

Tax year 2024

BOR no. 0214

FILED ON

DTE 1
Rev 12/22

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.

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Diane M. Rose</u>	<u>1563 Sugar Creek</u>
2. Complainant if not owner		<u>Roaming Shores</u>
3. Complainant's agent		<u>Ohio 44084</u>
4. Telephone number and email address of contact person <u>440-563-3072 - 440-645-8353 Mac 36@windstream.net</u>		
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	

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
66-014-20-30-00	<u>360,500</u>	<u>412,700</u>	<u>52,200</u>
<u>66-014-20-30-00</u>			

9. The requested change in value is justified for the following reasons:
Needs new roof leaks in house. all new windows wind come in. Glass sliding doors front steps all uneven replace needed. reducing parts of deck (painting) house

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date None 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 3/30/24 Complainant or agent (printed) Diane M Rose Title (if agent) _____

Complainant or agent (signature) Diane M Rose

Sworn to and signed in my presence, this March 30, 2024 day of March 2024
(Date) (Month) (Year)

Notary Melissa Kersey



MELISSA KERSEY
Notary Public, State of Ohio
My Commission Expires:
March 14, 2028

Situs : 1563 SUGAR CREEK DR

Map ID: 66-014-20-030-00

LUC: 510

Card: 1 of 1

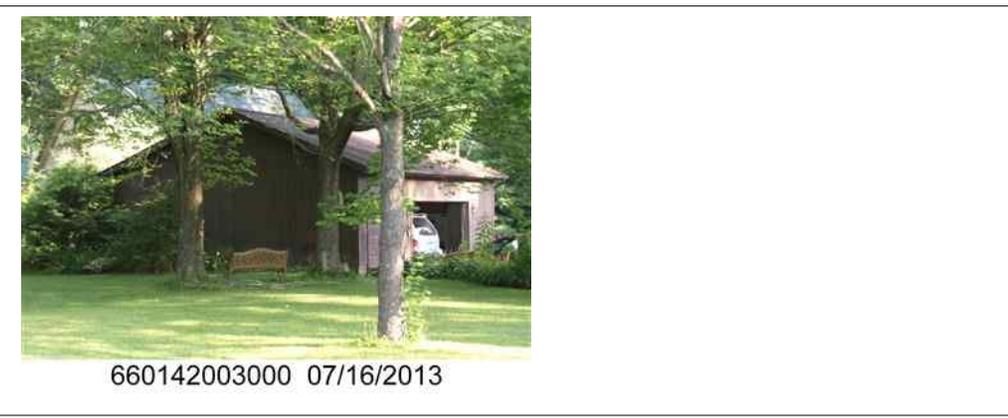
Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
ROSE DIANE M
1563 SUGAR CREEK
ROCK CREEK OH 44084

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 014-20 030-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
1563 ROAMING ROCK
NO 14

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	96500	0	0	0			125,450
								125,450

Total Acres: .7492 Legal Acres: 0.77 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	43,930	125,500	125,500	0	0
Building	100,520	287,200	287,200	0	0
Total	144,450	412,700	412,700	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	96,500	191,400	287,900
2021	96,500	191,400	287,900
2022	96,500	191,400	287,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/04/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		AF-Affidavit Of Survivorship	ROSE JERRY L
05/29/98	173,000	2-Land And Building	U-Not Validated	0085/2393	SV-Survivorship	SCHMITT FRANK W

Entrance Information

Date	ID	Entry Code	Source
03/18/14	WPW	6-Occupant Not Home	3-Other
11/12/18	MJR	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1563 SUGAR CREEK DR

