

Tax year 2023
 County Ashtabula

BOR no. 0263
 Date received MAR 29 2024

FILED ON

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	2831 Sahn Ridge Trust	7831 Sahn Ridge E.	
2. Complainant if not owner		Ashtabula	
3. Complainant's agent	Michelle Boltbot Marasus Trustee	PO Box 145	44004
4. Telephone number and email address of contact person	(440) 822-7341	connect off	44030
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	
030130001100		2831 S. Ridge East Ashtabula OH 44004	
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
030130001100	\$ 130,000	\$ 252,000	\$ 122,000
9. The requested change in value is justified for the following reasons:			
(see attached letter)			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 9/21/2023
 and sale price \$ 165,400 ; 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 (See Attached)

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 3/29/24 Complainant or agent (printed) Mahuli Bohbot Title (if agent) Managing Trustee

Complainant or agent (signature) *Mahuli Bohbot*

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

Notary Lisa Buehner



LISA BUEHNER
Notary Public, State of Ohio
My Commission Expires
08-24-2028

Situs : 2831 SOUTH RIDGE (SR 84) RD E

Map ID: 03-013-00-011-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
ZORN JESSICA A
6850 MILLER RD
BRECKSVILLE OH 44141

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 011-00
Class A
Living Units 1
Neighborhood 83000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13 SEC 2--PATCH TR

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	13500	10.8570	39	0	1	-50	37,160
A	H	13500	1.0000	100	0			17,550
								54,710

Total Acres: 12.067 Legal Acres: 12.07 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,150	54,700	54,700	0	0
Building	69,060	197,300	197,300	0	0
Total	88,210	252,000	252,000	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	42,100	136,100	178,200
2021	42,100	136,100	178,200
2022	42,100	136,100	178,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/21/23	165,400	2-Land And Building	F-Foreclosure		SD-Sheriff Deed	ZORN JESSICA A
07/15/14	235,000	2-Land And Building	U-Not Validated	569/ 252	WD-Warranty Deed	HALLGREN BONNI L
10/15/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	HALLGREN BONNI L
12/18/08		2-Land And Building	U-Not Validated	0229/0435	ET-Temp Exempt	TUSSELL CLARENCE JR

Entrance Information

Date	ID	Entry Code	Source
10/17/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2831 SOUTH RIDGE (SR 84) RD E

Parcel Id: 03-013-00-011-00

LUC: 101

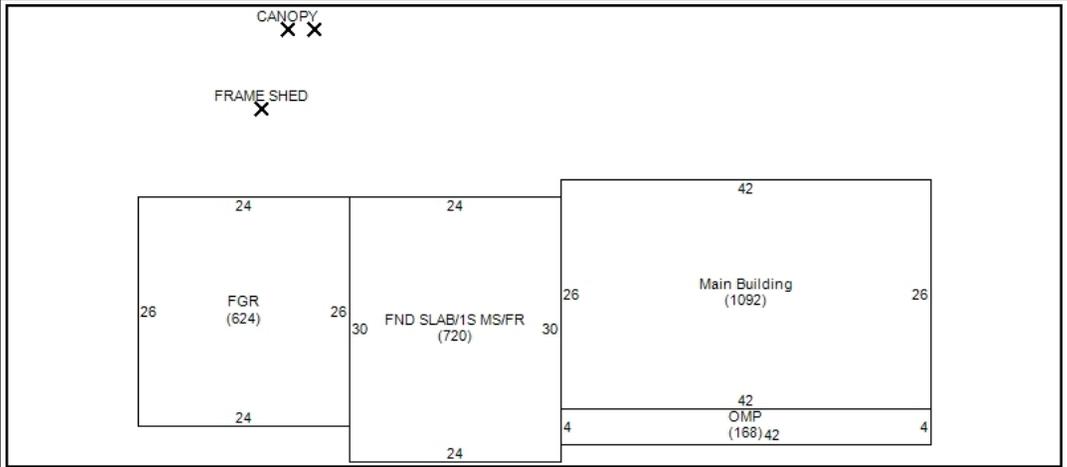
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 93-Fr W/Mas	Family Rooms 1
Style 03-Ranch	Full Baths 2
Year Built 1970	Half Baths 1
Eff Year Built 1975	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area 1092
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average 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 C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
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					1,092						
1		OMP			168						4,000
2	SLB	1S9			720						36,200
3		FGR			624						13,700
4		CNP			560						3,900
5		OFF			48						1,000

