

**A Notice of Appeal to the Court of Common Pleas  
From a Decision of the County Board of Revision**

File Date

Leonora Truppo  
Name (Please Print)  
6799 LAKE Rd W Geneva, Oh 44041  
Mailing address City State Zip

**FILED ON**  
**MAY 15 2024**  
Ashtabula County  
Board of Revision

- v.  
  - Ashtabula County Auditor & Board of Revision
  - Other Appellee(s), if any:

Leonora Truppo  
Name(s) (Please Print)

BOR Case# 2023-00

Address City State Zip

CCP Case# \_\_\_\_\_

Appellant appeals a Board of Revision decision mailed on (date) May 2021 for tax year 2023. (Attach copy of decision).

Property Owner's Name Leonora Truppo

Property Owner's Address 6799 LAKE Rd W Geneva Oh 44041

Parcel Number	Address of Property	Owner's Opinion of Market Value
<u>17-047-00-194-00</u>	<u>6799 LAKE Rd W Geneva, Oh 44041</u>	<u>Increased by 33%, feel 15% is fair and supported by recent SALE \$164,900 UNDER APPRAISED VALUE.</u>

\*Attach additional parcel numbers and addresses

2022 341,300  
2023 454,500  
OUR OPINION OF FAIR VALUE = \$392,495  
**SEE Addendum**

Leonora Truppo  
Name of Appellant or Representative (print)  
6799 LAKE Rd W  
Mailing address of Appellant or Representative  
Geneva Oh 44041  
City State Zip  
May 11, 2024  
Date

Leonora Truppo  
Signature of Appellant or Representative with title  
440-361-4145  
Phone #  
LeonoraTruppo@yahoo.com  
Email address

Amendment to notice of appeal form - BOR Case 2023-0022

Parcel: 17-047-00-194-00

Our Property Value increased 33% from 2022.

2022: Land \$126,000 Building \$215,300. TOTAL \$341,300

2023: Land \$163,800 Building \$290,700. TOTAL \$454,500 (33% increase)

\* A recent home sale in neighborhood (parcel 17047002220 6567 Lake Rd W) sold for \$164,900 less than appraised value of \$388,900.

\* Directly across street are 4 abandoned and broken houses, and a trailer park that has been allowed to run down.

\* The home is a 2 bedroom with an unfinished attic.

(Owners Opinion)

We believe a 15% increase is fair. That would put the values at:

Land: \$144,900 Building: \$247,595 (Total: \$392,495)

*Leonora Juffo*

440-361-4145

**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: 2023-0022**

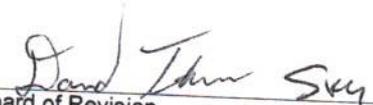
**LEONORA TRUPPO**  
**6799 LAKE RD W**  
**GENEVA OH 44041**

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
17-047-00-194-00	511-1FMLY UNPL 0-9	17-GENEVA TWP-GENEVA CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
Original Value:	\$163,800	\$290,700	\$454,500
Adjustment:	\$0	\$0	\$0
New Value:	\$163,800	\$290,700	\$454,500

**RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE. AUDITOR'S SQUARE FOOTAGE IS CORRECT**

  
 Board of Revision

Ref. No: 170470020600  
 Residential Sales In This Neighborhood - Last 18 Months

Options Sort by: Parcel ID Ascending

Results/page: 15

Click rows to view property details

Displaying 1 - 2 of 2

Results	Parcel ID ▲	Owner Name	Address	Last Sale	Price
<input type="checkbox"/>	170470022200	GRESS LISA S	6567 LAKE RD	04/18/2024	\$224,000
<input type="checkbox"/>	170470022300	GRESS LISA S	LAKE RD (Land)	04/18/2024	\$100,000

**Selection Manager**  
 Select page all  
 Select all  
 Deselect page all  
 Deselect all

**Search Manager**  
 View List - Map

Results Page: [1]

Printable Version

**Reports**  
 To print tax bill, click "Tax Bill" link below and press the "Go" button.  
 Please disable the pop-up blocker on your web browser before using

Tax Bill

Go

388,900 APPRAISED Value  
~~224,000 SALE 4/2024~~  
164,900 UNDER APPRAISED Value

only Neighborhood Sales found in last 3 yrs.

Re: Zillow Geneva housing Market up 5.1% 1yr

PARID: 170470022200  
NBHD: 70200  
GRESS LISA S

JUR: 04  
ROLL: RP  
6567 LAKE RD W

Appraised Value (100%)

Year	2023
Appraised Land	\$227,900
Appraised Building	\$161,000
Appraised Total	\$388,900
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$79,770
Assessed Building	\$56,350
Assessed Total	\$136,120
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$175,300	\$119,300	\$294,600	\$0
2022	\$175,300	\$119,300	\$294,600	\$0
2023	\$227,900	\$161,000	\$388,900	\$0

sell 388,900 appraised value  
224,000 sale 4/2024  
\$164,900 under appraised value

only site found in Neighborhood

PARID: 170470022200  
NBHD: 70200  
GRESS LISA S

JUR: 04  
ROLL: RP  
6567 LAKE RD W

### Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
18-APR-2024	\$224,000	1331	R-RELATED INDIVIDUALS OR CORPORATIONS	2-LAND AND BUILDING	TD-TRUSTEE DEED	
19-FEB-2013		519	E-EXEMPT CONVEYANCE (SALE PRICE OMITTED)	-	ET-TEMP EXEMPT	
26-JUL-2000	\$0	3045	I-ERROR IN DESCRIPTION	2-LAND AND BUILDING	ET-TEMP EXEMPT	

### Sales History

1 of 3

Sale Date	18-APR-2024
Sale Price	\$224,000
Contract Price	
Sale Type	2-LAND AND BUILDING
Deed Transfer #	1331
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	GRESS LISA S TRUSTEE
Buyer	GRESS LISA S GRESS GREGORY H
Instrument Type	TD-TRUSTEE DEED
Validity	R-RELATED INDIVIDUALS OR CORPORATIONS
State Code	-
# of Parcels	1
Total Appraised	\$388,900
Note1	
Note2	
Sale Key	186595

May 14, 2024 For your consideration

Ashtabula County Board of Revision

Property Value increased 33% in 2023 we feel the valuation is too high for a 2 bedroom.

We found 1 recent sale in our neighborhood

April 2024, where the Property sold for \$164,900

under the appraised value. We feel 15%

is a fair increase and supported by recent sale.

2022	Total	341,300
2023	Total	454,500

15% increase = \$392,495

Thank you for your consideration  
Jenna Grappo