Parcel Id: 66-014-20-030-00

LUC: 510

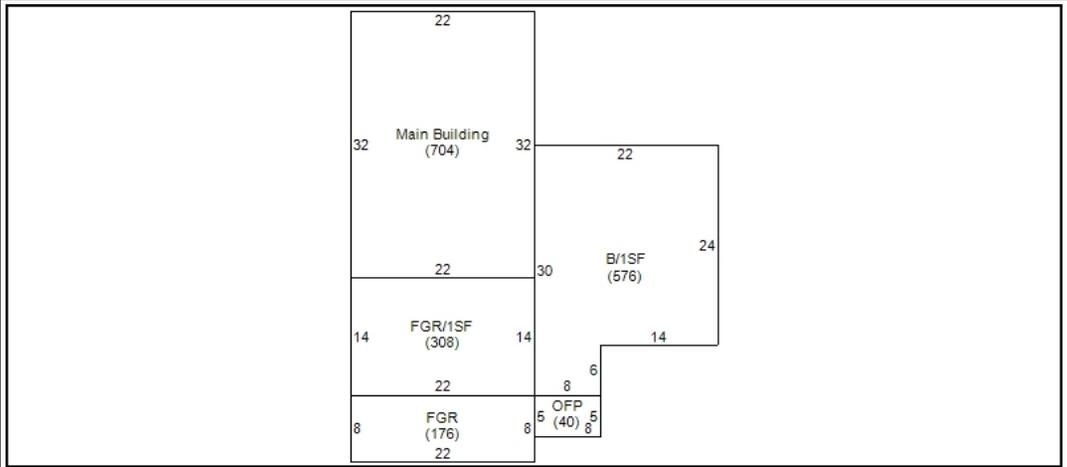
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 14-Contemporary	Full Baths 2
Year Built 1978	Half Baths 0
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 2-1/2 Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
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 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 10
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
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					704						
1	BSM	1SF			576						46,700
2		OFF			40						1,100
3		FGR			176						5,100
4		FGR	1SF		308						22,800
5			BAL		88						1,800
6		WDK			176						2,600
7		WDK			280						4,200

Dwelling Computations

Base Price 113,140	% Good 75
Plumbing 6,700	Market Adj
Basement 10,310	Functional
Heating 5,150	Economic 100
Attic 0	% Complete 100
Other Features 5,000	C&D Factor 10
	Adj Factor 1.5
Subtotal 140,300	Additions 63,300
Ground Floor Area 704	
Total Living Area 2,292	Dwelling Value 268,550
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	RG1-Det Garag	1999		24x36	864	C	1		A				18,600

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 : 1563 SUGAR CREEK DR

Parcel Id: 66-014-20-030-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Comments

Number	Code	Status	Comment
1	FLD	DC	19960226 C#01 - HSE BOUGHT IN 10-95 FOR 142,000 BANK APPRAISED AT 151,000-
2	FLD	DC	19960226 C#01 - PER MRS OWN.
3	FLD	BP	20000929 JP C#01 - 9-20-00 BP#P990427 FOR POLEBARN 100% FOR 1-1-00
4	FLD	DC	20020424 JV C#01 - 5/7/01 2ND F/P BRICKED CLOSED A/C ADDED 2000 PER MRS

Situs : 1563 SUGAR CREEK DR

Parcel Id: 66-014-20-030-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

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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: 2023-0264

July 24, 2024

DIANE M ROSE
1563 SUGAR CREEK
ROAMING SHORES OH 44084

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

August 29, 2024 at 2:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0264 filed for tax year 2023 by DIANE M ROSE and described as follows:

Parcel ID(s):

1) 66-014-20-030-00 located at 1563 SUGAR CREEK DR, the market value is \$412,700.
The market value sought is \$360,500.

