

VALUATION COMPLAINT OF REAL PROPERTY

The following are facts in supporting my Opinion of Value: \$134,026

Annual appreciation of Ashtabula County residential properties is no more than 4% in last 3 years.

In the 3 years from counties last update, property value of 1990 Short Road, Trumbull Township should not of exceeded 12%.

The total increase from last valuation exceeds 33.80 %

Though I did not contest the previous county valuation of my property; I believe it was also inflated due to the condition of my dwelling and out building.

I have had estimates from reputable companies for repairing issue to bring house to sellable condition.

These include:

Roof Replacement – KINGPIN CONSTRUCTION (\$22,400)

Basement/Foundation Repair- D&W BASEMENT WATERPROOFING (\$45,450)

Interior Room Finished – Robinshaw Interior (\$23,500)

Carpenter Ant/Mouse Infestations – Lucas Pest Control (\$300)

Mold Removal – SERVPRO (\$5,000)

Thank you, Daniel Cell

Sold on October 20, 2023
Just Sold

Last sold for

\$84,900

3bed

2bath

1,402sqft1,402 square feet

1acre lot1 acre lot

15794 Gar Hwy,

Montville, OH 44064

[View on Map](#)

Property type

Single family

Year built

1900

Last sold

\$84.9k in 2023

Price per sqft

\$61

Garage

2 car

Comparable #2

dnmcell <dnmcell@windstream.net>

Sat 3/23/2024 4:49 PM

To:GCPL gc-th <gc-th@geaugalibrary.net>

Last sold for

\$149,900

3bed

1bath

916sqft916 square feet

2acre lot2 acre lot

6700 Ledge Rd,

Thompson, OH 44086

[View on Map](#)

Property type

Single family

Year built

1934

Last sold

\$149.9k in 2023

Price per sqft

\$164

Garage

2 car

Comparable #3

dnmcell <dnmcell@windstream.net>

Sat 3/23/2024 4:49 PM

To:GCPL gc-th <gc-th@geaugalibrary.net>

Last sold for

\$88,900

3bed

1bath

1,710sqft1,710 square feet

5.98acre lot5.98 acre lot

4288 Mells Rd,

Dorset, OH 44032

[View on Map](#)

Property type

Single family

Year built

1810

Last sold

\$88.9k in 2023

Price per sqft

\$52

Garage

4 car

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