

Tax year 2023 BOR no. 0266 **FILED ON** DTE 1 Rev. 08/21
 County ashtabula Date received APR 02 2024

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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	tamara & christopher goshorn	6261 state route 322 windsor, oh 44099	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 862-5266		
5. Email address of complainant	goshorn70@gmail.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		
610120002300	6261 state route 322 windsor, ohio 44099		
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
6101250002300	150000	206700	0
10. The requested change in value is justified for the following reasons:			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.
12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.
- The property was sold in an arm's length transaction. The property lost value due to a casualty.
- A substantial improvement was added to the property. Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/31/2024 Complainant or agent tamara goshorn Title (if agent) _____
 Signature

From: [Tamara Goshorn](#)
Sent: Monday, April 1, 2024 7:57 PM
To: [BOR](#)
Subject: 6261 state route 322 Windsor, Oh
Attachments: 2023 property value complaint.pdf

Tamara L. Goshorn
goshorn70@gmail.com
440-862-5266

Situs : 6261 US ROUTE 322

Map ID: 61-012-00-023-00

LUC: 101

Card: 1 of 3

Tax Year: 2023

Printed: 04/04/24

CURRENT OWNER
GOSHORN TAMARA L
GOSHORN CHRISTOPHER J
6261 ST RT 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 023-00
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 8--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12500	1.0000	100	0			16,250
A	0	0	.2066		0			
A	S	12500	4.0784	58	0	1	-35	24,990
								41,240

Total Acres: 5.285 Legal Acres: 5.29 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,420	41,200	41,200	0	0
Building	57,930	165,500	165,500	0	0
Total	72,350	206,700	206,700	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	31,700	72,500	104,200
2021	31,700	118,200	149,900
2022	31,700	118,200	149,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/26/19	R20190062	130,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/22/19		2-Land And Building	U-Not Validated		QC-Quit Claim	GOSHORN TAMARA L
11/24/10			N-Not Open Market / Not Arm'S Leng		QC-Quit Claim	GOSHORN TAMARA L
11/24/10	134,500		U-Not Validated		FD-Fiduciary Deed	RICKETT ELEANOR

Entrance Information

Date	ID	Entry Code	Source
02/27/14	MJB	6-Occupant Not Home	3-Other
10/02/19	MJR	6-Occupant Not Home	3-Other
10/19/20	MJR	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 6261 US ROUTE 322

Parcel Id: 61-012-00-023-00

LUC: 101

Card: 1 of 3

Tax Year: 2023

Printed: 04/04/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

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

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 : 6261 US ROUTE 322
Parcel Id: 61-012-00-023-00
LUC: 101
Card: 1 of 3
Tax Year: 2023
Printed: 04/04/24
Comments

Number	Code	Status	Comment
10	FLD		DWG 100% 1-1-21.
9	FLD		DWG 50% 1-1-20 (100%NOW); RECK 2021.
8	FLD		RECHECK 2020 FOR DEMO OF OLD DWG AND PICK UP NEW DWG JUST STARTED
7	OFC	MI	ADDR 6261 US RT 322 PER PLANNING
6	OFC	NS	SPLIT OUT 10.696 TO PARCEL 61-012-00-023-01 CONV 1772 5/22/2019
5	OFC	CP	DELETED PARCEL 61-012-00-025-00 CONV 4133 NOV 24 2010
1	FLD	DC	19951220 C#01 - DWG IS VAC.
2	FLD	DC	19951220 C#01 - ADD'L FIX = SINK.
3	FLD	RV	20080418 CG C#01 - 4/8/08 DWLG IS VAC & WINDOWS BOARDED
4	FLD	RV	20080418 CG C#02 - 4/8/08 DWLG APPEARS VAC

Situs : 6261 US ROUTE 322**Parcel Id: 61-012-00-023-00****LUC: 101****Card: 1 of 3****Tax Year: 2023****Printed: 04/04/24**

PAGE LEFT BLANK INTENTIONALLY

Situs : 6261 US ROUTE 322

Map ID: 61-012-00-023-00

LUC: 101

Card: 3 of 3

Tax Year: 2023

Printed: 04/04/24

CURRENT OWNER
GOSHORN TAMARA L
GOSHORN CHRISTOPHER J
6261 ST RT 322
WINDSOR OH 44099

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-00 023-00
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 8--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12500	1.0000	100	0			16,250
A	0	0	.2066		0			
A	S	12500	4.0784	58	0	1	-35	24,990
								41,240

Total Acres: 5.285 Legal Acres: 5.29 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,420	41,200	41,200	0	0
Building	57,930	165,500	165,500	0	0
Total	72,350	206,700	206,700	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	31,700	72,500	104,200
2021	31,700	118,200	149,900
2022	31,700	118,200	149,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/26/19	R20190062	130,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/22/19		2-Land And Building	U-Not Validated		QC-Quit Claim	GOSHORN TAMARA L
11/24/10			N-Not Open Market / Not Arm'S Leng		QC-Quit Claim	GOSHORN TAMARA L
11/24/10	134,500		U-Not Validated		FD-Fiduciary Deed	RICKETT ELEANOR

