

Received

FEB 19 2025

Tax year 2024 BOR no. 0012
County ASHTABULA Date received _____

DTE 1
Rev. 12/22

Ashtabula County Auditor
Scott Yamamoto

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		<u>William Deutsch</u>	<u>800 Shore R-307 W Jefferson</u>
2. Complainant if not owner			<u>OH 44047</u>
3. Complainant's agent			
4. Telephone number and email address of contact person			
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	
<u>05-114-00-152-00</u>		<u>615 W 57th St ASA OH 44004</u>	
7. Principal use of property <u>RENTAL @</u>			
8. 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
<u>05-114-00-152-00</u>	<u>60,000</u>	<u>61,400</u>	<u>1400⁰⁰</u>
9. The requested change in value is justified for the following reasons: <u>THE GARAGE does NOT exist. TORN DOWN SEVERAL</u> <u>Years AGO</u>			

10. 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 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 2-18-2025 Complainant or agent (printed) William Deutsch Title (if agent) _____

Complainant or agent (signature) *William Deutsch*

Sworn to and signed in my presence, this 18 day of February 2025
(Date) (Month) (Year)

Notary *Melany C...*

_____, Notary Public
State of Ohio
My Commission Expires 3-21-27

Situs : 615 W 57TH ST

Map ID: 05-114-00-152-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 02/20/25

CURRENT OWNER
DEUTSCH WILLIAM
DEUTSCH LAURA
800 STATE ROUTE 307
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 114-00 152-00
Class Residential
Living Units 1
Neighborhood 80000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
4-2 3 & 7 JONES

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	125	45 152		1.01			7,390
								7,390

Total Acres: .157 Legal Acres: 0.16 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,590	7,400	7,400	0	0
Building	18,900	54,000	54,000	0	0
Total	21,490	61,400	61,400	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
2021	5,700	43,100	48,800
2022	5,700	43,100	48,800
2023	7,400	54,000	61,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/09/19		2-Land And Building	F-Foreclosure		AD-Auditor Deed	ROOD MARILYN
07/07/98		2-Land And Building	U-Not Validated	104/8892	ET-Temp Exempt	ROOD MARILYN

Entrance Information

Date	ID	Entry Code	Source
10/29/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 615 W 57TH ST

Parcel Id: 05-114-00-152-00

LUC: 510

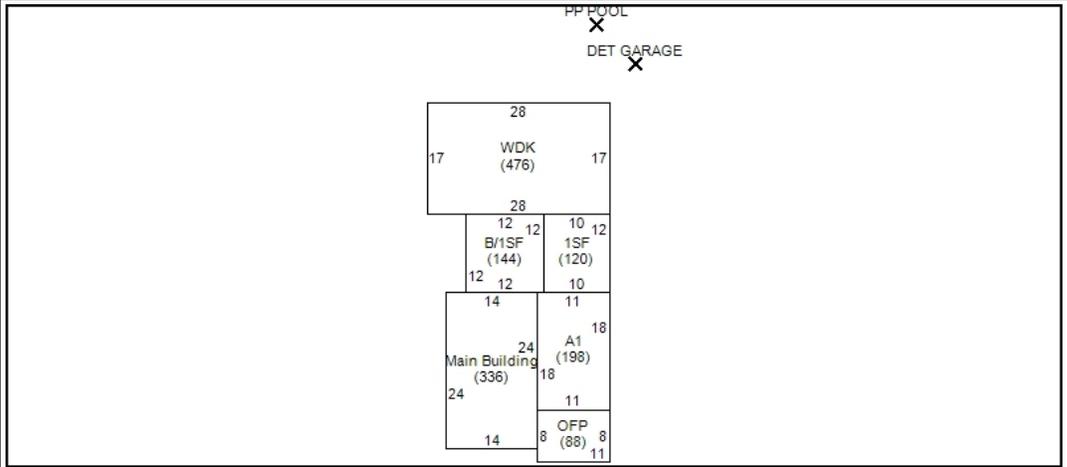
Card: 1 of 1

Tax Year: 2024

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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 2
Year Built 1925	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	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 C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 95
% Complete 100	NBHD Fact 1.25
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					336						
1	BSM	1SF	HSF		198						15,800
2			OFF		88						1,800
3	BSM	1SF			144						8,300
4			1SF		120						5,500
5			WDK		476						5,200
6			WDK								

Dwelling Computations

Base Price	59,410	% Good	40
Plumbing	5,300	Market Adj	
Basement	9,090	Functional	
Heating	0	Economic	95
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	73,800	Additions	14,000
Ground Floor Area	336		
Total Living Area	1,233	Dwelling Value	52,550

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1925		12x18	216	D	1		F				1,400
2	RP9-Pp Pool	1111		0x0		C	1		S				

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 : 615 W 57TH ST

Parcel Id: 05-114-00-152-00

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Card: 1 of 1

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Comments

Number	Code	Status	Comment
4	OFC	RV	RG1 AND RP9 REMOVED PER SKETCH INSPECT
3	OFC		FORFEITED AND SOLD 2019: TAXABLE 2020
1	FLD	RV	20020128 JC C#01 - NEW SIDING
2	FLD	BP	20050112 KO C#01 - 1-12-05:BP#12655-FURNACE, NVC 1-1-05

Situs : 615 W 57TH ST**Parcel Id: 05-114-00-152-00****LUC: 510****Card: 1 of 1****Tax Year: 2024****Printed: 02/20/25**

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NON-HEARING MINUTES

BOR Case: 2024-0012

Case Name: WILLIAM DEUTSCH

Case Type: VL

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Complainant Seeks: \$60000

Subject Parcel: 051140015200

Auditor Value: \$61400

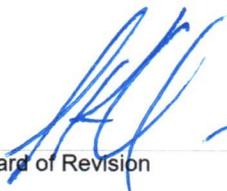
ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2024-0012

WILLIAM DEUTSCH
 800 STATE ROUTE 307 W
 JEFFERSON OH 44047

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</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
05-114-00-152-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$7,400	\$54,000	\$61,400	
Adjustment:	\$0	-\$1,400	-\$1,400	
New Value:	\$7,400	\$52,600	\$60,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT REMOVING GARAGE NO LONGER ON PROPERTY				



 Board of Revision

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

RE

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee **AVD BOR DL**
\$ **4.85**

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ _____
 - Return Receipt (electronic) \$ _____
 - Certified Mail Restricted Delivery \$ _____
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ _____

Postage
\$ **.69**

Total Postage and Fees
\$ **5.54**

Postmark
Here



Sen
Stre
City,
PS

WILLIAM DEUTSCH
800 STATE ROUTE 307 W
JEFFERSON OH 44047

See Reverse for Instructions

0811 8491 1000 DEPT 8102