Dwelling Computations

Base Price	77,680	% Good	60
Plumbing	8,400	Market Adj	
Basement	19,200	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	27,896	C&D Factor	
		Adj Factor	1.45
Subtotal	133,180	Additions	35,200
Ground Floor Area	1,092	Dwelling Value	173,880
Total Living Area	1,812		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0	1	C	1		S				
2	RG1-Det Garag	2003		28x36	1,008	C	1		A				22,100
3	RC2-Canopy	2003		12x36	432	E	1		A				1,300

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:	

Situs : 2831 SOUTH RIDGE (SR 84) RD E

Parcel Id: 03-013-00-011-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
5	OFC	MI	EASEMENT DEED VOL 552-1959 OCT 15-13 #3582
1	OFC	LC	20031219 PMP C#01 - ADD 1.15 AC FROM 03-013-00-010-00
2	OFC	LC	20031219 PMP C#01 - ADD 1.17 AC FROM 03-013-00-012-00
3	OFC	LC	20031219 PMP C#01 - ADD 8.59 AC FROM 03-013-00-014-00 12/19/2002 #4907
4	FLD	BP	20040609 KO C#01 - 5-11-04:BP#031190-DET.GAR & ATT.EFP 100% 1-1-04

Situs : 2831 SOUTH RIDGE (SR 84) RD E**Parcel Id: 03-013-00-011-00****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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March 28, 2024

Board of Revisions:

Re: Parcel Number: 030130001100 / 2831 South Ridge Rd. East Ashtabula

In November of 2022 there were three separate court ordered appraisals that gave a value of \$180,000 based on the exterior only.

On January 9, 2023 the property was purchased for \$165,400 in an open auction without seeing the interior condition. We did not gain access until almost 10 months later in the end of September 2023. By that time the property had deteriorated considerably from neglect and many unauthorized and unknown entries.

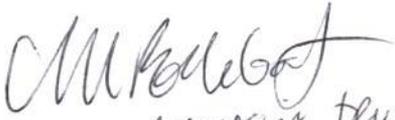
The heating system is water baseboard but almost all of the copper water pipes have been cut out all along the entire length of the walls in almost every room and floor and stolen. The boiler has been damaged to the point that a new one is necessary because all the pipes were cut off. The whole thick sewer pipe from the ceiling to the floor was sawed out and stolen along with the water tank and railings. Many of pipes behind the walls were cut and ripped out so there is extensive unknown damage until some of the walls are opened up, pressure testing on various lines done and then repair to the walls. None of that is included in the estimate I am attaching by a local reputable heating and cooling company. As stated on page two of the estimate, the extent of the damage to piping is unknown and piping for potable water and wastewater on a time and material cost basis is not included in the quote or pricing. The base estimate is almost \$28,000.

I am enclosing photos of the damage with an explanation on the back of each photo and I am enclosing the docket entries referring to the 3 beginning appraisals and the sale price mentioned above. The entire house is full of animal urine in every room, the carpets, the flooring all needs to be removed. The walls are all stained with nicotine. The previous owner had several animals but apparently never took them outside to do their business. Between the nicotine and the urine the smell is unbelievable.

Since there are no pipes, there is no water or heat the property is obviously uninhabitable to anyone. For these reasons I am asking for a reduction of the fair market sales price of \$165,400 minus approximately \$35,400 in damages to a revised value of \$130,000.

Because of the costs involved and some recent health issues we may have to get rid of it as-is. I don't have any other evidence to present at this time and waive the need for an in-person hearing at your discretion.

Thank you for your time.


