

TF
FILED ON
 MAY 04 2024
 Ashtabula County
 Board of Revision

Tax year 2023
 County Ashtabula

BOR no. 0270
 Date received _____

FILED ON
 DTE 1
 Rev. 08/21
 MAY 06 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.

	Name	Street address, City, State, ZIP code
1. Owner of property	CKTAKR LLC Christopher A Turk	4870 East Lake Dr Geneva OH 44041
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	(440) 813-8196	
5. Email address of complainant	ih257chavys@yahoo.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
21-034-00-133-00	See postit/See Back
21-034-00-134-00	
21-034-00-134-00	

8. Principal use of property nona all woods
 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
all parcels (8)	7,000.00		

10. The requested change in value is justified for the following reasons:
This land is unbuildable ashtabula County Health Dept you must have 2 acres to put in a septic system there is no sewer system available to the city on this roads. so there is no real value in the land

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 5-3-24 Complainant or agent Christopher A Turk Signature _____ Title (if agent) _____

21-034-00-133-00
21-034-00-134-00
21-034-00-135-00
21-034-00-136-00

paid 3,000

2/2021

21-035-00-158-00
21-035-00-157-00
21-035-00-156-00
21-035-00-155-00

paid 4,000

2/2021

Bought for total of 7,000.-

21-034-00-133-00
21-034-00-134-00
21-034-00-135-00
21-034-00-136-00

3,000.-

21-035-00-158-00
21-035-00-157-00
21-035-00-156-00
21-035-00-155-00

4,000.-

total
7,000.00

440 576-3783

7

Chris Tark
4870 East Lake Dr
Geneva OH 44041

CLEVELAND OH

4 MAY 2024 PM

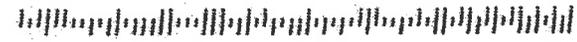
Saturday



Ashtabula County Auditor
25 West Jefferson Street
Jefferson OH 44047-1092



44047-109299



Situs : PALMETTO DR

Map ID: 21-034-00-133-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EASTLAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 034-00 133-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
214 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 253		1.13	6	-30	9,250
								9,250

Total Acres: .2323 Legal Acres: 0.26 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,260	9,300	9,300	0	0
Building	0	0	0	0	0
Total	3,260	9,300	9,300	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	7,100		7,100
2021	7,100		7,100
2022	7,100		7,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	3,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	750	1-Land Only	U-Not Validated		AD-Auditor Deed	BUNCH CURTIS E

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : PALMETTO DR

Parcel Id: 21-034-00-133-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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 : GENE DR

Map ID: 21-034-00-134-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EASTLAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 034-00 134-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
207 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 165		1.05	6	-30	8,600
								8,600

Total Acres: .1515 Legal Acres: 0.08 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,010	8,600	8,600	0	0
Building	0	0	0	0	0
Total	3,010	8,600	8,600	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	6,600		6,600
2021	6,600		6,600
2022	6,600		6,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	3,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	750	1-Land Only	U-Not Validated		AD-Auditor Deed	BUNCH CURTIS E

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-034-00-134-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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 : GENE DR

Map ID: 21-034-00-135-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EASTLAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 034-00 135-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
208 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 155		1.02	6	-30	8,350
								8,350

Total Acres: .1423 Legal Acres: 0.15 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,940	8,400	8,400	0	0
Building	0	0	0	0	0
Total	2,940	8,400	8,400	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	6,400		6,400
2021	6,400		6,400
2022	6,400		6,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	3,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	750	1-Land Only	U-Not Validated		AD-Auditor Deed	BUNCH CURTIS E

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-034-00-135-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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	
Total Living Area	Dwelling Value
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 : GENE DR

Map ID: 21-034-00-136-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EASTLAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 034-00 136-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
209 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 145		.99	6	-30	8,110
								8,110

