

Tax year 2023 BOR no. 0009 **RECEIVED** DTE 1 Rev. 12/22
 County Antipala Date received JAN 05 2024

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.

ANTIPALA COUNTY AUDITOR
DAVID THOMAS

Name		Street address, City, State, ZIP code	
1. Owner of property	<u>WILLIAM D GURIEFF</u>	<u>796 MECHANICSVILLE RD.</u>	<u>Rock Creek</u>
2. Complainant if not owner			<u>44000</u>
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-812-3979</u> <u>GURIEFF@AOL.COM</u>			
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>580160000100</u>		<u>MECHANICSVILLE RD.</u>	
7. Principal use of property <u>AGRICULTURE</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>580160000100</u>	<u>114,000</u>		
9. The requested change in value is justified for the following reasons: <u>HOUSE BELONGS ON PARCEL # 580160000101</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

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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 1-5-2024 Complainant or agent (printed) William D. Gupich Title (if agent) owner

Complainant or agent (signature) William D. Gupich

Sworn to and signed in my presence, this 1-5-24 day of Jan 2024
(Date) (Month) (Year)

Notary Melanie Gaud

_____, Notary Public
State of Ohio
My Commission Expires 3/21/2027

Situs : 2406 WINDSOR MECHANICSVILLE RD

Parcel Id: 58-016-00-001-00

LUC: 110

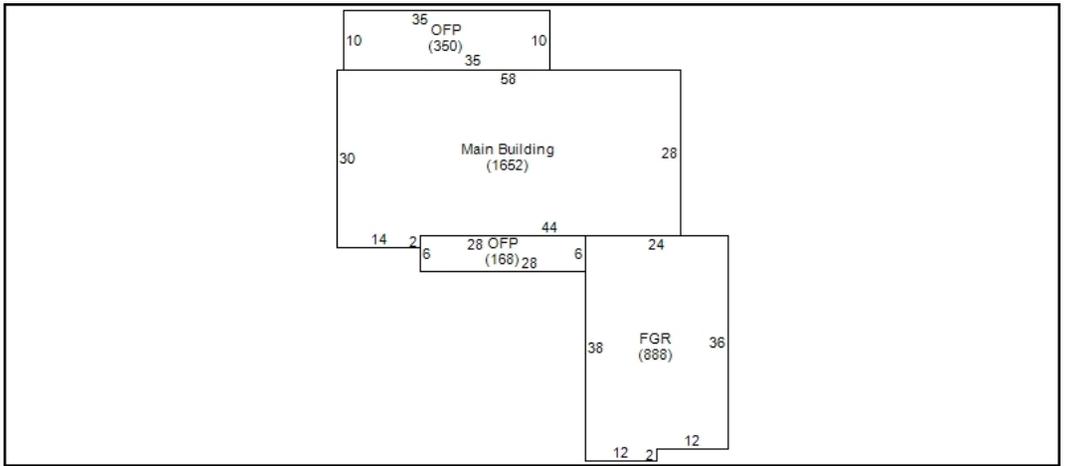
Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 2
Year Built 2022	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
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	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Desc
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
% Complete	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					1,652						
1		OFF			168						3,700
2		FGR			888						20,400
3		OFF			350						7,700

Dwelling Computations

Base Price	104,650	% Good	97
Plumbing	5,900	Market Adj	
Basement	27,110	Functional	
Heating	4,760	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	142,420	Additions	30,900
Ground Floor Area	1,652	Dwelling Value	242,600
Total Living Area	1,652		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AR1-Granary	1111		24x50	1,200	C	1		U				
2	RC2-Canopy	1111		8x24	192	C	1		U				
3	AL1-1s Lean Tr	1111		20x58	1,160	C	1		U				
5	AG1-Grain Bin	1983		12x10	1,130	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 : 2406 WINDSOR MECHANICSVILLE RD**Parcel Id: 58-016-00-001-00****LUC: 110****Card: 1 of 1****Tax Year: 2023****Printed: 01/09/24****Comments**

Number	Code	Status	Comment
5	FLD		DWG 100% 1-1-23.
4	OFC		ADDRESS 2406 WINDSOR MECHANICSVILLE PER PLANNING 2/15/22
3	OFC	NC	SPLIT OUT 5.472 AC TO 58-016-00-001-01 34.377 RESIDUAL CONV# 2075 5/27/2022
2	OFC	LC	CORRECTED ACREAGE TO 39.849 PER TYLER M. FOR 1-1-13 AND FORWARD.
1	OFC	LC	20090305 SLB C#01 - SURVEY UPDATE #224 JANE 27 09 FROM 43.50 TO 34.849

Situs : 2406 WINDSOR MECHANICSVILLE RD

Parcel Id: 58-016-00-001-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 01/09/24

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NON-HEARING MINUTES

BOR Case: 2023-0009

Case Name: WILLIAM D & MARSHA J GURICH

Case Type: VL

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$114000

Subject Parcel: 580160000100

Auditor Value: \$368800

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: 2023-0009

WILLIAM D & MARSHA J GURICH
 796 MECHANICSVILLE RD
 ROCK CREEK OH 44084

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
58-016-00-001-00	110-VACANT LAND Q	58-TRUMBULL TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$126,200	\$242,600	\$368,800	
Adjustment:	-\$12,200	-\$242,600	-\$254,800	
New Value:	\$114,000	\$0	\$114,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$114,000				


 Board of Revision