

Tax year 2024
 County Ashtabula

BOR no: 0234 **FILED ON**
MAR 28 2024
 Date received _____
 Ashtabula County
 Dept of Revision

DTE 1M
 Rev. 02/19

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>3583 Austin Homes, LLC</u>	<u>3583 Austin Rd. Office, Geneva OH 44041</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	<u>Richard Ferris 440.946.8660</u>		
5. Email address of complainant	<u>Richard@SequoiaRealty.com</u>		
6. Complainant's relationship to home, if not owner	<u>Manager of owner</u>		
If more than one home is included, see "Multiple Homes" on back.			
7. Registration number from tax bill	Address of home		
<u>17-888-00-049-48</u>	<u>3651 Austin Rd, #9, Geneva, OH 44041</u>		
8. Principal use of home	<u>Single Family Dwelling - Now uninhabitable & Vacant</u>		
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>5,000.-</u>	<u>\$20,300.-</u>	<u>\$15,300.-</u>
10. The requested change in value is justified for the following reasons: <u>1. Sale of home on 12/14/2023 for price of \$5,000. Areas length</u> <u>2. Home requires full renovation: roof, siding, doors, drywall, kitchen,</u> <u>floors, electrical, all HVAC, and more. Photos attached.</u>			

11. Was home sold within the last three years? Yes No Unknown If yes, show date of sale 12/14/2023 and sale price \$ 5,000.-; 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 NONE 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. The home lost value due to a casualty.
 A substantial improvement was added to the home. 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 3/21/24 Complainant or agent [Signature] Signature Title (if agent) Manager

Sworn to and signed in my presence, this 21st day of March year 2024



[Signature] an oath or affirmation was administered to the signer with regard to the notarial act

ELIZABETH SHANKAR
 Notary Public
 State of Ohio
 My Comm. Expires
 July 12, 2026

Situs : 3651 AUSTIN RD 9

Map ID: 17-888-00-049-48

LUC: 570

Card: 1 of 1

Tax Year: 2024

Printed: 04/01/24

CURRENT OWNER
DENHAM RONALD
3227 MARTHA AVE
GENEVA OH 44041

CAUV
Field Review Flag:

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



Legal Description
Parcel Tieback: 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	7,110	20,300	20,300	0	0
Total	7,110	20,300	20,300	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
2021		20,300	20,300
2022		20,300	20,300
2023		20,300	20,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/07/24	5,000	3-Building Only	U-Not Validated		TTL-Title	DENHAM RONALD
12/14/23	20,300	3-Building Only	U-Not Validated		TTL-Title	STROUGH PATTY JO
07/07/21	1,200	3-Building Only	U-Not Validated		TTL-Title	TAMMAC HOLDINGS CORPORATION
05/17/21		3-Building Only	E-Exempt Conveyance (Sale Price O		TTL-Title	GUSHEA JOHN M

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

170150001400

Situs : 3651 AUSTIN RD 9

Parcel Id: 17-888-00-049-48

LUC: 570

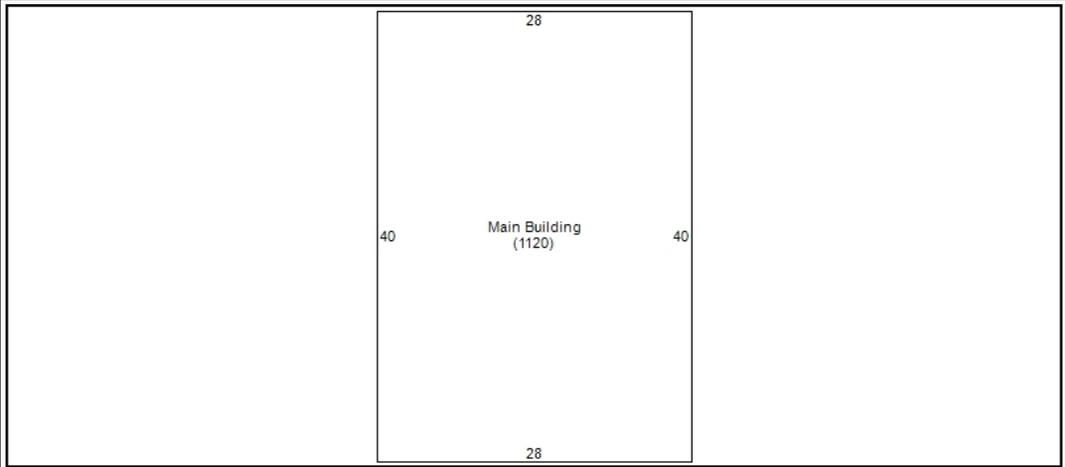
Card: 1 of 1

Tax Year: 2024

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Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 18-Mfd Or Modular Dbl Wic	Full Baths 2
Year Built 1996	Half Baths 0
Eff Year Built 1996	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 D-2	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					1,120						