MANAGING TRUSTEE

11/08/2022	CLERK AND CLERK RECORD	CLERK AND CLERK RECORD Receipt: 268494 Date: 09/26/2023	\$17.00
11/21/2022	INVENTORY AND APPRAISAL FILED SHOWING LANDS APPRAISED AT	INVENTORY AND APPRAISAL FILED SHOWING LANDS APPRAISED AT ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00) HELEN FERRARO, EDWARD CURIE, JAMES REUSCHLING	\$0.00
11/21/2022	HELEN FERRARO APPRAISER	HELEN FERRARO APPRAISER Receipt: 260055 Date: 11/21/2022	\$50.00
11/21/2022	EDWARD CURIE APPRAISER	EDWARD CURIE APPRAISER Receipt: 260055 Date: 11/21/2022	\$50.00
11/21/2022	JAMES REUSCHLING APPRAISER	JAMES REUSCHLING APPRAISER Receipt: 260055 Date: 11/21/2022	\$50.00
12/29/2022	NOTICE OF SHERIFF'S SALE SET FOR . IF PROPERTY DOES NOT SELL ON FIRST SALE DATE, PROPERTY WILL	*FAXED* NOTICE OF SHERIFF'S SALE SET FOR JANUARY 9, 2023 AT 10:00 AM AT HTTPS://WWW.ASHTABULA.SHERIFFSALEAUCTION.OHIO.GOV. IF PROPERTY DOES NOT SELL ON FIRST SALE DATE, PROPERTY WILL BE OFFERED FOR SHERIFF SALE AGAIN ON JANUARY 30,2023 AT 10:00 AM FILED WITH CERTIFICATE OF SERVICE BY JEFFREY R HELMS (Attorney) on behalf of FIFTH THIRD BANK NATIONAL ASSOCIATION (Plaintiff)	\$3.00
01/05/2023	REALAUCTION.COM LLC	REALAUCTION.COM LLC Receipt: 261746 Date: 01/31/2023	\$220.00
01/31/2023	POUNDAGE	POUNDAGE Receipt: 261746 Date: 01/31/2023	\$5.00
02/09/2023	ORDER OF SALE RETURNED SHOWING	ORDER OF SALE RETURNED SHOWING SOLD TO THIRD PARTY PURCHASE FOR THE SUM OF \$165,400.00	
02/09/2023	ASHTABULA CO SHERIFF	ASHTABULA CO SHERIFF \$61.00	\$0.00
02/09/2023	GAZETTE PUBLICATIONS	GAZETTE PUBLICATIONS Receipt: 261988 Date: 02/09/2023 Receipt: 268494 Date: 09/26/2023	\$699.19
03/06/2023	MOTION FOR CONFIRMATION OF SALE FILED WITH CERTIFICATE OF SERVICE FILED	MOTION FOR CONFIRMATION OF SALE FILED WITH CERTIFICATE OF SERVICE FILED Attorney: HELMS, JEFFREY R (0075659) JEFFREY R HELMS (Attorney) on behalf of FIFTH THIRD BANK NATIONAL ASSOCIATION (Plaintiff)	\$0.00

HAVE LLC
 2101 Aetna Road
 Ashtabula, OH 44004



PROPOSAL

Presented to:
Michelle Bohbot
 2831 S Ridge Rd E
 Ashtabula, OH 44004

Job # 218
Proposal # P-218-1
Technician
Issue Date Mar 27 2024

Customer Contact:
 M: 4408127341
 E: sbohbot@roadrunner.com

Service Location:
 2831 S Ridge Rd E
 Ashtabula, OH 44004

Your Price: \$27,560.00

Description	Qty	Price
Hydronic Heat Piping Repairs/Replacement Labor and materials for installation of new piping and radiators for hydronic heating system to replace damaged and removed components. Includes connection to existing boiler and existing piping and radiators (see proposal notes for details).	1	\$27,560.00

Your Price **\$27,560.00**

Review and Sign

Sign up for a Maintenance Plan today!

Recommendations	Qty	Available Savings	Your Price
Cash Discount Discount to total cost for payments made with cash, check, or credit card (maximum \$2,500 in credit card payments per job). To pay via financing, please follow the link in the proposal notes! Cash Discount is based on total scope of work and may be reduced based on final selection of options.	1		\$-2,560.00
Burnham X-204N Gas-Fired Boiler [X-204N] 84% AFUE 104 MBH gas-fired boiler with cast iron heat exchanger. Includes labor and materials for installation and reconnection to existing systems.	1	\$3,250.00	\$3,200.00

I decline the above recommendations

Proposal Notes:

- Installation of new radiators and hydronic heat piping to replace damaged and removed piping.
- Provide and install any necessary fittings and piping to reconnect to remaining radiators on ground floor.
- Fabricate and install new manifold, zone valves, and controller for zoned heating system.
- Install new "near boiler piping" inclusive of expansion tank, autofill, and air scoop.
- Connect all piping to existing boiler.

