

RECEIVED

FEB 26 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

Tax year 2024

BOR no. MH-0002

DTE 1M
Rev. 02/19

County Ashtabula

Date received _____

Complaint Against the Valuation of a Manufactured or Mobile Home Taxed Like Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of home	<u>Mannier Co</u>	<u>3925 N Ridge Rd E #33</u>	
2. Complainant if not owner		<u>Ashtabula, OH 44004</u>	
3. Complainant's agent	<u>James S. Mannier</u>		
4. Telephone number of contact person	<u>440-228-1951</u>		
5. Email address of complainant	<u>mobile acres @ outlook.com</u>		
6. Complainant's relationship to home, if not owner			
If more than one home is included, see "Multiple Homes" on back.			
7. Registration number from tax bill	Address of home		
<u>03-888-00-028-59</u>	<u>3925 N Ridge Rd E #40</u>		
	<u>Ashtabula, OH 44004</u>		
8. Principal use of home			
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Registration Number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>03-888-00-028-59</u>	<u>1,000.00</u>		
10. The requested change in value is justified for the following reasons:			

- 11. Was home sold within the last three years? Yes No Unknown If yes, show date of sale 2/26/24 and sale price \$ 900.00 ; and attach information explained in "Instructions for Line 11" on back.
- 12. If home 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 home 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 home was sold in an arm's length transaction.
 - A substantial improvement was added to the home.
 - The home lost value due to a casualty.
 - Occupancy change of at least 15% had a substantial economic impact on my property.


 SCOTT KENJI YAMAMOTO
 Notary Public
 State of Ohio
 My Comm. Expires
 May 15, 2027

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 2/26/24 Complainant or agent James S. Mannier Title (if agent) President
 Sworn to and signed in my presence, this 26th day of February year 2024
 Notary [Signature] an oath or affirmation was administered to the signer with regard to the notarial act

Situs : 3925 NORTH RIDGE (USR 20) RD E 40

Map ID: 03-888-00-028-59

LUC: 570

Card: 1 of 1

Tax Year: 2024

Printed: 02/26/24

CURRENT OWNER
SLOAN GERRI L
7462 TAMKRIST TRL
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class Residential
Living Units 1
Neighborhood 00100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: 030070000300 **Addl. Tieback:**
Legal Descriptions:

Land Information

Type Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
Total Acres: Legal Acres: 0.00 NBHD Fact:							

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	4,480	12,800	12,800	0	0
Total	4,480	12,800	12,800	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
2021		12,800	12,800
2022		12,800	12,800
2023		12,800	12,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/26/24	900	3-Building Only	U-Not Validated		TTL-Title	SLOAN GERRI L
03/20/18	13,800	3-Building Only	0-Validated Sale		TTL-Title	BURNETTE JOHN K
07/12/12	11,000	3-Building Only	U-Not Validated		TTL-Title	DORLON JODY L

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : 3925 NORTH RIDGE (USR 20) RD E 40

Parcel Id: 03-888-00-028-59

LUC: 570

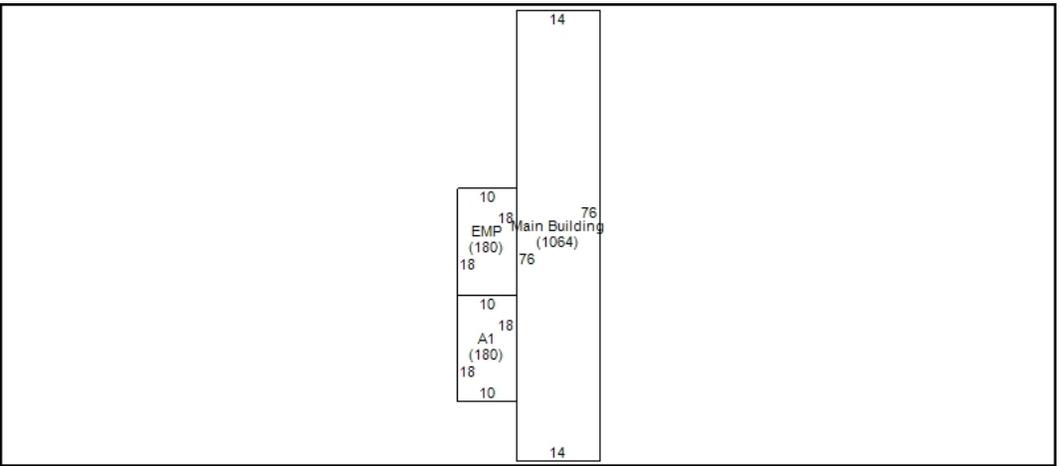
Card: 1 of 1

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Dwelling Information

Valuation Method R	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 17-Mfd Or Modular Sing W/	Full Baths 2
Year Built 1992	Half Baths 0
Eff Year Built 1992	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area 0
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type 3-Electric	Fin Bsmt Liv Area 0
System 1-Hot Air	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
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 E	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1
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					1,064						
1		PAT	CNP		180						800
2		EMP			180						3,000

Dwelling Computations

Base Price 29,110	% Good 35
Plumbing 2,200	Market Adj
Basement 0	Functional
Heating 1,320	Economic
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 32,630	Additions 1,400
Ground Floor Area 1,064	
Total Living Area 1,064	Dwelling Value 12,810

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 FOREST GLEN
Type	Elevator	MH Model MANUF HOME
Unit No	Location	Serial# 01FG26136
Condo Style	View	MH Title# 0400980610
Cmplx Name		Park Code 21 Mobile Acres

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3925 NORTH RIDGE (USR 20) RD E 40

Parcel Id: 03-888-00-028-59

LUC: 570

Card: 1 of 1

Tax Year: 2024

Printed: 02/26/24

Comments

Number	Code	Status	Comment
1	FLD	RV	20080305 JC C#01 - GENEVIEVE INGRAMM
2	FLD	RV	20080305 JC C#01 - 1992 FOREST GLEN
3	FLD	RV	20080305 JC C#01 - MOBILE ACRES LOT 40

Situs : 3925 NORTH RIDGE (USR 20) RD E 40**Parcel Id: 03-888-00-028-59****LUC: 570****Card: 1 of 1****Tax Year: 2024****Printed: 02/26/24**

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NON-HEARING MINUTES

BOR Case: 2024-MH-0002

Case Name: MANNIER CO

Case Type: MH

Board Members

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

Others present:

Complainant Seeks: \$1000

Subject Parcel: 038880002859

Auditor Value: \$12800

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: 2024-MH-0002

MANNIER CO
 C/O JAMES S. MANNIER
 3925 N RIDGE RD E #33
 ASHTABULA OH 44004

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
03-888-00-028-59	570-MFG HM PLATTED	03-ASHTABULA TWP-BUCKEYE LSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$0	\$12,800	\$12,800	
Adjustment:	\$0	-\$11,800	-\$11,800	
New Value:	\$0	\$1,000	\$1,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$1,000				


 Board of Revision