

Tax year 2023 BOR no. 0261 APR 01 2024 DTE 1 Rev. 12/22  
 County Ashtabula Date received \_\_\_\_\_ Ashtabula County Board of Revision

**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		Larry Hoffman / Kathleen Lamb		5933 Knollwood Dr.	
2. Complainant if not owner				Ashtabula, OH 44004	
3. Complainant's agent					
4. Telephone number and email address of contact person					
Larry - 440-344-7552 Larryh96@hotmail.com / Kathy - 440-344-7552 klamb444@gmail.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		
04-026-10-017000			5933 Knollwood Dr, Ashtabula, OH 44004		
7. Principal use of property <u>primary residence</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		
04-026-10-017-00	160,000	197,300	< 37,300 >		
9. The requested change in value is justified for the following reasons: <u>I would not be able to sell this house for \$197,300.</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. N/A

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 APRIL 1, 2024 Complainant or agent (printed) LARRY HUFFMAN Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Larry Huffman

Sworn to and signed in my presence, this 1 day of April 2024  
(Date) (Month) (Year)

Jara Frable, Notary Public  
Notary State of Ohio

My Commission Expires 3-6-2029

**Situs : 5933 KNOLLWOOD DR**

**Map ID: 04-026-10-017-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
LAMB KATHLEEN S  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 026-10 017-00  
Class Residential  
Living Units 1  
Neighborhood 84100  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
27 KNOLLWOOD ADD

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	165 160		1.03	5	-25	41,430
								41,430

Total Acres: .6061      Legal Acres: 0.61      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,490	41,400	41,400	0	0
Building	54,570	155,900	155,900	0	0
<b>Total</b>	<b>69,060</b>	<b>197,300</b>	<b>197,300</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value  
Value Flag 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	31,900	115,500	147,400
2021	31,900	115,500	147,400
2022	31,900	115,500	147,400

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/06/05	130,000	2-Land And Building	U-Not Validated	579/ 2545	WD-Warranty Deed	HERL H DOUGLAS

**Entrance Information**

Date	ID	Entry Code	Source
11/12/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 5933 KNOLLWOOD DR

Parcel Id: 04-026-10-017-00

LUC: 510

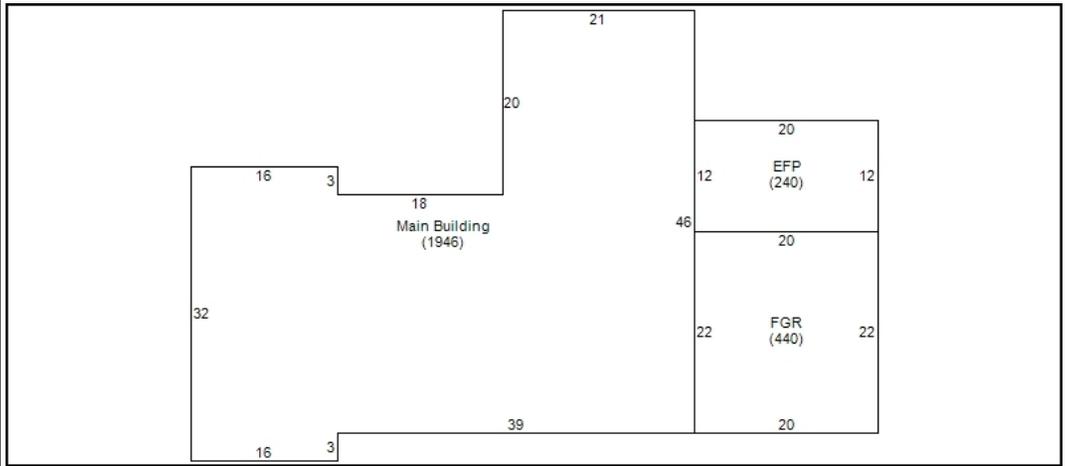
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 91-Fr W/Mas	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1950	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1970	<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> 2
<b>Attic</b> 0-None	<b>WBFP Openings</b> 2
<b>Phy. Condition</b> G-Good 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	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<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					1,946						
2		EFP			240						9,200
3		FGR			440						9,600
4		OFF			120						2,500

**Dwelling Computations**

<b>Base Price</b>	114,600	<b>% Good</b>	65
<b>Plumbing</b>	4,200	<b>Market Adj</b>	
<b>Basement</b>	29,220	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	8,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	156,420	<b>Additions</b>	13,800
<b>Ground Floor Area</b>	1,946		
<b>Total Living Area</b>	1,946	<b>Dwelling Value</b>	155,870

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Shr	2000		x		C	1		S				

**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 Blding Values**

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

Situs : 5933 KNOLLWOOD DR

Parcel Id: 04-026-10-017-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Comments**

Number	Code	Status	Comment
2	FLD	DC	REV14-NO CHANGES
1	FLD	RV	20080416 JC C#01 - 4/08 NEWER ROOF,WINDOWS

**Situs : 5933 KNOLLWOOD DR**

**Parcel Id: 04-026-10-017-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

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Parcel Summary

Values

Land

Sales

CAUV/AG District

Dwelling

Commercial

Outbuildings

Manufacturer Home

Photos

Map

Sketch

Tax Summary

Prior Tax Year

Payment History

Yearly Summary

Special Assessments

Hearing & Tracking

Tax Distribution

PARID: 040261001700  
 NBHD: 84100  
 LAMB KATHLEEN S

JUR: 04  
 ROLL: RP  
 5933 KNOLLWOOD DR

1 of 1

[Return to Search Results](#)