Total Acres: .1331 Legal Acres: 0.14 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,840	8,100	8,100	0	0
Building	0	0	0	0	0
Total	2,840	8,100	8,100	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	6,200		6,200
2021	6,200		6,200
2022	6,200		6,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	3,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	750	1-Land Only	U-Not Validated		AD-Auditor Deed	BUNCH CURTIS E

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-034-00-136-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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 : GENE DR

Map ID: 21-035-00-155-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EAST LAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 035-00 155-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
451 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	37 120		.9	6	-30	6,820
								6,820

Total Acres: .1019 Legal Acres: 0.10 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,380	6,800	6,800	0	0
Building	0	0	0	0	0
Total	2,380	6,800	6,800	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	5,200		5,200
2021	5,200		5,200
2022	5,200		5,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	4,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	1,350	1-Land Only	U-Not Validated		AD-Auditor Deed	MCCARRON BETTY

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-035-00-155-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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 : GENE DR

Map ID: 21-035-00-156-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EAST LAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 035-00 156-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
450 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 120		.9	6	-30	7,370
								7,370

Total Acres: .1102 Legal Acres: 0.11 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,590	7,400	7,400	0	0
Building	0	0	0	0	0
Total	2,590	7,400	7,400	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	5,700		5,700
2021	5,700		5,700
2022	5,700		5,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	4,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	1,350	1-Land Only	U-Not Validated		AD-Auditor Deed	MCCARRON BETTY

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-035-00-156-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
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 : GENE DR

Map ID: 21-035-00-157-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EAST LAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 035-00 157-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
449 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	40 120		.9	6	-30	7,370
								7,370

Total Acres: .1102 Legal Acres: 0.11 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,590	7,400	7,400	0	0
Building	0	0	0	0	0
Total	2,590	7,400	7,400	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	5,700		5,700
2021	5,700		5,700
2022	5,700		5,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	4,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	1,350	1-Land Only	U-Not Validated		AD-Auditor Deed	MCCARRON BETTY

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-035-00-157-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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	
Total Living Area	Dwelling Value
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 : GENE DR

Map ID: 21-035-00-158-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

CURRENT OWNER
CK TAKE 2 LLC
4870 EAST LAKE DR
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 035-00 158-00
Class Residential
Living Units 1
Neighborhood 75300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
448 PALMETTO BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	60 115		.88	6	-30	9,190
								9,190

Total Acres: .1584 Legal Acres: 0.15 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,220	9,200	9,200	0	0
Building	0	0	0	0	0
Total	3,220	9,200	9,200	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	7,100		7,100
2021	7,100		7,100
2022	7,100		7,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/08/21	4,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ELLIOTT BRIAN KEITH
01/09/01	1,350	1-Land Only	U-Not Validated		AD-Auditor Deed	MCCARRON BETTY

Entrance Information

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : GENE DR

Parcel Id: 21-035-00-158-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 05/06/24

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	
Total Living Area	Dwelling Value
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:	

Ashtabula County Health Department

ACHD WELCOME

VITAL STATISTICS

ENVIRONMENTAL ▾

COVID-19 ▾

NURSING DEPARTMENT ▾

DISEASE REPORTING ▾

HARM REDUCTION ▾

EMERGENCY READINESS ▾

ABOUT ▾

RESOURCES ▾

ACHD NEWS

Household Sewage Systems

The Environmental Health Division regulates all private, individual household sewage treatment systems in accordance with Chapter 3701-29 of the Ohio Administrative Code and any other resolutions adopted by the Ashtabula County Health Department. This includes all 1, 2 and 3 family residential dwellings served by an individual household sewage treatment system. Sanitary sewage systems that convey sewage to a central wastewater treatment plant are regulated by the Ohio Environmental Protection Agency.

For household sewage treatment systems, the Health District provides the following:

- site evaluations for new systems
- permits for new systems
- permits to alter or replace existing systems
- investigations of complaints for malfunctioning systems and enforcement measures for failure to comply with these regulations, which include hearings before the Ashtabula County Board of Health and referral to the Ashtabula County Prosecutor's Office

Lot Split Requirements

Building on a new lot generally requires two acres of usable land and 200 feet of road frontage. Some townships may require even more acreage or frontage to build on.



