

FILED ON

DTE 1
Rev. 12/22

Tax year 2024 BOR no. 0017

FEB 28 2025

County Ashtabula Date received _____

Ashtabula County
Board of Revision

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>Kathleen Crim</u>	<u>3718 STATE ST 84</u>	
2. Complainant if not owner		<u>PO BOX - 797 Ash Ohio</u>	
3. Complainant's agent		<u>44065</u>	
4. Telephone number and email address of contact person <u>440-228-1407</u>			
5. Complainant's relationship to property, if not owner <u>(owner)</u>			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>27 004-60-032-02</u>		<u>3718 STATE ST 84</u>	
7. Principal use of property <u>Residence</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>27 004 60 032 02</u>	<u>299,999</u>	<u>434,300</u>	
9. The requested change in value is justified for the following reasons: <u>HOME S SALES FOR SIMILION PROPERTIES AND LAND</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 0 and total cost \$ 0

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 2-28-25 7-31-25 Complainant or agent (printed) K. Hamilton Title (if agent) _____

Complainant or agent (signature) K. Hamilton

Sworn to and signed in my presence, this 28 day of February 2025
(Date) (Month) (Year)

Notary Milani Carroll, Notary Public

State of Ohio
My Commission Expires 3-21-27

Situs : 3718 STATE ROUTE 84

Map ID: 27-004-00-032-02

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/28/25

CURRENT OWNER
CRIM KATHLEEN SUSAN

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 032-02
Class Residential
Living Units 1
Neighborhood 85100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
PART OF LOT 7

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1500		0			
A	S	12000	6.8550	50	0	5	-35	34,750
A	H	12000	1.0000	100	0			15,600
								50,350

Total Acres: 8.005 Legal Acres: 8.01 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,640	50,400	50,400	0	0
Building	134,370	383,900	383,900	0	0
Total	152,010	434,300	434,300	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	30,600	9,200	39,800
2022	30,600	27,400	58,000
2023	50,400	272,600	323,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/14/20	R20200041	145,000	DWLG	New Dwell 70% 1-1-23	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/18/05		1-Land Only	U-Not Validated	0229/0055	ET-Temp Exempt	CRIM JAMES E
12/18/02		1-Land Only	I-Error In Description		ET-Temp Exempt	BELMONTE ANTHONY JOSEPH
11/25/02	23,013	1-Land Only			WD-Warranty Deed	

Entrance Information

Date	ID	Entry Code	Source
11/14/13	DAA	6-Occupant Not Home	3-Other
09/09/22	AE	6-Occupant Not Home	3-Other
09/14/23	AE	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3718 STATE ROUTE 84

