

Clear Form

FILED ON

Tax year 2023

BOR no. 0267

DTE-1  
Rev. 12/22

County Ashtabula

Date received APR 03 2024

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	JKE Real Estate LLC	824 St Rt 7NE Brookfield OH 44403	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	724-977-3092	jkerealestatellc@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		
480241004400	Ketchum Ave Ashtabula OH 44004		
7. Principal use of property	Intended to build*		
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
	\$2,000.00	\$12,600.00	\$6,600.00
9. The requested change in value is justified for the following reasons:	The property is raw/wooded land. The property appears to be land locked and is in between two developments.		

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 05-05-2023  
and sale price \$ 3,608.91 ; 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

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.

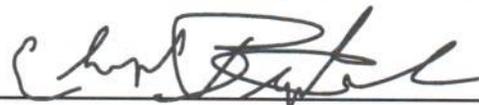
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 03/30/2024 Complainant or agent (printed) Chad Baptiste Title (if agent) Sole Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

**From:** [Chad](#)  
**Sent:** Tuesday, April 2, 2024 8:59 PM  
**To:** [BOR](#)  
**Subject:** Hello  
**Attachments:** DTE Form Ashtabula.pdf; ketchum Ave.jpg

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Hello,  
Attached is the information needed to proceed with the Complaint Against the Valuation of Real Property.

Thank you for all your help.

Have a great Easter and God bless.

Your friend,

Chad

Ps.

I had sent the forms 3 days ago however they were returned back to me.

Attached is a screenshot to validate those claims.

I spoke with Terra as well and she suggested to make that aware.

Thank you again



Hello

Inbox



**Chad** 3 days ago  
to trfable ▾



Hello,  
Attached is the information needed to proceed with  
the Complaint Against the Valuation of Real Property.

Thank you for all your help.

Have a great Easter and God bless.

Your friend,

Chad



ketchum Ave.jpg



**Situs : KETCHUM AVE**

**Map ID: 48-024-10-044-00**

**LUC: 500**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/04/24**

**CURRENT OWNER**  
COSTA CARL  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 024-10 044-00  
Class Residential  
Living Units 1  
Neighborhood 68401  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
TRACT D KETCHAM

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	20000	1.6300	85	0	6	-65	12,610
								12,610

Total Acres: 1.63      Legal Acres: 1.63      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,410	12,600	12,600	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>4,410</b>	<b>12,600</b>	<b>12,600</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	9,700		9,700
2021	9,700		9,700
2022	9,700		9,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/08/23		1-Land Only	E-Exempt Conveyance (Sale Price O		SD-Sheriff Deed	IKE REAL ESTATE LLC
06/30/23		1-Land Only	F-Foreclosure		SD-Sheriff Deed	COSTA CARL
07/23/99		1-Land Only	U-Not Validated	0091/1831	ET-Temp Exempt	THOMPSON VICKI

**Entrance Information**

Date	ID	Entry Code	Source
01/10/14	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : KETCHUM AVE

Parcel Id: 48-024-10-044-00

LUC: 500

Card: 1 of 1

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 <sup>0</sup>
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
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**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
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**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:	

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: 2023-0267

July 24, 2024

JKE REAL ESTATE LLC  
C/O CHAD BAPTISTE  
824 STATE ROUTE 7 NE  
BROOKFIELD OH 44403

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

**August 29, 2024 at 2:15 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0267 filed for tax year 2023 by JKE REAL ESTATE LLC and described as follows:

Parcel ID(s):

1) 48-024-10-044-00 located at KETCHUM AVE, the market value is \$12,600. The market value sought is \$2,000.

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

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0267, JKE REAL ESTATE LLC 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

Chad Baptiste, sole owner

\_\_\_\_\_  
\_\_\_\_\_

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**Complainant Seeks: \$2,000**

**Subject Parcel: 480241004400**

**Auditor Value: \$12,600**



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: 2023-0267**

JKE REAL ESTATE LLC  
 C/O CHAD BAPTISTE  
 824 STATE ROUTE 7 NE  
 BROOKFIELD OH 44403

<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>
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
48-024-10-044-00	500-VACANT PLATTED	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$12,600	\$0	\$12,600
<b>Adjustment:</b>	-\$10,600	\$0	-\$10,600
<b>New Value:</b>	\$2,000	\$0	\$2,000
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$2,000</b>			



Board of Revision