ASHTABULA COUNTY HEALTH DEPT

**12 W JEFFERSON ST
JEFFERSON OH 44047
(440) 576-6010**

**Confidential Nursing
FAX: 440-576-3378**

HOURS:

Monday - Friday 8:00 am - 4:30 pm

CLOSED ALL FEDERAL HOLIDAYS

[Click here to see all Holidays for this year.](#)

FEB 08 2021

David [Signature]
\$ 2.00



Doc ID: 006621390004 Type: G/I
Kind: QUIT CLAIM DEED
Recorded: 02/08/2021 at 10:53:31 AM
Receipt#: 2021-00001014
Fee Amt: \$70.00 Page 1 of 4
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2021-00001449

BK 730 PG 1563-1566

In compliance with Sec. 319.202
R.C. and Sec. (r) 319.54 R.C.
effective January 1st, 1968

\$ 4,000.00

Quitclaim Deed

RECORDING REQUESTED BY Christopher A Turk
AND WHEN RECORDED MAIL TO:

CKTAKE 2 LLC, Grantee(s)
4870 East Lake Dr
Geneva OH 44041

Consideration: \$ 4,000.00

Property Transfer Tax: \$ _____

Assessor's Parcel No.: See Exhibit A

PREPARED BY: Christopher A Turk certifies herein that he or she has prepared
this Deed.

[Signature]
Signature of Preparer

2-4-2021
Date of Preparation

Christopher A Turk
Printed Name of Preparer

V 146 PG 2668

THIS QUITCLAIM DEED, executed on _____ in the County of

Ashtabula, State of OHIO

by Grantor(s), Brian Keith Elliott Barbara Lee Elliott,

whose post office address is 887 Lenox-New Lyme rd Jefferson 44047,

to Grantee(s), CKTAKE 2 LLC,

whose post office address is 4870 East Lake Dr Geneva OH 44041,

WITNESSETH, that the said Grantor(s), BRIAN & BARBARA ELLIOTT

for good consideration and for the sum of FOUR THOUSAND DOLLARS

(\$ 4,000.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

EXHIBIT A

Situated in the Village of Geneva-on-the-Lake, County of Ashtabula and State of Ohio:

Known as being lot number(s) 448,449,450,451 in Palmetto Beach Subdivision as shown recorded in Volume 8, Pages 3, 4, 5 & 6 Ashtabula County Record of Plats.

CONDITIONAL APPROVAL

By TM Date 1-3-01
ASHTABULA COUNTY ENGINEER

Parcel Number: 21-035-00-155-00, 21-035-00-156-00, 21-035-00-157-00
21-035-00-158-00

ATTN: CHRISTOPHER A TURK
CKTAKE2LLC
4870 EASTLAKE DR
GENEVA, OH 44041



WMM

TRANSFERRED
Auditor, Ashabula County, Ohio

FEB 08 2021

Deed Fee
\$ 2.00



Doc ID: 006621380004 Type: G/I
Kind: QUIT CLAIM DEED
Recorded: 02/08/2021 at 10:53:31 AM
Receipt#: 2021-00001014
Fee Amt: \$70.00 Page 1 of 4
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2021-00001448

BK 730 PG 1559-1562

In compliance with Sec. 319.202
R.C. and Sec. (h) 319.54 R.C.
effective January 1st, 1988

\$ 3,000.00

Quitclaim Deed

RECORDING REQUESTED BY Christopher A Turk

AND WHEN RECORDED MAIL TO:

CKTAKE2 LLC, Grantee(s)

4870 East Lake Dr

Geneva OH 44041

Consideration: \$ 3,000.00

Property Transfer Tax: \$ _____

Assessor's Parcel No.: See Exhibit A

PREPARED BY: Christopher A Turk certifies herein that he or she has prepared this Deed.