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



Contract - Detailed

Pella Window and Door Showroom of Westlake
 975 Crocker Road
 Westlake, OH 44145-1030

Sales Rep Name: Greenfield, Jon
 Sales Rep Phone: 440-334-6679
 Sales Rep Fax:
 Sales Rep E-Mail: jon_greenfield@gunton.com

Customer Information	Project/Delivery Address	Order Information
Diane Rose 1563 Sugar Creek Dr Roaming Shores, OH 44084-9623 Primary Phone: (440) 6458353 Mobile Phone: Fax Number: E-Mail: Great Plains #: 1008021484 Customer Number: 1011816726 Customer Account: 1008021484	Diane Rose - 1563 Sugar Creek Dr, Roaming Shores, 1563 Sugar Creek Dr Lot # Roaming Shores, OH 44084 County:	Quote Name: Diane Rose - 1563 Sugar Creek Dr, Roaming Order Number: 759 Quote Number: 18532937 Order Type: OrderTypeName Payment Terms: Tax Code: Quoted Date: 8/13/2024

Customer Notes:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	Bathroom	Pella 250 Series, Casement Left, 23 X 37, Brown	\$1,530.16	1	\$1,530.16
	 Viewed From Exterior	PK # 2172 1: Non-Standard Size Non-Standard Size Left Casement Frame Size: 23 X 37 General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: Brown, Laminated Interior Color / Finish: White Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware Screen: Full Screen, InView™ Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.46, CPD PEL-N-239-00155-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 30, OITC 25, Clear Opening Width 11.369, Clear Opening Height 31.876, Clear Opening Area 2.516654, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 120".			

Frame Size: 23" X 37"

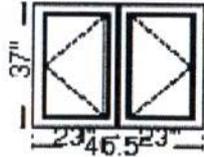
For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes
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11 Spare Bedroom

Pella 250 Series, 2-Wide Casement, 46.5 X 37, Brown

Item Price	Qty	Ext'd Price
\$2,796.85	1	\$2,796.85



PK #
2172

Viewed From Exterior

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 23 X 37

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Clear Opening Width 11.369, Clear Opening Height 31.876, Clear Opening Area 2.516654, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

2: Non-Standard Size Non-Standard Size Right Casement

Frame Size: 23 X 37

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Clear Opening Width 11.369, Clear Opening Height 31.876, Clear Opening Area 2.516654, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

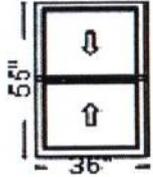
Vertical Mull 1: Factory Mull, 1/2" Integral Mullion

Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 167".

Frame Size: 46.5" X 37"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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12	Spare Bedrooms	Pella 250 Series, Double Hung, 36 X 55, Brown	\$1,525.47	2	\$3,050.94
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Viewed From Exterior

PK #
2172

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 36 X 55

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00155-00001, Performance Class R, PG 35, Calculated Positive DP

Rating 35, Calculated Negative DP Rating 35, STC 26, OITC 22, Clear Opening Width 30.954, Clear Opening Height 22.089, Clear Opening Area

4.748215, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 182".

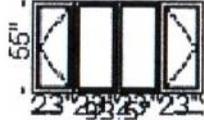
Frame Size: 36" X 55"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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13 Living Room

Pella 250 Series, 4-Wide Casement, 93.5 X 55, Brown

Item Price	Qty	Ext'd Price
\$5,985.10	1	\$5,985.10



PK #
2172

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Left Casement

Frame Size: 23 X 55
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Clear Opening Width 11.369, Clear Opening Height 49.876, Clear Opening Area 3.93778, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille.

2: Non-Standard SizeNon-Standard Size Fixed Direct Set

Frame Size: 23 X 55
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-240-00120-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24
Grille: No Grille.

3: Non-Standard SizeNon-Standard Size Fixed Direct Set

Frame Size: 23 X 55
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-240-00120-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 28, OITC 24
Grille: No Grille.

4: Non-Standard SizeNon-Standard Size Right Casement

Frame Size: 23 X 55
General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: Brown, Laminated
Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Clear Opening Width 11.369, Clear Opening Height 49.876, Clear Opening Area 3.93778, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille.

Vertical Mull 1: FactoryMull, 1/2" Structural Mullion, Frame To Frame Width- 0.5", Mull Design Pressure- 20

Vertical Mull 2: FactoryMull, 1/2" Structural Mullion, Frame To Frame Width- 0.5", Mull Design Pressure- 20

Vertical Mull 3: FactoryMull, 1/2" Structural Mullion, Frame To Frame Width- 0.5", Mull Design Pressure- 20

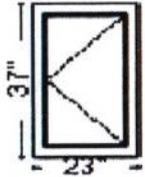
Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 297".