This pricing does not include costs for any additional drywall/carpentry/etc work that may be required to allow access for new piping installations and repairs from damage when piping was removed.

New Boiler Option

- Install new Burnham 84% AFUE 104MBH boiler and connect to new hydronic piping system.

Domestic/Potable Water System

- Piping for potable water and wastewater to be installed on a time and material cost basis not included within this quote or pricing.
- The extent of damage to piping is unknown and will require pressure testing of various lines to gauge their efficacy for reuse.

To apply for financing for this project, please follow this link!

Customer Approval:

I accept this proposal and agree to the terms and conditions.

Equipment List:

Name	Model #	Manufacturer	Serial #	Warranty
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Contract Terms:

TERMS AND CONDITIONS

1. This Agreement excludes any concealed or reasonably unforeseen conditions discovered at any time during installation of the heating, ventilation, and air conditioning (hereafter referred to as HVAC) equipment which may require either remediation, correction, or replacement of previously installed equipment, hardware, or materials or the re-selection or re-design of new equipment to properly complete installation. Commonly concealed or reasonably unforeseen conditions include, but are not limited to, the presence of harmful materials (e.g. asbestos, lead, water, fecal matter, etc.); structural design or building materials; electrical wiring or service; ductwork or airflow; and chimney or flue pipes. Before completion of the work, Customer has a right to a written estimate for any additional expenses or work that will be performed above those costs specified in this Agreement but are necessary for proper installation and operation of the HVAC system inclusive of those to be completed by a third party. In the event Customer does not authorize the additional expense so installation may be properly completed by HAVE Heating and Air Conditioning, LLC (hereafter referred to as Seller), charges will be imposed including, but not limited to, disassembly, reassembly, or partially completed work directly related to the actual amount of labor and/or parts involved in the service; service charges; and traveling to and from the work site.
2. Seller guarantees all equipment, hardware, materials, and labor (hereafter referred to as "Project") to be as specified herein with all work completed in a neat and professional manner in accordance with manufacturer specifications; industry standards and best practices; occupational safety requirements; local, state, and national Codes; and other authorities having jurisdiction. Any additions to the Project requested by the Customer that are not described or specified herein shall be provided only upon verbal or written authorization from the Customer and paid as an additional charge.
3. Customer agrees this is not a "home solicitation sale" Agreement as the Customer initiated contact for the purpose of negotiating a purchase with Seller, a business establishment at 2101 Aetna Rd., Ashtabula OH where the equipment and services involved in this transaction are regularly offered for sale.
4. Reasonable steps shall be taken by Seller to ensure commencement of the Project in a timely manner unless otherwise agreed or caused either directly or indirectly by unforeseen events beyond Seller's control including but not limited to construction delays, extreme weather conditions, fire, acts of God, labor disputes, national or state emergency including natural disaster and threats to public health, or civil unrest. If eight (8) weeks pass without commencement of the Project by Seller, the Customer shall be notified about the delay and offered a full refund to be sent within two weeks if the Customer so requests. If equipment availability is an issue, Customer may be given the option of agreeing to substitute substantially similar equipment of equal or greater value, not a lower normal price than the original equipment unless the Customer so agrees.
5. Customer shall permit and provide Seller with reasonable access to the property on which the HVAC equipment is to be installed between the hours of 7:00 a.m. and 7:00 p.m. local time, Monday through Friday, excluding federal holidays unless otherwise agreed to and arranged. Reasonable access includes a safe, sanitary, and navigable work environment. If Seller, at its discretion, should determine that installation cannot be initiated due to a lack of reasonable access, a charge will be imposed for traveling to and from the work site and installation will be rescheduled until such time that the Customer provides reasonable access to the property. When a Project may require Seller to retain a separate service provider (e.g., aerial lift or crane; environmental remediation, etc.), Customer shall provide the same reasonable access for these services. When a Project is for an occupied rental property, the Customer shall be responsible for providing advance notice of entry by Seller to the tenant(s) as required by law for the same reasonable access to the property.
6. Upon commencement of the Project upon Customer's property, the Customer assumes all risk of loss or damage to such equipment. Customer is solely responsible for the security and insurance of all Project equipment, hardware, and materials to protect all interests of Seller. Liability insurance and Workers Compensation coverage associated with the Project shall be the responsibility of Seller.
7. Location, placement, positioning, and orientation of equipment and accessories is subject to change during installation based upon structural considerations; current or future accessibility to equipment or utilities; manufacturer specifications; local, state, and national Codes; soil, grade, or landscaping; and any other considerations necessary for proper installation and operation of the Project. Customer is responsible for communicating to Seller any reasonable preferences or limitations on matters of aesthetics. The decisions by Seller are final, conclusive, and binding on all