Christopher A Turk
Signature of Preparer

2-4-2021
Date of Preparation

Christopher A Turk
Printed Name of Preparer

V146 PG 2575

THIS QUITCLAIM DEED, executed on _____ in the County of

Ashtabula, State of OHIO

by Grantor(s), Brian Keith Elliott Barbara Lee Elliott,

whose post office address is 887 Lenox-Lymard Jefferson 44047,

to Grantee(s), CKTake 2 LLC,

whose post office address is 4870 East Lake Dr Geneva OH 44041,

WITNESSETH, that the said Grantor(s), BRIAN + BARB ELLIOTT,

for good consideration and for the sum of 3,000.00 THREE THOUSAND

(\$ 3,000⁰⁰) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

EXHIBIT A

Situated in the Village of Geneva-On-The-Lake, County of Ashtabula and State of Ohio;

Known as being number 207, 208, 209, 214, in Palmetto Beach Subdivision as shown recorded in Volume 8, Page 3,4,5, and 6, Ashtabula county Record of Plats.

P.34
TM 1-3-01

Parcel Number: 21-034-00-133-00, 21-034-00-134-00, 21-034-00-135-00
21-034-00-136-00

ATTN: CHRISTOPHER A TURK
CKTAKE2LLC
4870 EASTLAKE DR
GENEVA, OH 44041

wm



From: [chris turk](#)
Sent: Tuesday, May 7, 2024 2:41 PM
To: [Tara R. Frable](#)
Subject: Withdraw complaint

Hi I sending this email to withdraw my complaint for the properties on Eastlake Drive and Palmetto Drive for this year
Christopher Turk
4870 Eastlake Dr
Geneva Ohio 44041

NON-HEARING MINUTES

BOR Case: 2023-0270

Case Name: CK TAKE 2 LLC

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: \$7000

Subject Parcels: 210340013300, 210340013400, 210340013500, 210340013600,
210350015500, 210350015600, 210350015700, 210350015800

Auditor Value: \$65200

NON-HEARING MINUTES

BOR Case: 2023-0270

Owner Name: CK TAKE 2 LLC

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

Accept owner withdrawal

Was Made by: Scott

2nd by: Alex

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

Motion therefore: Passed Failed

Decision Date: 5/22/24

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: 2023-0270

CK TAKE 2 LLC
 C/O CHRISTOPHER A TURK
 4870 EASTLAKE DR
 GENEVA OH 44041

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
21-034-00-133-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$9,300	\$0	\$9,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$9,300	\$0	\$9,300	

RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
21-034-00-134-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$8,600	\$0	\$8,600	
Adjustment:	\$0	\$0	\$0	
New Value:	\$8,600	\$0	\$8,600	

RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
21-034-00-135-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$8,400	\$0	\$8,400	
Adjustment:	\$0	\$0	\$0	
New Value:	\$8,400	\$0	\$8,400	

RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.



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: 2023-0270

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
21-034-00-136-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$8,100	\$0	\$8,100
Adjustment:	\$0	\$0	\$0
New Value:	\$8,100	\$0	\$8,100
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
21-035-00-155-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$6,800	\$0	\$6,800
Adjustment:	\$0	\$0	\$0
New Value:	\$6,800	\$0	\$6,800
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
21-035-00-156-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$7,400	\$0	\$7,400
Adjustment:	\$0	\$0	\$0
New Value:	\$7,400	\$0	\$7,400
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
21-035-00-157-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$7,400	\$0	\$7,400
Adjustment:	\$0	\$0	\$0
New Value:	\$7,400	\$0	\$7,400
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
21-035-00-158-00	500-VACANT PLATTED	21-GENEVA TWP-G-ON-LAKE VIL-G CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$9,200	\$0	\$9,200
Adjustment:	\$0	\$0	\$0
New Value:	\$9,200	\$0	\$9,200
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			

Board of Revision

THIS IS NOT A BILL - IT IS A NOTIFICATION OF A DECISION BY THE BOARD OF REVISION