Frame Size: 93.5" X 55"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15	Spare Bedroom	Pella 250 Series, Casement Left, 23 X 37, Brown	\$1,346.36	1	\$1,346.36
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Viewed From Exterior

PK #
2172

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 23 X 37

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Clear Opening Width 11.369, Clear Opening Height 31.876, Clear Opening Area 2.516654, Egress Does not meet typical United States egress, but may comply with local code requirements

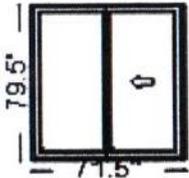
Grille: No Grille,

Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 120".

Frame Size: 23" X 37"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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16	None Assigned	Pella 250 Series, Double Sliding Door, Fixed / Vent Left, 71.5 X 79.5, Brown	\$4,244.15	3	\$12,732.45
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Viewed From Exterior

PK #
2172

1: 7280 Fixed / Vent Left Double Sliding Door

Frame Size: 71 1/2 X 79 1/2

General Information: Factory Assembled, Standard, Vinyl, Nail Fin, No Foam Insulated, 5", 1 1/8", 3 7/8", No Sill Pan

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: White, Keylock Included, White, Brown, Steel

Screen: Sliding Screen, Brown, Premium, InView™

Unit Accessories: No Accessory Option

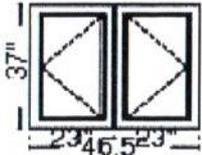
Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.52, CPD PEL-N-251-00005-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, STC 29, OITC 24

Grille: No Grille,

Wrapping Information: Pella Recommended Clearance, Perimeter Length = 302".

Frame Size: 71.5" X 79.5"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	Spare Bedroom	Pella 250 Series, 2-Wide Casement, 46.5 X 37, Brown	\$2,796.85	1	\$2,796.85



PK #
2172

Viewed From Exterior

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 23 X 37

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille.

2: Non-Standard Size Non-Standard Size Right Casement

Frame Size: 23 X 37

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware

Screen: Full Screen, InView™

Performance Information: U-Factor 0.27, SHGC 0.25, VLT 0.47, CPD PEL-N-239-00147-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille.

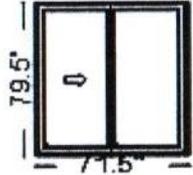
Vertical Mull 1: Factory Mull, 1/2" Integral Mullion

Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 167".

Frame Size: 46.5" X 37"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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25	None Assigned	Pella 250 Series, Double Sliding Door, Vent Right / Fixed, 71.5 X 79.5, Brown	\$4,244.15	3	\$12,732.45
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Viewed From Exterior

PK#
2172

1: 7280 Vent Right / Fixed Double Sliding Door

Frame Size: 71 1/2 X 79 1/2

General Information: Factory Assembled, Standard, Vinyl, Nail Fin, No Foam Insulated, 5", 1 1/8", 3 7/8", No Sill Pan

Exterior Color / Finish: Brown, Laminated

Interior Color / Finish: White

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: White, Keylock Included, White, Brown, Steel

Screen: Sliding Screen, Brown, Premium, InView™

Unit Accessories: No Accessory Option

Performance Information: U-Factor 0.30, SHGC 0.28, VLT 0.52, CPD PEL-N-251-00005-00001, Performance Class R, PG 35, Calculated Positive DP

Rating 35, Calculated Negative DP Rating 35, STC 29, OITC 24

Grille: No Grille,

Wrapping Information: Pella Recommended Clearance, Perimeter Length = 302".

Frame Size: 71.5" X 79.5"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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30	None Assigned	Wood Products 2 1/2 Ranch 1, Length: 96, Prefinished White. Wood Type: Pine	\$67.65	32	\$2,164.80
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Viewed From Exterior

PK#
2172

1: Accessory

Frame Size: 1 X 1

General Information: Pine, 2 1/2 Ranch 1

Interior Color / Finish: Prefinished White Paint Interior

Wrapping Information: Perimeter Length = 0".

