

Tax year 2024 BOR no. 0014 FILED ON FEB 21 2025
 County Ashtabula Date received _____
DTE Rev. 12/22

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>Vanna Builders LLP</u>	<u>7241 Depot Road</u>	
2. Complainant if not owner	<u>Gregory James Carlson</u>	<u>Ashtabula</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person	<u>440-812-6793</u> <u>keang.shores@gmail.com</u>		
5. Complainant's relationship to property, if not owner	<u>President</u>		
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
<u>48-016-00-037-00</u>	<u>7138 Depot Road</u>		
7. Principal use of property	<u>Investment</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>\$5,000.</u>		
9. The requested change in value is justified for the following reasons: <u>The condition of the property HAS been vacant for 3 years used for CATS</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 21 Feb 2025
 and sale price \$ 55,000 ; 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 2-21-25 Complainant or agent (printed) Gary James Carlson Title (if agent) President

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 21 day of February 2025

Notary Jana Frable
my Comm Exp 3-6-2029

Situs : 7138 DEPOT RD

Map ID: 48-016-00-037-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/21/25

CURRENT OWNER
MITCHELL CHARLES H
JUDITH L
7138 N DEPOT ROAD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 016-00 037-00
Class Residential
Living Units 1
Neighborhood 68800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
36

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1000		0			
A	S	13500	3.9000	60	0	5	-40	24,640
A	H	13500	1.0000	100	0			17,550
								42,190

Total Acres: 5 Legal Acres: 5.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,770	42,200	42,200	0	0
Building	28,420	81,200	81,200	0	0
Total	43,190	123,400	123,400	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	32,500	60,200	92,700
2022	32,500	60,200	92,700
2023	42,200	81,200	123,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/21/25	55,000	2-Land And Building	U-Not Validated		EX-Executors Deed	MITCHELL CHARLES H
07/23/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		AF-Affidavit Of Survivorship	MITCHELL CHARLES H

Entrance Information

Date	ID	Entry Code	Source
01/15/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 7138 DEPOT RD

Parcel Id: 48-016-00-037-00

LUC: 511

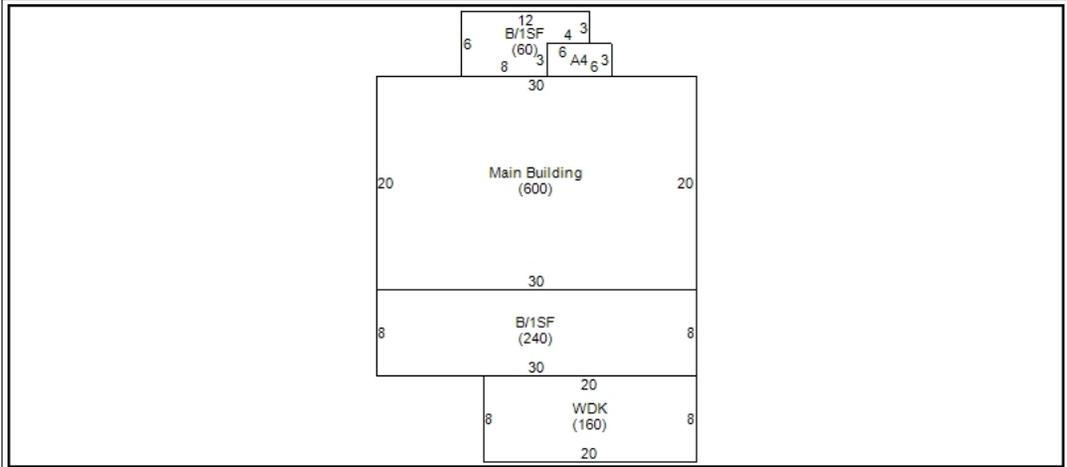
Card: 1 of 1

Tax Year: 2024

Printed: 02/21/25

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1929	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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 2	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 100
% Complete 100	NBHD Fact 1.35
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					600						
1	BSM	1SF			240						13,800
2			WDK		160						1,700
3	BSM	1SF			60						3,400
4	BSM	1SF	AUN		18						1,100
5			PAT		180						600