Dwelling Computations

Base Price	45,230	% Good	40
Plumbing	3,400	Market Adj	
Basement	0	Functional	
Heating	2,060	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	50,690	Additions	
Ground Floor Area	1,120	Dwelling Value	20,280
Total Living Area	1,120		

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 FLEETWOOD
Type	Elevator	MH Model
Unit No	Location	Serial# INFLS76A/B09892
Condo Style	View	MH Title#
Cmplx Name		Park Code 06 Austin Mobile

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3651 AUSTIN RD 9

Parcel Id: 17-888-00-049-48

LUC: 570

Card: 1 of 1

Tax Year: 2024

Printed: 04/01/24

Comments

Number	Code	Status	Comment
4	OFC	MI	BANK REPO CONV#1889 5-17-21
1	FLD	RV	20080923 JC C#01 - JOHN GUSHEA
2	FLD	RV	20080923 JC C#01 - 1996 FLEETWOOD
3	FLD	RV	20080923 JC C#01 - AUSTIN MOBILE HOME ESTATE LOT 9

Situs : 3651 AUSTIN RD 9

Parcel Id: 17-888-00-049-48

LUC: 570

Card: 1 of 1

Tax Year: 2024

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OH

OHIO CERTIFICATE OF TITLE

OH

ISSUING COUNTY ASHTABULA
ISSUING TITLE OFFICE # 0401
RESIDENT COUNTY ASHTABULA

STATE OF OHIO

TITLE No. 04 0144 4326
ISSUE DATE 12/14/2023

ORIGINAL
MOBILE HOME

IDENTIFICATION NUMBER
INFLS76A / B09892LC13

YEAR 1996 MAKE FLTWD MAKE DESCRIPTION FLEETWOOD

CONVERSION LAKEPOINTE SLE

MILEAGE NO ODOM BODY TYPE BH MODEL DESCRIPTION 440

EVIDENCE OH-0401359950

MILEAGE NOTATION

COMMENTS

PURCHASE PRICE \$100.00

EXEMPT MH

NOTATION(S)

OWNER(S)
RONALD C. DENHAM

3651 AUSTIN RD LOT N9
GENEVA, OH 44041

COPY

PREVIOUS OWNER(S)
PATTY J. STROUGH

3651 AUSTIN RD
GENEVA, OH 44041

WITNESS MY HAND AND OFFICIAL SEAL THIS 14TH DAY OF DECEMBER, 2023

%222797684



%222797684

April Daniels

APRIL T DANIELS
CLERK OF COURTS

G SXB
SX B

TITLE DOCUMENT CONTAINS OHIO WATERMARK WHICH IS VISIBLE WHEN HELD TO LIGHT

ERASURES AND ALTERATIONS VOID THIS TITLE

ERASURES AND ALTERATIONS VOID THIS TITLE

ERASURES AND ALTERATIONS VOID THIS TITLE ASSIGNMENT. (Type or print in ink.)

ASSIGNMENT OF OWNERSHIP This vehicle was a (if applicable): Law Enforcement Vehicle Flood Vehicle Taxi

WARNING TO TRANSFEROR AND TRANSFEREE (SELLER AND BUYER): You are required by law to state the true selling price. A false statement is in violation of section 2921.43 of the Revised Code and is punishable by six months' imprisonment or a fine of up to one thousand dollars, or both. All transfers are audited by the department of taxation. The seller and buyer must provide any information requested by the department of taxation. The buyer may be assessed any additional tax found to be due.

Buyer(s) Printed Name(s) 3583 Austin Homes, LLC
Buyer(s) Printed Address 3583 Austin Rd, Geneva, OH 44041

COPY

I (we) certify the vehicle/watercraft/outboard motor described in this title was transferred on 12/14/23 for the price of \$ 5,000.00 to the above listed buyer(s).