Frame Size: 0" X 0"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
31		All labor, materials, installation	\$22,856.80	1	\$22,856.80

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
35	None Assigned	Wood Products 2 1/2 Ranch 1, Length: 144, Prefinished White. Wood Type: Pine	\$104.32	7	\$730.24



1: Accessory
 Frame Size: 1 X 1
 General Information: Pine, 2 1/2 Ranch 1
 Interior Color / Finish: Prefinished White Paint Interior
 Wrapping Information: Perimeter Length = 0".

Viewed From Exterior

Frame Size: 0" X 0"

Thank You For Purchasing Pella® Products

I hereby authorize Gunton Corporation, its affiliates and subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below. I understand this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc.). I hereby release and discharge Gunton Corporation and its affiliates and subsidiaries for any claim associated with the use of said materials. Consequently, Gunton Corporation, its affiliates and subsidiaries may publish materials, photographs, videos and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate.

Printed Name: _____ Date: _____

Signature: _____

NOTICE TO CONSUMER OF RIGHT TO CANCEL

You, the buyer, may cancel this transaction/contract at any time prior to midnight of the third business day after the date of this transaction/contract. Weekends and holidays are not business days. Your right to cancel the contract is determined by the laws of the state in which you reside. **We have attached a form setting forth your rights.** That form will be given to you by our salesperson, along with this contract. Please review the form carefully.

Customer: Diane Rose

Project Name: Diane Rose - 1563 Sugar Creek Dr, Roaming Shores,

Order Number: 759

Quote Number: 18532937

Note: These totals DO NOT include tax

Order Totals	
Taxable Subtotal	\$68,723.00
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$68,723.00
Deposit Received	\$0.00
Amount Due	\$68,723.00

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature



Walker Roofing & Construction LLC

8887 East Ave
Mentor, OH 44060
PH: 440-527-3039
FX: 440-579-0130
email: walkerroofingandconst@gmail.com

Client: Diane Rose
Property: 1563 Sugar Creek Drive
Roaming Shores, OH 44084

Cellular: (440) 645-8353

Operator: JAMIE

Estimator: Joey A. Walker
Company: Walker Roofing & Construction LLC

Business: (440) 527-3039
E-mail: walkerroofingandconst@gmail.com

Type of Estimate:

Date Entered: 8/28/2024

Date Assigned:

Price List: OHCL8X_AUG24

Labor Efficiency: Restoration/Service/Remodel

Estimate: ROSE_D

Walker Roofing & Construction LLC. has prepared this estimate based on visible damages found and a scope of work to be performed in accordance with our opinions. Items such as hidden damages or unforeseen future developments cannot be forecasted, so this estimate represents our opinions as to an estimated measure of damages that exist as of the date of preparation. This estimate is only good for 30 days.

*** Walker Roofing & Construction, at no additional cost to homeowners, provides the industries best warranty! A 50-year roof warranty on residential / 25- year on commercial, for fully shingled roofs, on labor and materials through CertainTeed. This warranty is transferable one time to a new owner within the first 10-years.***

*** Walker Roofing & Construction, also at no additional cost to homeowners who have a complete new roof installed or roof repair, provides a comprehensive Roof Maintenance Program. During our free inspections receive a 5% discount off recommended repairs. Together protecting your investment for years to come! Let us know if you want to opt in.***

*** We can also offer financing and credit card payments if needed (credit card payments comes with a 3.6% fee added to the total).***