Parcel Id: 27-004-00-032-02

LUC: 511

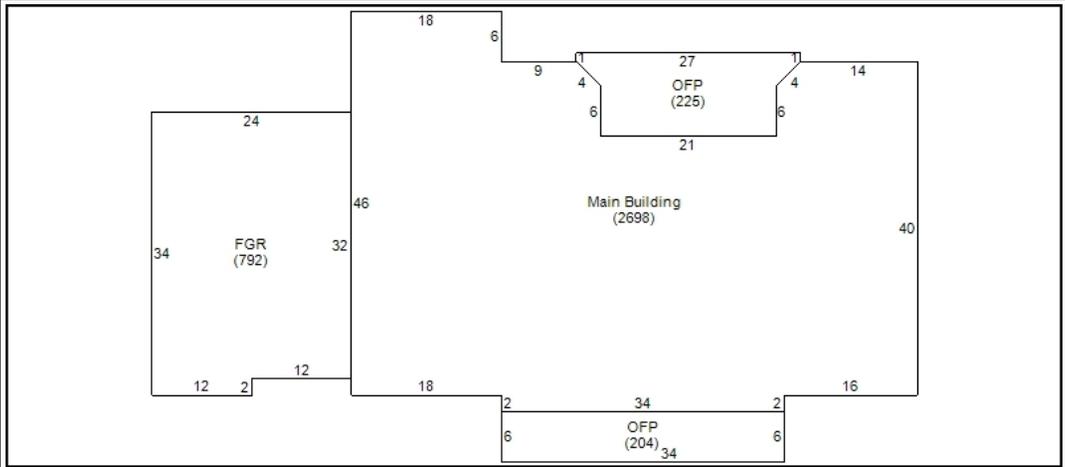
Card: 1 of 1

Tax Year: 2024

Printed: 02/28/25

Dwelling Information

Valuation Method	Total Rooms 7
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction Style 1-Wood/Vinyl	Family Rooms
Year Built 2020	Full Baths 3
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
	Total Fixtures 12
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type System 1-Hot Air	Fin Bsmt Liv Area
Attic 1-Unfin	WBFP Stacks
Phy. Condition A-Average Condition	WBFP Openings
Int vs Ext Cond Well / Septic 3	WBFP Add'l Stry
	Prefab Fireplace
	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+2	Cost & Design 0
CDU AV-AVERAGE	Functional Economic
% Good Ovr	NBHD Fact 1.4
% Complete 100	
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					2,698						
1		FGR			792						19,100
2		OFF			204						4,700
3		OFF			225						5,200

Dwelling Computations

Base Price	160,270	% Good	97
Plumbing	10,800	Market Adj	
Basement	41,510	Functional	
Heating	7,290	Economic	
Attic	13,360	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	233,230	Additions	28,100
Ground Floor Area	2,698	Dwelling Value	370,960
Total Living Area	2,698		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP2-Pole Bldg	2014		30x32	960	C	1		A				12,900

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 : 3718 STATE ROUTE 84

Parcel Id: 27-004-00-032-02

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/28/25

Comments

Number	Code	Status	Comment
7	OFC	NC	7/12/24, KATHLEEN CRIM WAS IN OFFICE INQUIRING ABOUT N/C VALUE AND COMPLETION.
8	OFC	NC	SHE INDICATED THAT THEY WERE LIVING IN HOME AND IS CONSIDERED 100% NOW.
5	FLD	NC	DWG 60% 1-1-22 (70%NOW); RECK'23.
6	FLD	NC	9/14/23 AE DWLG 70% 1-1-23 & 90% NOW RE CK 24 VAL PREV LOW- SKETCH WASN'T IN
4	FLD	NC	OWN DWG<50% FOR 21. CHECK 22 FOR COMPLETION
3	FLD	RV	REV 2020 NO ACCESS, ADDED POLE BLDG PER PICTO
1	OFC	NS	20030203 TML C#01 - SPLIT 8.0047 ACRES FROM 27-004-00-032-00 ON 12/18/2002
2	OFC	NS	20030203 TML C#01 - CONVEY # 4882

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Parcel Id: 27-004-00-032-02

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Tax Year: 2024

Printed: 02/28/25

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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: 2024-0017

April 14, 2025

KATHLEEN CRIM
PO BOX 797
ASHTABULA OH 44005

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

May 19, 2025 at 11:00 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0017 filed for tax year 2024 by KATHLEEN CRIM and described as follows:

Parcel ID(s):

1) 27-004-00-032-02 located at 3718 STATE ROUTE 84 , the market value is \$434,300. The market value sought is \$299,999.

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

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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



Sent

KATHLEEN CRIM

#17

Street

P.O. BOX 797

City,

ASHTABULA OH 44005

PS F

See Reverse for Instructions

7018 1830 0001 1648 1142

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0017, KATHLEEN CRIM 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

Kathleen Crim, owner

Complainant Seeks: \$299999

Subject Parcel: 270040003202

Auditor Value: \$434300

Hearing No # 9

HEARING MINUTES

BOR Case: 2024-0017

Owner Name: KATHLEEN CRIM

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof.

Was Made by: Janet

2nd by: Scott

Roll: Yamamoto-yes/Caruso-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/19/25



Scott Yamamoto, Auditor
Secretary of the Board of Revision

Hearing No # 9

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: 2024-0017

KATHLEEN CRIM
 PO BOX 797
 ASHTABULA OH 44005

<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
27-004-00-032-02	511-1FMLY UNPL 0-9	27-KINGSVILLE TWP-BUCKEYE LSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$50,400	\$383,900	\$434,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$50,400	\$383,900	\$434,300	
RESULT: NVC - NO VALUE CHANGE. FAILED TO MEET BURDEN OF PROOF				



 Board of Revision

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$.69	
Total Postage and Fees	
\$ 5.54	



Sent To _____
Street and Apt. No., or _____
City, State, ZIP+4® _____

Kathleen Crim
P.O. Box 797
Ashtabula Ohio, 44005

#2024
0017

02285 8793 3678 0000 0220 0220 1207