ODOMETER CERTIFICATION: Federal and state laws require that you state the mileage in connection with transfer of ownership. Failure to complete or providing false information may result in fines and imprisonment.

Odometer Reading:
 Miles (no tenths)
Thousands

I (we) hereby certify that to the best of my (our) knowledge:
Check one (Mileage status information will print on the front of the title)
 The odometer reading reflects the actual mileage
 The odometer reading is in EXCESS of the mechanical limits
 The odometer reading is not the actual mileage (e.g., Broken odometer) - WARNING ODOMETER DISCREPANCY
 Exempt from mileage disclosure (e.g., APV, Repossession, Inheritance)

Seller is a minor Yes No If yes, BMV 3751 Form required

I (we) warrant the title to be free of all liens.
RONALD DENHAM
Seller's Printed Name

Ronald Denham
X Seller's Signature (Must sign in front of Notary/Authorized Officer)

Additional Seller's Printed Name (if applicable) 3651 Austin Rd, Lot. N9 Geneva OH 44041
Additional Seller's Signature (if applicable) (Must sign in front of Notary/Authorized Officer)

Note All applicable blank spaces above must be completed before acknowledgment by notary

Sworn to and subscribed in my presence this 14 day of Dec, 2023

in Ashtabula County, State of Ohio

X Angelica Lopez
Signature of Notary Public or other Authorized Officer by law
My commission expires 04/28/24

BUYER'S ACKNOWLEDGEMENT OF ABOVE ODOMETER CERTIFICATION

Buyer's Printed Name _____ X Buyer's Signature _____
Co-Buyer's Printed Name (if applicable) _____ X Co-Buyer's Signature (if applicable) _____

APPLICATION FOR CERTIFICATE OF TITLE (Type or print in ink.)

Check Type of Application(s): Motor Vehicle Memorandum Watercraft Outboard Motor Salvage
Applicant's Printed Name 3583 AUSTIN HOMES, LLC SSN/EIN 88-17
Co-Applicant's Printed Name (if applicable) _____ SSN/EIN _____
Applicant's Printed Address 3583 AUSTIN RD, OFFICE, Geneva, OH 44041
Purchase Price \$ 10,000.00 Gross Tax Due \$ _____ Vendor's Discount \$ _____ Tax Paid \$ _____
If Tax Exempt, state reason MH Dealer Permit # NH018613 Vendor # _____ Trade in \$ _____

LIEN INFORMATION: If no lien, state "none." If more than one lien, attach statement of all additional liens.

Lienholder _____ E-Lien # _____
Lienholder Address _____

Condition of vehicle/watercraft/outboard motor (check only one) Good Fair Poor Wrecked Print Title Yes No
With Right of Survivorship Yes No Transfer on Death Yes No If yes, BMV 3811 Form required

Applicant is a minor Yes No If yes, provide Date of Birth _____ and BMV 3751 Form required

I (we) state that all information contained in this application is true and correct.
X M J Mgr
Applicant's Signature (Must sign in front of Notary/Authorized Officer)

X _____
Co-Applicant's Signature (if applicable) (Must sign in front of Notary/Authorized Officer)

Sworn to and subscribed in my presence this 28th day of December, 2023

in Lake County, State of Ohio

X Elizabeth Urankar
Signature of Notary Public or other Authorized Officer by law
My commission expires 7-12-26



MOBILE HOME BILL OF SALE

STATE OF OHIO COUNTY OF ASHTABULA

RONALD DENHAM ("SELLER") and 3583 AUSTIN HOMES, LLC ("BUYER") agree as follows:

For the payment of the sum of \$ 5,000.00 by BUYER and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SELLER does hereby sell, transfer, and convey to BUYER and his heirs, executors, administrators, and assigns the following described mobile home:

Year: 1996 **Make:** FLEETWOOD

Size: 57 x 27 **Serial Number** 1NFLS76A/B09892

Current Location of Mobile Home: 3651 AUSTIN RD LOT 9, GENEVA, OH 44041

The mobile home listed in this bill of sale form is sold together with an equal interest in all fixtures, equipment, accessories, and all other necessities thereto appertaining and belonging except:
N/A

SELLER hereby warrants that (s)he is the lawful owner of said mobile home and that (s)he has full legal right, power, and authority to sell said mobile home. SELLER further warrants said mobile home to be free of all encumbrances, liens, security agreements, claims, demands, and charges of every kind whatsoever and will warrant and defend the title to said mobile home against any and all persons whomsoever.