Walker Roofing & Construction LLC

8887 East Ave
 Mentor, OH 44060
 PH: 440-527-3039
 FX: 440-579-0130
 email: walkerroofingandconst@gmail.com

ROSE_D

House Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Tear off, haul and dispose of comp. shingles - Laminated	22.64 SQ	67.00	0.00	0.00	1,516.88
2. Laminated - comp. shingle rfg. - w/out felt	25.00 SQ	0.00	242.00	232.78	6,282.78
**UPGRADE to Pro-shingles \$750					
3. Asphalt starter - universal starter course	340.00 LF	0.00	1.41	15.28	494.68
4. R&R Drip edge	340.00 LF	0.44	2.00	26.87	856.47
5. R&R Counterflashing - Apron flashing	30.00 LF	0.78	12.00	4.52	387.92
6. Step flashing	65.00 LF	0.00	12.00	9.33	789.33
7. Roofing felt - synthetic underlayment	11.60 SQ	0.00	35.00	19.40	425.40
8. Ice & water barrier	1,104.00 SF	0.00	1.35	43.22	1,533.62
*2 rows on eaves (also includes 1 row on apron flashing, step flashing and valleys)					
9. R&R Hip / Ridge cap - Standard profile - composition shingles	74.00 LF	2.78	3.78	16.90	502.34
10. R&R Continuous ridge vent - shingle-over style	66.00 LF	1.14	5.78	21.58	478.30
11. R&R Chimney flashing - average (32" x 36")	2.00 EA	25.08	415.00	15.77	895.93
14. R&R Flashing - pipe jack	2.00 EA	9.42	59.24	2.62	139.94
Totals: House Roof				408.27	14,303.59

Garage Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Tear off, haul and dispose of comp. shingles - Laminated	10.86 SQ	67.00	0.00	0.00	727.62
16. Laminated - comp. shingle rfg. - w/out felt	12.00 SQ	0.00	275.00	111.73	3,411.73
**UPGRADE to Pro-shingles \$360					
17. Asphalt starter - universal starter course	150.00 LF	0.00	1.41	6.74	218.24
18. R&R Drip edge	150.00 LF	0.44	2.00	11.85	377.85



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CONTINUED - Garage Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
19. Roofing felt - synthetic underlayment	10.86 SQ	0.00	35.00	18.16	398.26
20. R&R Hip / Ridge cap - Standard profile - composition shingles	38.00 LF	2.78	3.78	8.68	257.96
Totals: Garage Roof				157.16	5,391.66

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
21. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	550.42	0.00	0.00	550.42
Totals: Debris Removal				0.00	550.42

Line Item Totals: ROSE_D **565.43** **20,245.67**



Walker Roofing & Construction LLC

8887 East Ave
Mentor, OH 44060
PH: 440-527-3039
FX: 440-579-0130
email: walkerroofingandconst@gmail.com

Summary

Line Item Total	19,680.24
Material Sales Tax	565.43
Replacement Cost Value	\$20,245.67
Net Claim	\$20,245.67

Joey A. Walker

Dock is pulling away
from wall.

no updates same oven &
stove - same cupboards when
house was built

House must be painted
in rooms where
leakage

Does not include front porch
& long window all one piece
can see through door when
closed