Residential

Card 1  
 Stories 1  
 Construction 91-1/6 BR TO FR  
 Style 03-RANCH  
 Condo Type -  
 Square Feet 1,946  
 Year Built 1950  
 Effective Year 1970  
 Year Remodeled  
 PCT Complete 100

Physical Condition G-GOOD CONDITION  
 Grade C  
 CDU GD-GOOD

Total Rooms 7  
 Bedrooms 2  
 Family Rooms 0  
 Attic 0-NONE  
 Basement 4-FULL BASEMENT  
 Rec Room  
 Finished Basement 0  
 Full Baths 2  
 Half Baths 10  
 Heat 2-BASIC  
 Heating Fuel Type -  
 Prefab Fireplace  
 WBFP Stacks 2  
 Fireplace Openings 21  
 Unfinished Area 0  
 Cost & Design Factor

Dwelling Value 155,870  
 Note 1  
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						1,946			\$0
1	2		EFP				240			\$6,000
1	3		FGR				440			\$6,200
1	4		OFP				120			\$1,600

Actions

- [Neighborhood Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

To print tax bill, click "Tax Bill" link below and press the "Go" button.  
 Please disable the pop-up blocker on your web browser before using

Tax Bill



Go

*QUESTION  
 What are these?*

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: 2023-0261

May 14, 2024

KATHLEEN S. LAMB  
C/O LARRY HUFFMAN  
5933 KNOLLWOOD DR  
ASHTABULA OH 44004

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

**June 12, 2024 at 11:45 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0261 filed for tax year 2023 by KATHLEEN S. LAMB and described as follows:

Parcel ID(s):

1) 04-026-10-017-00 located at 5933 KNOLLWOOD DR, the market value is \$197,300. The market value sought is \$160,000.

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

## OUR HOUSE

5933 KNOLLWOOD DR.

ASHTABULA TWP.

1,940 SQ. FT. HOUSE 0.6 ACRE LOT

RANCH STYLE BUILT 1950

REMODELED 1970

2-BED, 2-BATH ATTACHED GARAGE

PARTIAL UNFINISHED BASEMENT

660 SQ. FT. OF CRAWL SPACE

FORCED AIR HEAT - NO A/C

1- FIREPLACE

OUT DATED KITCHEN

HAS FUSE BOX, PUSHMATIC BREAKER BOX

AND CONVENTIONAL BREAKER BOX

REWIRING NEEDS TO BE DONE

MARKET VALUE \$197,000.

\$/101.38/4

2BR

2 FULL BATH 1 FP

16x32 IS CRAWL

## RECENTLY SOLD HOUSE

724 KNOLLWOOD DR.

ASHTABULA TWP.

1,754 SQ. FT. HOUSE 0.41 ACRE LOT

RANCH WITH BRICK WALLS BUILT 1954

4-BED 2-BATH ATTACHED GARAGE

PARTIAL BASEMENT & CRAWL SPACE

FORCED AIR HEATING & COOLING - FIREPLACE

UPDATED MODERN KITCHEN

SOLD IN 2023 FOR \$140,261. \$79.74/sq

6203 PHILIPS DR.

ASHTABULA TWP.

2,072 SQ. FT.

2-BED 1-BATH

SOLD IN 2023 FOR \$130,000. \$62.74/sq

## HOUSE FOR SALE IN MY NEIGHBORHOOD

626 TALL TREES DR.

ASHTABULA TWP.

1,695 Sq. ft. HOUSE 0.41 ACRE LOT

CAPE COD ARCHITECTURE BUILT 1953

4-BED 2-BATH ATTACHED GARAGE

\* FINISHED FULL BASEMENT

FORCED AIR HEATING & COOLING

FIREPLACE

UPDATED MODERN KITCHEN

ASKING PRICE \$192,000

\$113.27/4

6155 HILLCREST AVE

ASHTABULA TWP.

1,120 Sq. ft. HOUSE 0.27 ACRE LOT

RANCH HOME BUILT 1995

3-BED 2-BATH ATTACHED GARAGE

\* SLAB FOUNDATION

FORCED AIR HEATING & COOLING FLOOR HEATING

UPDATED KITCHEN

ASKING PRICE 174,000.

\$155.36/4

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0261, KATHLEEN S. LAMB is being recorded and the date is 6/12/2024.**

## **Board Members**

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Larry Huffman, husband

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**Complainant Seeks: \$160000**

**Subject Parcel: 040261001700**

**Auditor Value: \$197300**

# HEARING MINUTES

BOR Case: 2023-0261

Owner Name: KATHLEEN S. LAMB

## Board Action

Motion to:  Agree  Set Value \$181,200

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

No Change  Withdrawal  Table

No Show

Other \_\_\_\_\_

### Based Upon:

testimony provided, adjust CDU to average, remove half bath and add full bath, remove one fireplace.

Was Made by: Janet

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

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore:  Passed  Failed

Decision Date: 6/12/24



David Thomas, Auditor  
Secretary of the Board of Revision

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: 2023-0261**

KATHLEEN S. LAMB  
 C/O LARRY HUFFMAN  
 5933 KNOLLWOOD DR  
 ASHTABULA OH 44004

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
04-026-10-017-00	510-1FAMILY PLTD	04-ASHTABULA TWP-ASHTBL AREA CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$41,400	\$155,900	\$197,300	
<b>Adjustment:</b>	\$0	-\$16,100	-\$16,100	
<b>New Value:</b>	\$41,400	\$139,800	\$181,200	

**RESULT: VALUE DECREASE SET VALUE AT \$181,200 BASED ON ADJUSTING CONDITION AND OTHER FACTORS PER OWNER TESTIMONY**

  
 Board of Revision