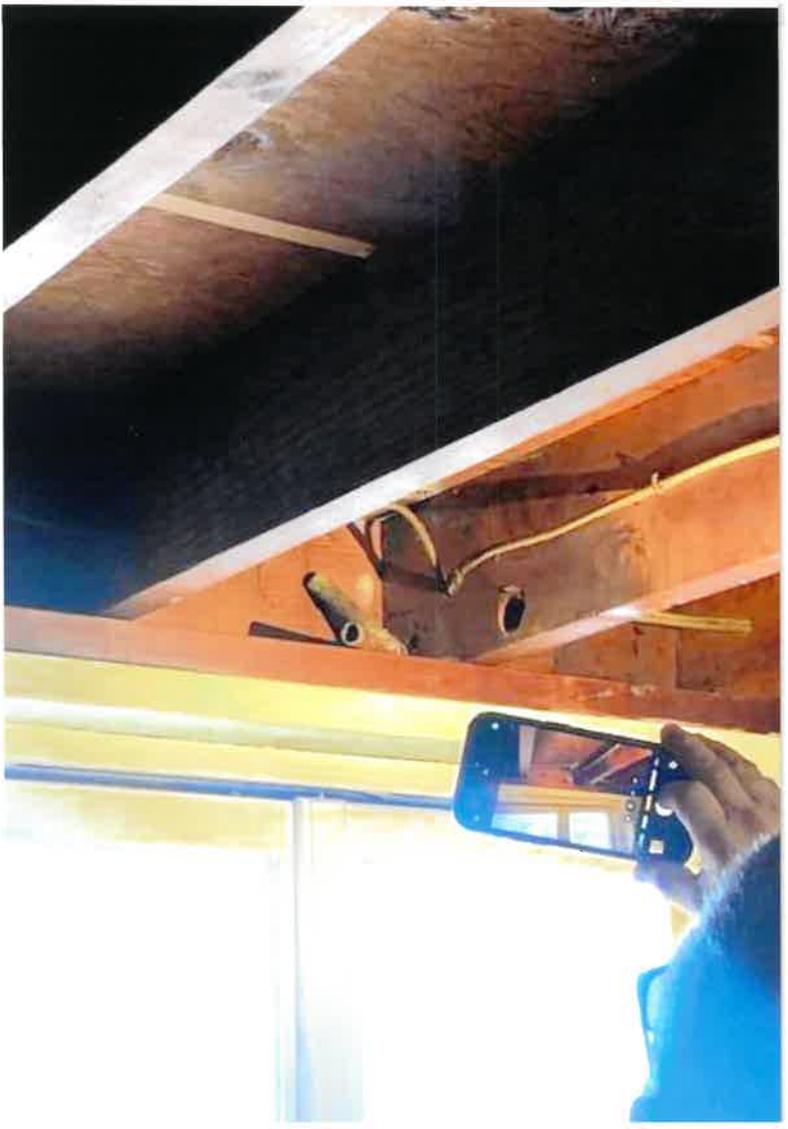
FAMILY ROOM FLOOR S
cut out copper pipes
along wall