Family Room
Fired once

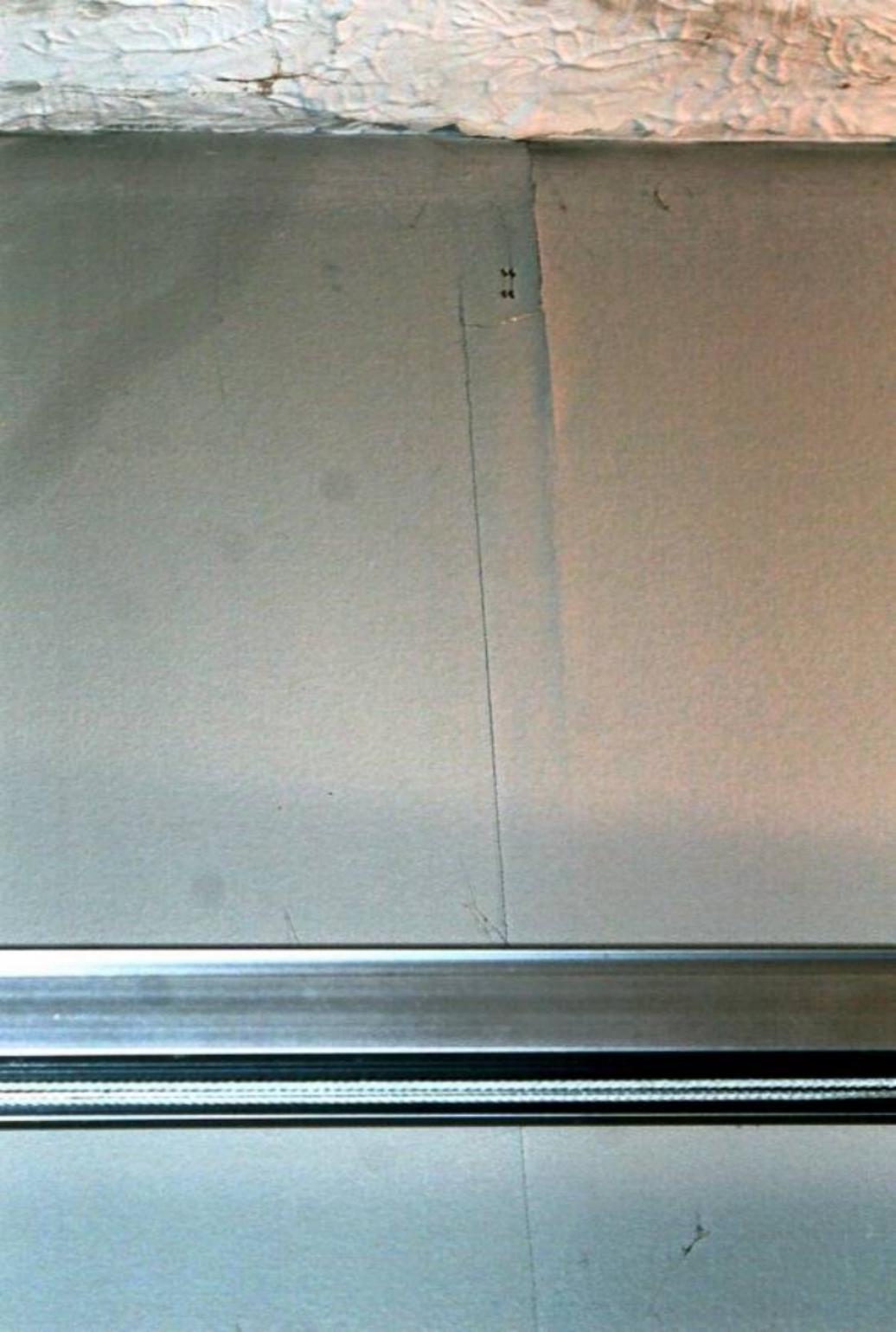








































Living Room
Had just 3Xs



Front steps

Not up to code

Blocks broken

paid him











deck









HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0264, DIANE M ROSE is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Diane Rose, owner

Complainant Seeks: \$360,500

Subject Parcel: 660142003000

Auditor Value: \$412,700

Hearing No # 10

HEARING MINUTES

BOR Case: 2023-0264

Owner Name: DIANE M ROSE

Board Action

Motion to: Agree Set Value \$376,800

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony and evidence presented adjust condition and CDU to fair.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 8/29/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 10

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: 2023-0264

DIANE M ROSE
 1563 SUGAR CREEK
 ROAMING SHORES OH 44084

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</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>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
66-014-20-030-00	510-1FAMILY PLTD	66-ROME TP-ROMNG RK SHR V/JEF LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$125,500	\$287,200	\$412,700	
Adjustment:	\$0	-\$35,900	-\$35,900	
New Value:	\$125,500	\$251,300	\$376,800	
RESULT: VALUE DECREASE. SET VALUE AT \$376,800 ADJUSTING FOR CONDITIONS PER OWNER TESTIMONY				



 Board of Revision