Dwelling Computations

Base Price	71,590	% Good	50
Plumbing	1,300	Market Adj	
Basement	12,440	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	85,330	Additions	10,400
Ground Floor Area	600		
Total Living Area	1,218	Dwelling Value	77,020

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1980		20x24	480	C	1		A				3,400
2	AL1-1s Lean Tc	1982		20x22	440	C	1		A				800

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:	

TRANSFERRED
Auditor, Ashtabula County, Ohio

FEB 21 2025 50



Doc ID: 007163340002 Type: G/I
Kind: EXECUTOR DEED
Recorded: 02/21/2025 at 03:24:38 PM
Receipt#: 2025-00001164
Fee Amt: \$59.00 Page 1 of 2
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2025-00001455

BK 837 PG 236-237

In compliance with Sec. 319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968 \$55,000

EXECUTOR'S DEED

I, Jerri Mitchell, as the executor of the will of Charles Henry Mitchell, Jr., by the power conferred by the Ashtabula County Probate Court and every other power, for \$55,000.00 paid, grants, with fiduciary covenants, to the grantee(s), Vannabuilders LTD, whose tax mailing address is 7241 Depot Road, Ashtabula, Ohio 44004, all interest in the real property described in the attached legal description.

Parcel Number: 48-016-00-037-00

Property Address: 7138 Depot Road, Ashtabula, Ohio 44004

Prior Instrument Reference: Volume 823, Page 286-288

Executor's Signature

STATE OF OHIO }
COUNTY OF LAKE } Jerri Mitchell

Sworn to or affirmed and subscribed before me by Hayley Tycast on this 21 day of February, 2025.

Prepared by: Jerri Mitchell,

Signature of Notary Public



Hayley Tycast
Notary Public, State of Ohio
My Commission Expires
January 6, 2020

LEGAL DESCRIPTION

Situated in the Township of Saybrook, County of Ashtabula and State of Ohio: And known as being part of Lot Thirty-six (36) in said township, and bounded and described as follows: Beginning at a point in the center of Depot Road, so-called, said point being one hundred forty-seven and forty-two hundredths (147.42) feet north from the northeast corner of lands of John G. Metcalf, et al; thence N. 2 degrees 30 minutes west along the center of said road one hundred forty-six and eighty-one hundredths (146.81) feet to a point; thence N. 89 degrees 24 minutes east and passing thru an iron pin in the east line of said road a distance of fourteen hundred eighty-seven and five-tenths (1487.5) feet to an iron pin in the west line of lands of H.S. Kelley; thence S. 1 degree 07 minutes east along said Kelley's land one hundred forty-six and seventy-four hundredths (146.74) feet to an iron pin; thence S. 89 degrees 24 minutes west fourteen hundred eighty-one and thirty-one hundredths (1481.31) feet and passing through an iron pin in the east line of said road to the place of beginning and containing about five (5) acres of land.

Being the same land transferred in Volume 490, Page 497 and Warranty Deed dated November 1932, Volume 321, Page 570 of Ashtabula County Records

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER
48-016-00-037-00

BY: MAK DATE: 02/20/25
ASHTABULA COUNTY ENGINEER

FILED

FEB 10 2025

**ALBERT S. CAMPLESE
PROBATE JUDGE**

IN THE COURT OF COMMON PLEAS
PROBATE DIVISION
ASHTABULA COUNTY, OHIO

IN RE:
ESTATE OF CHARLES H. MITCHELL, JR.

