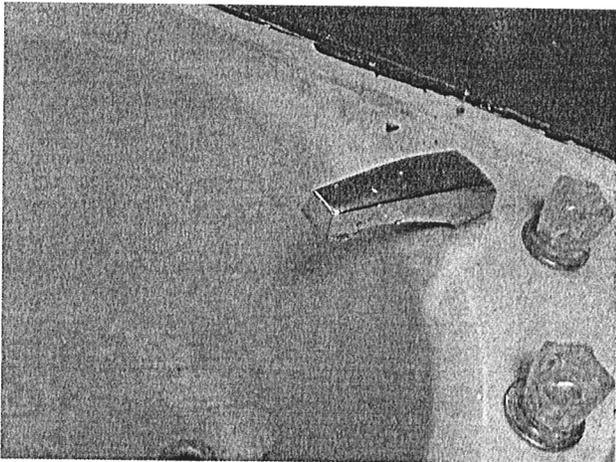
**Bathroom floor is soft**

**Bathroom #B2**



**Bathroom GFCI will not trip when tested**

**Bathroom #B3**



**Garden tub faucet drips**

**Bathroom #B4**



**Toilet loose from floor**

# Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Defective	See comments below	
3 Heating & cooling:	Acceptable		Safety Hazard
4 Cabinets & counter:	Acceptable		
5 Window Type::	Acceptable		
6 Fireplc/woodstove:	Defective	See comments below	
7 Smoke detectors:	Not Present	See comments below	Safety Hazard
8 CO detectors:	Not Present		Safety Hazard
9 Stairs/balcony/rails:	Not Present		
10 Fixtures:	Defective	See comments below	Minor Concern

## INFORMATION

11 Rooms inspected:

Bedrooms #:	3
Dining Room	
Entranceway	
Living Room	

12  
13  
14  
15  
16

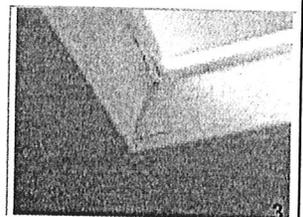
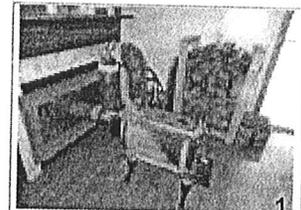
Walls & Ceilings Type: Sheet Rock & Wood paneling

Floors: Laminat & Vinyl

## INTERIOR ROOM COMMENTS

17

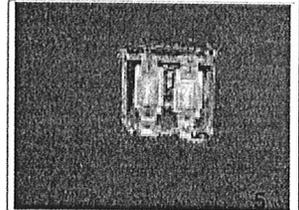
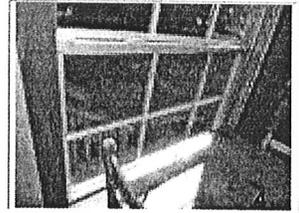
1. Safety Hazard. Woodstove piping is not properly installed and no protection on laminate flooring. This is a fire hazard. Recommend a qualified contractor(see photo 1).
  2. Minor Concern. Ceiling fan in diningroom does not work(see photo 2).
- FYI-Water stain on trim around skylight. Tested dry at the time of inspection(see photo 3).
4. Safety Hazard. Two windows will not stay open. This could cause injury. Recommend a qualified general contractor(see photo 4).
  5. Safety Hazard. Several light switches and outlets are missing covers. This could cause electrical shock. Recommend adding covers(see photo 5).



# Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17



**INSPECTION PHOTOS**

**Interior Rooms #IR1**



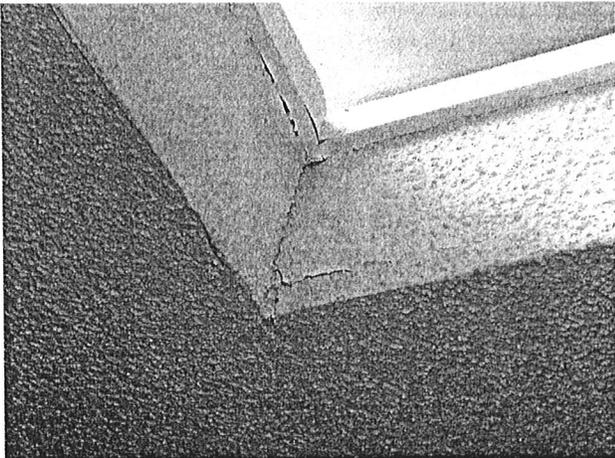
**Woodstove is not installed properly (fire Hazard)**

**Interior Rooms #IR2**



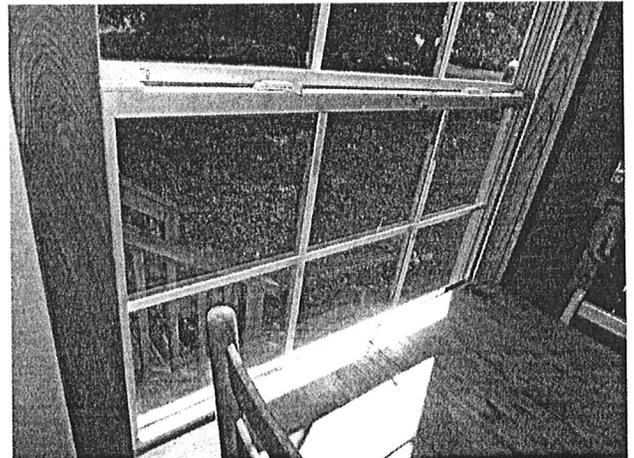
**Ceiling fan does not work**

**Interior Rooms #IR3**



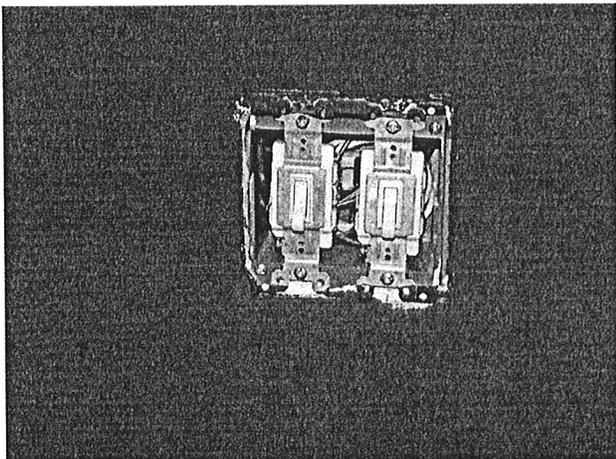
**Water stains on trim around skylight**

**Interior Rooms #IR4**



**Two windows will not stay open**

**Interior Rooms #IR5**



**Missing light switch & outlet covers**

# Foundation

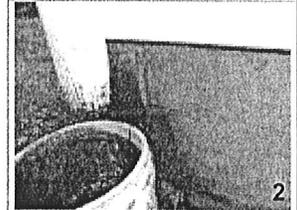
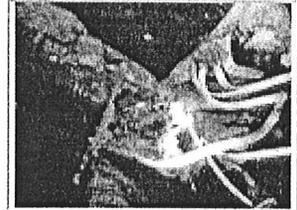
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type: <b>Crawl</b>			
1	Access:	<b>Acceptable</b>	
2	Foundation walls:	<b>Acceptable</b>	<b>See comments below</b>
3	Floor framing:	<b>Acceptable</b>	
4	Insulation:	<b>Acceptable</b>	
5	Ventilation:	<b>Acceptable</b>	
6	Sump pump:	<b>Not Present</b>	
7	Dryness/drainage:	<b>Acceptable</b>	
8	Floor/Slab:	<b>Acceptable</b>	
9	Vapor Retarder:	<b>Acceptable</b>	
10	Electrical:	<b>Acceptable</b>	<b>See comments below</b>
			<b>Safety Hazard!</b>

