

Tax year 2024

BOR no. 0038

FILED ON

DTE 1
Rev. 08/21

County lake

Date received 03/05/2025

MAR 28 2025

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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			
2. Complainant if not owner	WSW Properties llc	4996 webb rd Perry Ohio 44081	
3. Complainant's agent	Sandra Walker	4996 Webb rd Perry, Ohio 44081	
4. Telephone number of contact person	(440) 537-8229		
5. Email address of complainant	sandw300@gmail.com		
6. Complainant's relationship to property, if not owner	Built condo and sold		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
20-032-00-026-03	260 Nantucket dr Geneva		
8. Principal use of property	sold in 2021		
9. 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
200320002603	0	0	
10. The requested change in value is justified for the following reasons: This is 0 value. sold in 2021. We do not own this property. We closed on this property in 2021. We request reimbursement on any or all payments made since the was an error on recording.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 11/21/2025 and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.
12. 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.
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 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.

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 03/28/2025 Complainant or agent Wsw Properties Title (if agent) Sandra Walker Member
Signature

Tax year 2024 BOR no. 0038

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COPY

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Date 03/28/2025 Complainant or agent Wsw Properties Title (if agent) Sandra Walker Member
Signature

Sent by Email 3-27-2025

Situs : NANTUCKET

Map ID: 20-032-00-026-03

LUC: 550

Card: 1 of

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
WSW PROPERTIES LLC
4996 WEBB RD
PERRY OH 44081

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class Residential
Living Units
Neighborhood 73400A
District
Zoning
Alternate Id



Legal Description
Parcel Tieback:
Legal Descriptions:
LOT 16 SEC 2
Addl. Tieback:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	15000	.2499	185	0	6		9,020
								9,020

Total Acres: .2499 Legal Acres: 0.25 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,150	9,000	9,000	0	0
Building	0	0	0	0	0
Total	3,150	9,000	9,000	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	6,900		6,900
2022	6,900		6,900
2023	9,000		9,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/22/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	WSW PROPERTIES LLC
02/04/21		1-Land Only	U-Not Validated		SU-Subdivision Plat	WSW PROPERTIES LLC

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : NANTUCKET

Parcel Id: 20-032-00-026-03

LUC: 550

Card: 1 of

Tax Year: 2024

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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : NANTUCKET**Parcel Id: 20-032-00-026-03****LUC: 550****Card: 1 of****Tax Year: 2024****Printed: 03/31/25****Comments**

Number	Code	Status	Comment
3	OFC	SS	PHASE 20-1 UNITS 14 & 15 (20-034-00-260-00 & 20-034-00-270-00) USED
4	OFC	MI	RESIDUAL .2499 AC FROM PHASE 19 TO CREATE UNITS IN PHASE 20 CONV# 4480 10-22-21
2	OFC		VALUED THIS PCL AS 200320002600 WAS IN 2020.
1	OFC	NP	FROM PARCEL 20-032-00-026-01 CONV 397 2/4/2021

Situs : NANTUCKET

Parcel Id: 20-032-00-026-03

LUC: 550

Card: 1 of

Tax Year: 2024

Printed: 03/31/25

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NON-HEARING MINUTES

BOR Case: 2024-0038

Case Name: WSW PROPERTIES LLC

Case Type: VL

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Complainant Seeks: \$0

Subject Parcel: 200320002603

Auditor Value: \$9000

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: 2024-0038

WSW PROPERTIES LLC
 C/O SANDRA WALKER
 4996 WEBB RD
 PERRY OH 44081

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
20-032-00-026-03	550-CONDO PLTD	20-GENEVA TWP-G CITY-GENEVA CSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$9,000	\$0	\$9,000	
Adjustment:	\$-9,000	\$0	\$-9,000	
New Value:	\$0	\$0	\$0	
RESULT: VLD - VALUE DECREASE. PART OF REPLAT, NO LONGER EXISTS.				



 Board of Revision