2831 S. RIDGE RD East



white SEWER pipe cut
out

2831 S. Ridge RD East



cut out copper pipes

2831 S. Ridge Rd East



cut copper water pipes

2831 S. Ridge RD East



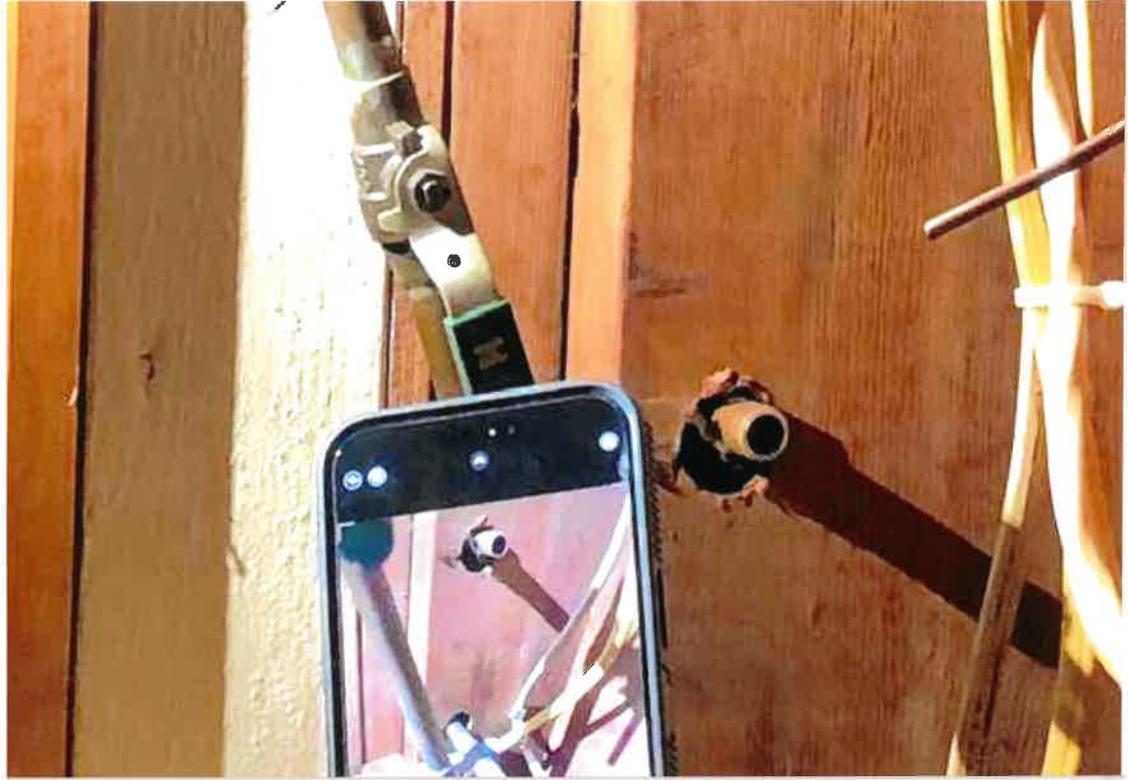
cut out sewer pipe

2831 S. Ridge Rd east



More cut copper pipes

2831 S. Ridge Rd east



Make cut copper
pipes

2831 S. RIDGE RD EAST



More cut copper pipes

2831 S. Ridge Rd east



cut copper SINKER pipe & cut water
pipe in upper right HAND corner