### INFORMATION

11	Foundation walls:	<b>Block</b>	14	Beams:	<b>Steel I Beam</b>
12	Floors:	<b>Concrete Floor</b>	15	Piers:	<b>Block</b>
13	Joist/Truss Detail:	<b>2x6</b>	16	Sub Floor:	<b>OSB</b>
			17	Insulation:	<b>Fiberglass</b>

### FOUNDATION COMMENTS

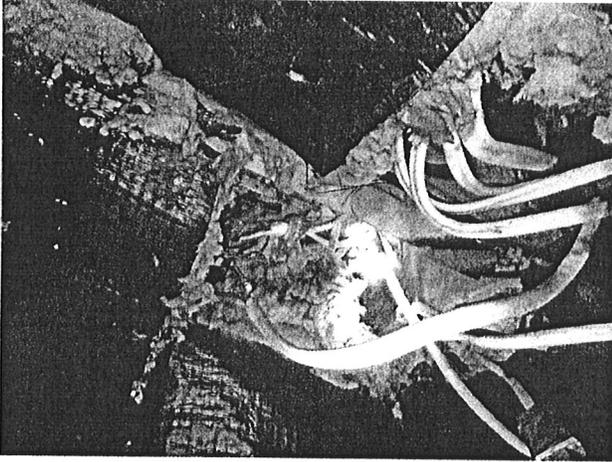
- 18
- Safety Hazard. Open junction box. Per code all junction boxes must have covers. Recommend adding covers(see photo 1).**
- FYI-Cracks on two foundation corners. This is caused by excessive water against foundation from no downspout extensions(see photo 2).**



INSPECTION PHOTOS

Foundation

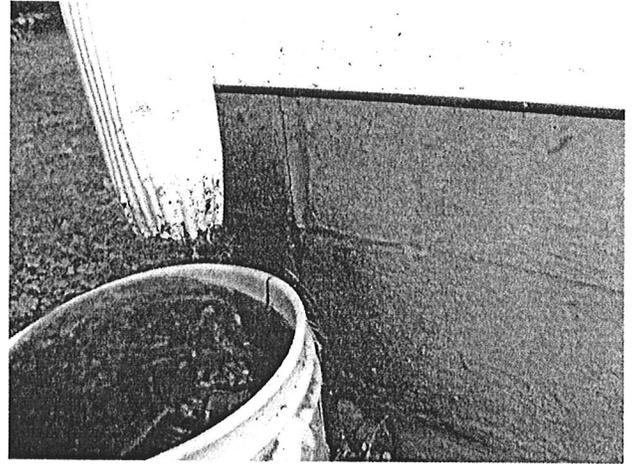
#F1



Open junction box in crawlspace

Foundation

#F2



Crack in foundation

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: 2023-0259

July 24, 2024

CHRISTOPHER BRUMMITT  
1212 US ROUTE 6  
ROME OH 44085

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

**August 29, 2024 at 11:45 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0259 filed for tax year 2023 by CHRISTOPHER BRUMMITT and described as follows:

Parcel ID(s):

1) 36-003-00-014-04 located at 1212 US ROUTE 6 , the market value is \$119,100. The market value sought is \$37,500.

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 2023-0259, CHRISTOPHER BRUMMITT 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

Christopher Brummitt, owner

---

---

---

**Complainant Seeks: \$37,500**

**Subject Parcel: 360030001404**

**Auditor Value: \$119,100**

Hearing No # 8



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: 2023-0259**

CHRISTOPHER BRUMMITT  
 1212 US ROUTE 6  
 ROME OH 44085

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b></p>	<p>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.</p>
---	---

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
36-003-00-014-04	560-HSE TRAIL PLT-R	36-N LYME TWP-PYMATUNING VAL LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$33,600	\$85,500	\$119,100
<b>Adjustment:</b>	\$0	-\$81,600	-\$81,600
<b>New Value:</b>	\$33,600	\$3,900	\$37,500
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$37,500</b>			



\_\_\_\_\_  
 Board of Revision