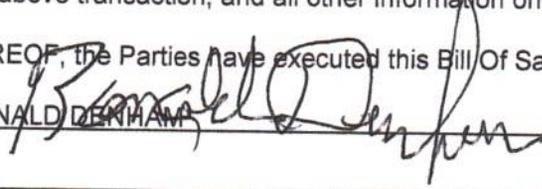
The said mobile home is being sold "as is" without any express or implied warranty as to condition or working order. There is no warranty for any defect and all repairs are the responsibility of the BUYER unless the SELLER indicates any repairs for which he/she/they will pay and be responsible for. If any repairs are to be made by the SELLER they will be listed here:
N/A

It is agreed that repairs to the mobile home as listed below (circle one) will / will not be made, and that the following accessories, upgrades, and/or aftermarket parts (circle one) will / will not be included:
N/A

SELLER and BUYER declare under penalty of perjury that to the best of their knowledge all disclosures to each other in connection with the above transaction, and all other information on this Bill Of Sale, is true and correct.

IN WITNESS WHEREOF, the Parties have executed this Bill Of Sale on this 14 day of Dec, 2023.

Seller Name: RONALD DENHAM

Seller Signature: 

Date Signed: 12/14/23

Seller Address: 3224 MARTHA AVE, GENEVA, OH 44041

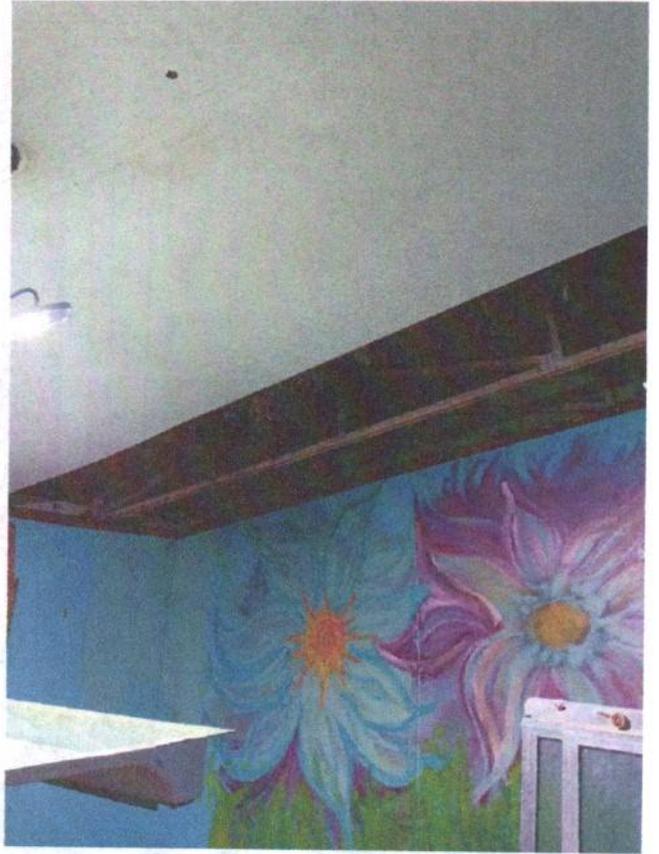
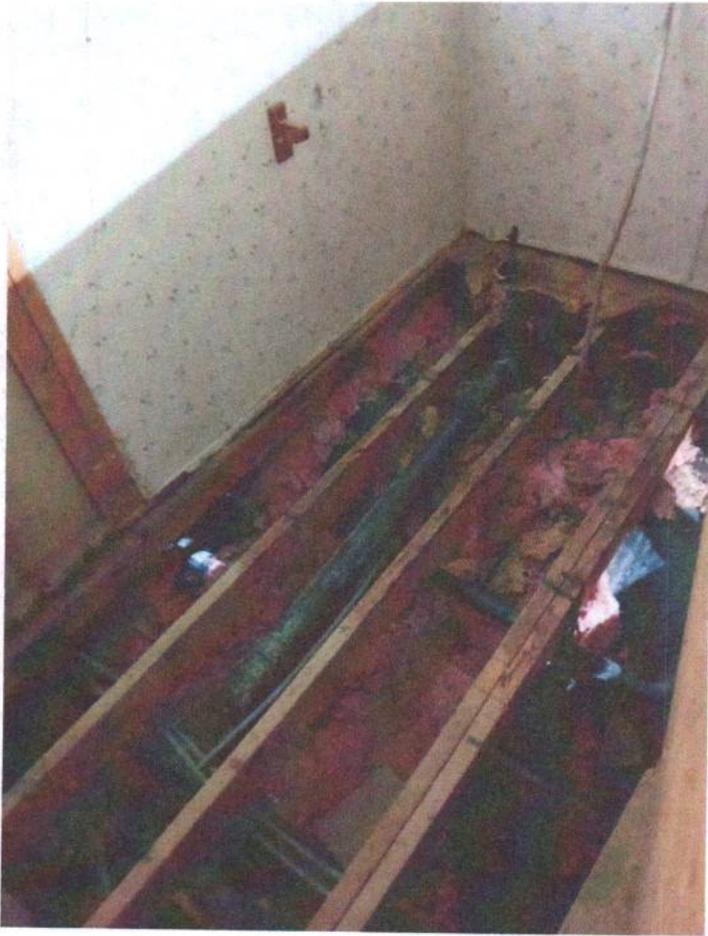
Buyer Name(s): 3583 AUSTIN HOMES, LLC