Entrance Information

Date	ID	Entry Code	Source
02/27/14	MJB	6-Occupant Not Home	3-Other
10/02/19	MJR	6-Occupant Not Home	3-Other
10/19/20	MJR	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 6261 US ROUTE 322

Parcel Id: 61-012-00-023-00

LUC: 101

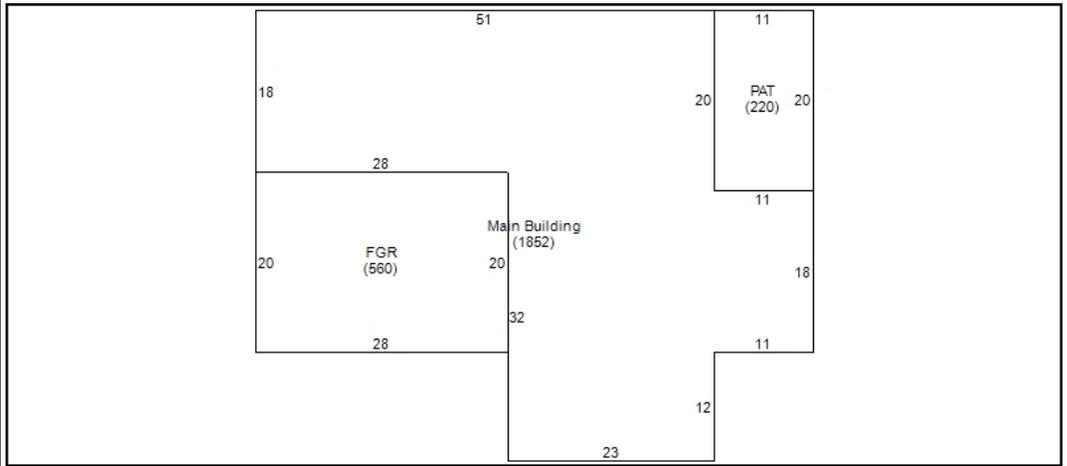
Card: 3 of 3

Tax Year: 2023

Printed: 04/04/24

Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 1960	Half Baths
Eff Year Built 2000	Addl. Fixtures
Year Remodeled 2020	Total Fixtures 6
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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
% Complete	NBHD Fact 1.4
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					1,852						
1			FGR		560						12,300
2			PAT		220						800

Dwelling Computations

Base Price	108,600	% Good	85
Plumbing	1,400	Market Adj	
Basement	0	Functional	
Heating	4,940	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	114,940	Additions	11,200
Ground Floor Area	1,852	Dwelling Value	165,510
Total Living Area	1,852		

Dwelling Notes

Outbuilding Data

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

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 : 6261 US ROUTE 322
Parcel Id: 61-012-00-023-00
LUC: 101
Card: 3 of 3
Tax Year: 2023
Printed: 04/04/24
Comments

Number	Code	Status	Comment
10	FLD		DWG 100% 1-1-21.
9	FLD		DWG 50% 1-1-20 (100%NOW); RECK 2021.
8	FLD		RECHECK 2020 FOR DEMO OF OLD DWG AND PICK UP NEW DWG JUST STARTED
7	OFC	MI	ADDR 6261 US RT 322 PER PLANNING
6	OFC	NS	SPLIT OUT 10.696 TO PARCEL 61-012-00-023-01 CONV 1772 5/22/2019
5	OFC	CP	DELETED PARCEL 61-012-00-025-00 CONV 4133 NOV 24 2010
1	FLD	DC	19951220 C#01 - DWG IS VAC.
2	FLD	DC	19951220 C#01 - ADD'L FIX = SINK.
3	FLD	RV	20080418 CG C#01 - 4/8/08 DWLG IS VAC & WINDOWS BOARDED
4	FLD	RV	20080418 CG C#02 - 4/8/08 DWLG APPEARS VAC

Situs : 6261 US ROUTE 322**Parcel Id: 61-012-00-023-00****LUC: 101****Card: 3 of 3****Tax Year: 2023****Printed: 04/04/24**

PAGE LEFT BLANK INTENTIONALLY

NON-HEARING MINUTES

BOR Case: 2023-0266

Case Name: TAMARA & CHRISTOPHER GOSHORN

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$150000

Subject Parcel: 610120002300

Auditor Value: \$206700

NON-HEARING MINUTES

BOR Case: 2023-0266

Owner Name: TAMARA & CHRISTOPHER GOSHORN

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

untimely filing. Complaint was filed via email at 7:57 PM on the filing deadline of April 1st.

The BOR electronic filing policy and general rules of practice and procedure both state that

all electronic submissions must be received no later than the close of business (4:30pm) on the

last day to file a complaint.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/11/24

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: 2023-0266

TAMARA & CHRISTOPHER GOSHORN
 6261 STATE ROUTE 322
 WINDSOR OH 44099

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
61-012-00-023-00	101-GRAIN GEN FARM	61-WINDSOR TWP-GRAND VALLEY LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$41,200	\$165,500	\$206,700	
Adjustment:	\$0	\$0	\$0	
New Value:	\$41,200	\$165,500	\$206,700	
RESULT: NVC - NO VALUE CHANGE. DISMISS FOR LACK OF JURISDICTION. UNTIMELY FILING				


 Board of Revision