2831 S. RIDGE RD EAST



More cut copper pipes

2831 S. Rose RD East



cut main water line

2831 Spruce Rd East



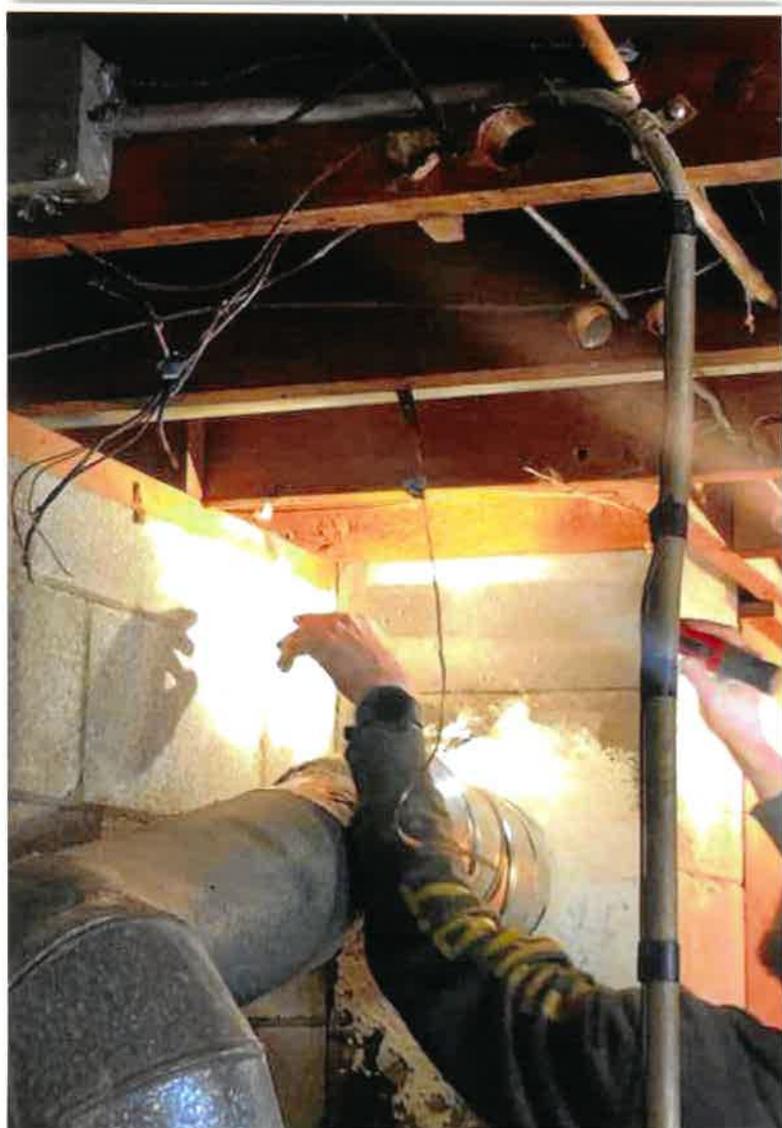
DAMAGED Boilers
from cut copper pipes

2831 S. Ridge Rd. East



Cut copper pipes

7831 S. Ridge Rd East



cut copper pipes
(up above)

2831 S. Ridge RD East



BEDROOM - cut out copper
pipes along walls

2831 S. RIDGE RD EAST



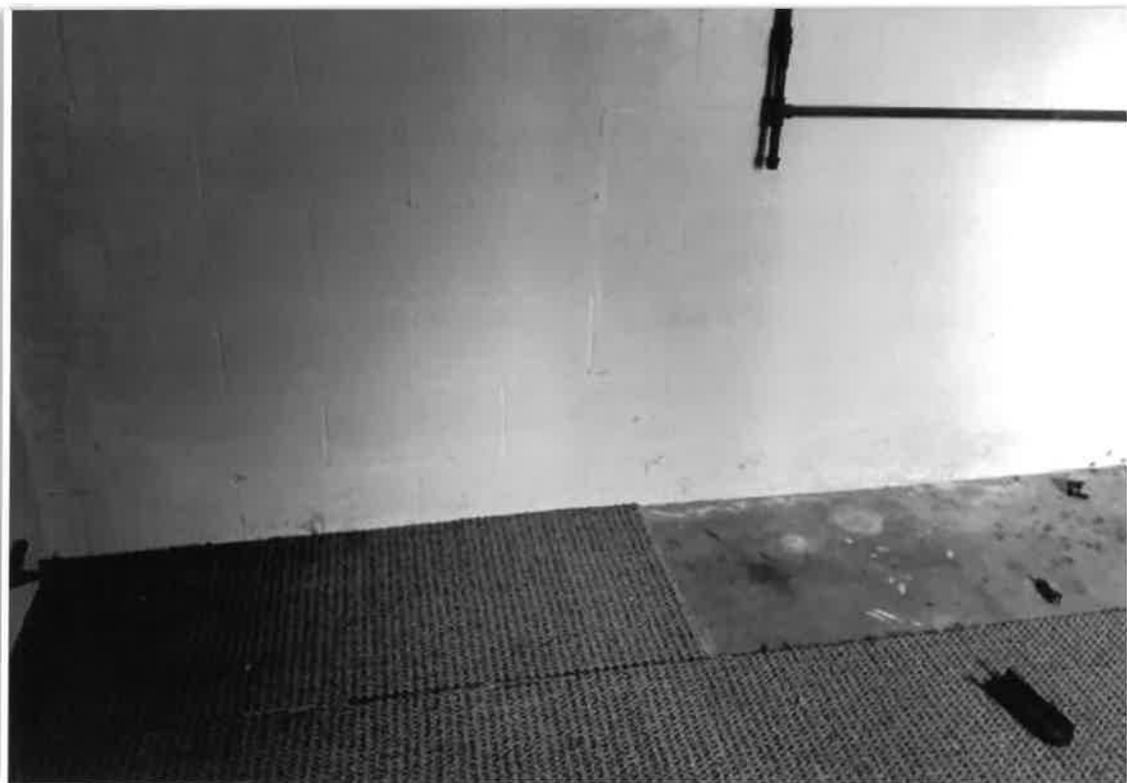
FAMILY ROOM FLOOR
AND cut out pipes
along BACK wall