Buyer Signature(s): 

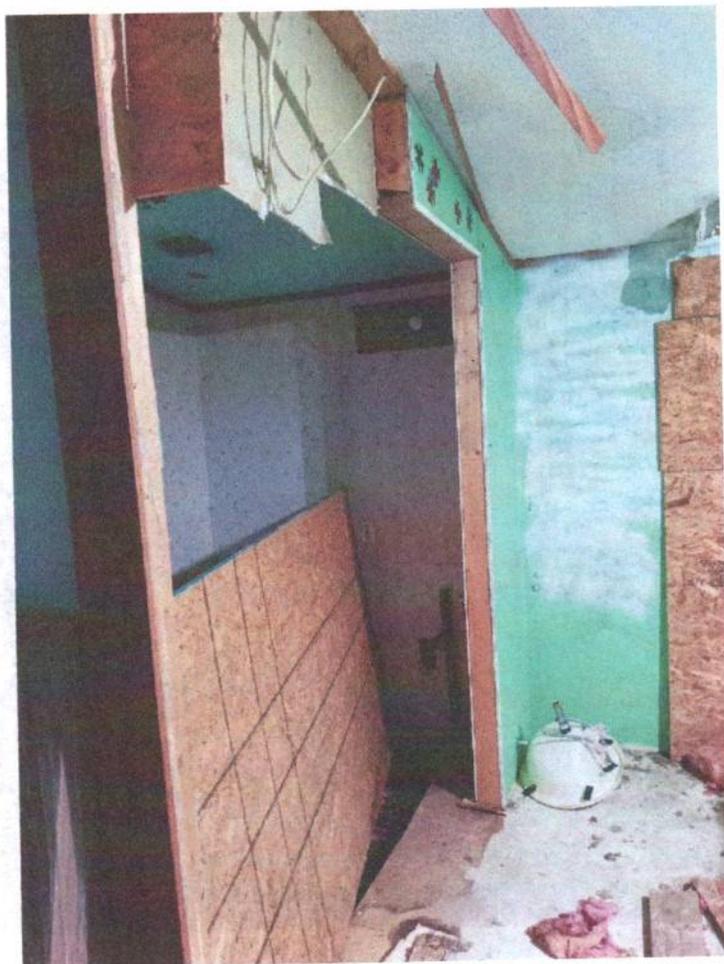
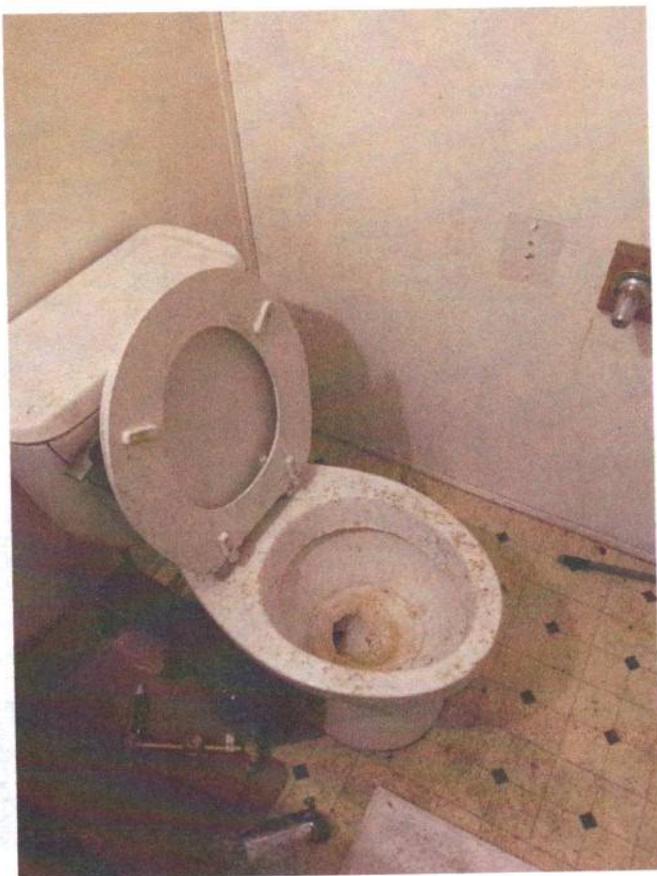
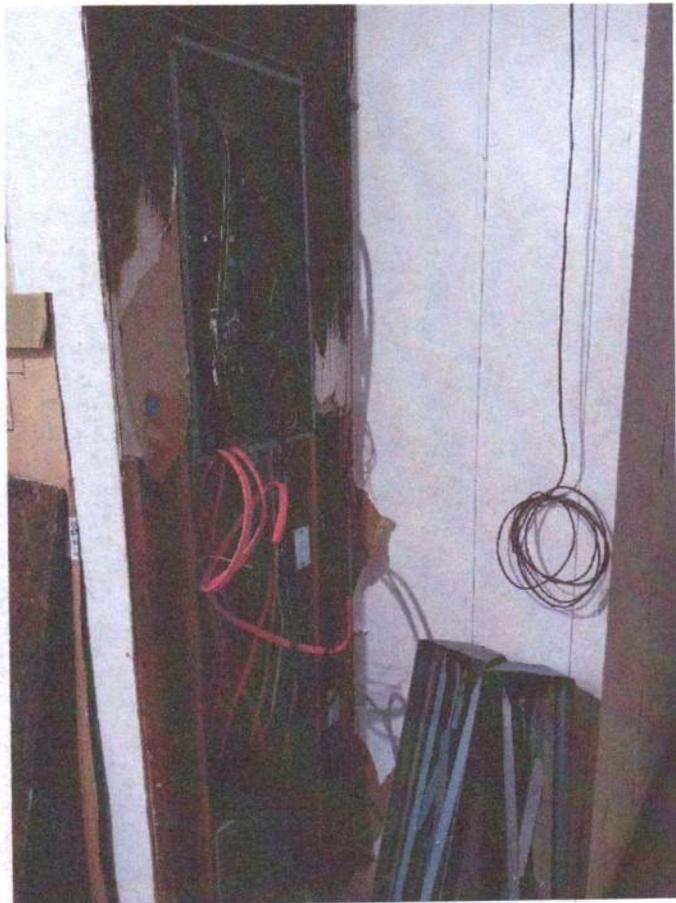
Date Signed: 12/28/23

Buyer Address: 3583 AUSTIN RD OFC, GENEVA, OH 44041

8 Photos of 3651 Austin Rd, #9, Geneva



8 Photos of 3651 Austin Rd, #9, Geneva



NON-HEARING MINUTES

BOR Case: 2024-MH-0003

Case Name: 3583 AUSTIN HOMES LLC

Case Type: MH

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$5000

Subject Parcel: 178880004948

Auditor Value: \$20300

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-0003

3583 AUSTIN HOMES LLC
 C/O RICHARD FERRIS
 3583 AUSTIN RD
 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
17-888-00-049-48	570-MFG HM PLATTED	17-GENEVA TWP-GENEVA CSD	2024
	LAND	IMPR	TOTAL
Original Value:	\$0	\$20,300	\$20,300
Adjustment:	\$0	-\$15,300	-\$15,300
New Value:	\$0	\$5,000	\$5,000
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$5,000			



Board of Revision