CASE NO. 2025 ES 00014

JUDGE CAMPLESE
MAGISTRATE DANA

MOTION TO ACCEPT VALUATION
OF REAL PROPERTY AS LISTED IN
INVENTORY FILED 2/6/2025

Now comes Executor, Jerri Mitchell, Esq., and hereby requests that the valuation of the building on the real property located at 7138 Depot Road be accepted and approved by the Court. Although the Ashtabula County Auditor's Office lists the value of the building at \$81,200.00, the house, in its current condition, is condemnable. An offer has been made to purchase the property for the amount of \$55,000.00. The amounts listed in the Schedule of Assets are broken down as follows:

Value of Land:	\$42,200.00
Value of Building:	\$55,000.00 (proposed purchase price) - \$42,200.00 (property value) = \$12,800.00

The offer has been made by a retired contractor, James B. Carlson. After his evaluation of the property, the opinion was that the building is unsalvageable. As the building will need to be gutted and, most likely, demolished, its inherent value is in the negative. For the home to be either demolished or stripped to the foundation and rebuilt, the Estate would be put into the position of losing funds. The filed Last Will and Testament specifically states that the Executor has "full power and authority to sell and convey all or any part of my estate, real, persona or mixed, upon such terms and at such prices as they may deem proper and without obtaining any order of court therefore."

As all the beneficiaries agree to this valuation, and, and this Executor asserts, the sale is in the best interest of the Estate, it is respectfully requested that the valuation of the building located on the real property listed on the Schedule of Assets filed 2/6/2025 be approved.

Respectfully submitted,



LAW OFFICE OF JERRI MITCHELL, LLC
Jerri Mitchell, Esq. (0079565)
PO Box 1126
Fairport Harbor, OH 44077
~~440-344-3125~~
jmittelltharp@jmtohiolaw.com

IN THE COURT OF COMMON PLEAS
PROBATE DIVISION
ASHTABULA COUNTY, OHIO

IN RE:
ESTATE OF CHARLES H. MITCHELL, JR.

CASE NO. 2025-ES 00014

JUDGE CAMPLESE
MAGISTRATE DANA

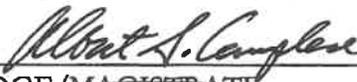
FILED

FEB 12 2025

**ALBERT S. CAMPLESE
PROBATE JUDGE**

ENTRY

Upon Motion of Executor, and for good cause shown, the Motion to Accept Valuation of
Real Property as Listed in Inventory Filed 2/6/2025 is hereby APPROVED with
All Heirs in Agreement



JUDGE/MAGISTRATE





ION 20yd





Light switch

Comb, Fork, Toothpaste, Packet

Ultrabrite

Wette Series

Hand Sanitizer





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

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2024-0014

April 14, 2025

VANNABUILDERS LTD
C/O GARY JAMES CARLSON
7241 DEPOT RD
ASHTABULA OH 44004

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

May 19, 2025 at 10:30 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0014 filed for tax year 2024 by VANNABUILDERS LTD and described as follows:

Parcel ID(s):

1) 48-016-00-037-00 located at 7138 DEPOT RD, the market value is \$123,400. The market value sought is \$55,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0014, VANNABUILDERS LTD is being recorded and the date is 5/19/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Gary James Carlson, owner

Jim Carlson, owner

Complainant Seeks: \$55000

Subject Parcel: 480160003700

Auditor Value: \$123400

Hearing No # 7

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: 2024-0014

VANNABUILDERS LTD
 C/O GARY JAMES CARLSON
 7241 DEPOT RD
 ASHTABULA OH 44004

<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
48-016-00-037-00	511-1FMLY UNPL 0-9	48-SAYBROOK TWP-ASHTABULA A CSD	2024
	LAND	IMPR	TOTAL
Original Value:	\$42,200	\$81,200	\$123,400
Adjustment:	\$0	-\$68,400	-\$68,400
New Value:	\$42,200	\$12,800	\$55,000
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT BASED ON PURCHASE PRICE AND OWNER'S			

TESTIMONY REGARDING CONDITION



 Board of Revision