2831 S. Ridge RD east



family room cut out
water copper pipes
along walls

2831 S. Ridge Rd East



cut out copper water pipes

(Missing all along the wall)
↑
(entire)

2831 S. Ridge RD east



cut copper water pipes

2831 S. Ridge Rd East



FAMILY ROOM - FLOOR

2831 S. RIDGE ROBERT



cut water pipes & flooring
↑
(copper)

2831 S. Ridge Rd East



cut out copper pipes all along
room

2031 S. Ridge Rd east



Back Door, Flooring, Walls & out
out copper pipes

2831 S. Ridge Rd East



Bedroom - cut water pipes (copper)



cut out copper water pipes in FAMILY
ROOM

2831 S. Ridge RD east



Master Bedroom - cut out copper water
pipes

2831 S. Ridge Rd. East



ceiling - FAMILY ROOM
+ NICHE ON WALLS

2831 S. Ridge Rd East



Carpet - Main Room

2831 S. Ridge Rd East



DINING ROOM FLOOR
Full of DOG URINE
stains

2831 S. Ridge Rd East



MASTER BEDROOM
FLOOR, Full of
URINE (DOGS)

2831 S. Ridge RD East



Bedroom

2831 S. Ridge Rd East



Bedroom walls & carpet

2831 S. Ridge Rd East



Ripped out metal railing
MAIN entry

2831 S. Ridge Rd East



2ND BATHROOM

2831 S. Ridge Rd east



Flood & wall

2831 S. Ridge Rd East



2ND BATHROOM

2831 S. Ridge Rd east



Entry door

2831 S. Ridge Rd East



bathroom - (master)

2831 S. Ridge RD East



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

BOR #2023-0263

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
03-013-00-011-00	\$252,000	\$130,000

Resolution: Set total value at **\$165,200** adjusting condition based on evidence submitted showing current status of dwelling.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: *Machelle Bohler* Date: 6/1/24
Print Name: Machelle Bohler

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

May 21, 2024

2831 S Ridge East Signatory Trustee
c/o Michelle Bohbot
PO Box 145
Conneaut, OH 44030

BOR 2023-0263

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within fourteen (14) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0263

Case Name: 2831 S RIDGE EAST SIGNATORY TRUSTEE

Case Type: VL

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

Complainant Seeks: \$130000

Subject Parcel: 030130001100

Auditor Value: \$252000

NON-HEARING MINUTES

BOR Case: 2023-0263

Owner Name: 2831 S RIDGE EAST SIGNATORY TRUSTEE

Board Action

Motion to: Agree Set Value \$165,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter, several areas of deferred conditions. Change condition and CDU to poor
with -75 functional.

Was Made by: Janet

2nd by: Alex

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

Motion therefore: Passed Failed

Decision Date: 6/12/24

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: 2023-0263

2831 S RIDGE EAST SIGNATORY TRUSTEE
 C/O MICHELLE BOHBOT
 PO BOX 145
 CONNEAUT OH 44030

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
03-013-00-011-00	101-GRAIN GEN FARM	03-ASHTABULA TWP-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$54,700	\$197,300	\$252,000	
Adjustment:	\$0	-\$86,800	-\$86,800	
New Value:	\$54,700	\$110,500	\$165,200	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$165,200 BASED ON SIGNED OFFER LETTER				


 Board of Revision