

Tax year 2023 (2024)

BOR no. 0016

FILED ON **DTE 1**
Rev. 08/21

County Ashtabula

Date received 1-12-24

JAN 12 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Division

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	Frank V. Cicogna III	1150 Gemini Ct. Roaming Shores, OH 44085	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	Frank V. Cicogna III - 440-813-4844		
5. Email address of complainant	cicogna2156@aol.com / cc: admin@cicognasign.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
67-021-20-023-00		1150 Gemini Ct. Roaming Shores, OH 44085 (Lake View Dr)	
8. Principal use of property <u>Residence</u>			
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
67-021-20-023-00	725K - 750K	\$ 923,000.00	(\$ 292,400.00) ↑ Amount increase from last year to this year.
10. The requested change in value is justified for the following reasons: <u>Will state at hearing.</u>			

11. 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 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 _____ Complainant or agent _____ Signature _____ Title (if agent) _____

Situs : 1150 LAKE VUE DR

Map ID: 67-021-20-023-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

CURRENT OWNER
CICOGNA FRANK V III
1150 GEMINI CT
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 021-20 023-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1149,1150 & 1151 ROAMING
ROCK NO 21

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0	5	10	144,430
								144,430

Total Acres: 1.2534 Legal Acres: 1.32 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	50,540	144,400	144,400	0	0
Building	272,510	778,600	778,600	0	0
Total	323,050	923,000	923,000	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
2020	111,100	519,500	630,600
2021	111,100	519,500	630,600
2022	111,100	519,500	630,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/16/18		2-Land And Building	U-Not Validated	659/ 1284	ET-Temp Exempt	CICOGNA FRANK V III
01/21/05		2-Land And Building	U-Not Validated	0044/1640	ET-Temp Exempt	CICOGNA FRANK V III

Entrance Information

Date	ID	Entry Code	Source
03/24/14	WPW	6-Occupant Not Home	3-Other
11/07/18	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1150 LAKE VUE DR
Parcel Id: 67-021-20-023-00
LUC: 510
Card: 1 of 1
Tax Year: 2023
Printed: 01/12/24
Additions - continued...

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
10		FGR			833						36,100
11		1SF			129						12,500
12		OFF			80						3,300

Comments

Number	Code	Status	Comment
10	FLD	DC	CORR SKETCH/SF PICKED UP OMITTED 1SF SECT TO PRICING, CORR DATA ON OUTBLDGS
8	FLD	MI	PER INTEGRITY CORRECTED SOME ADDN CODES AND UNFIN.AREA FOR 1-1-18; OK
9	FLD	MI	PER DENNIS.
1	FLD	BP	19980622 JP C#01 - 6/19/98-BP#P960846 FOR DET GAR-100% 1/1/98.
2	FLD	BP	19990910 JP C#01 - 9/9/99-BP#P971257 FOR ADDN-100% 1/1/99.ALSO CHNGD DEPR FROM
3	FLD	BP	19990910 JP C#01 - 25% TO 10% AND GRADE FROM B+1.
4	OFC	HI	20030203 CG C#01 - CORRECT DWG DATA - PT OF DWG IS AN UNFINISHED GYM - TOTAL
5	OFC	HI	20030203 CG C#01 - FINISHED LIVING AREA = 4000 SQFT (PER APPRAISAL SUBMITTED)
6	OFC	HI	20030203 CG C#01 - APPRAISAL BROUGHT IN @ \$410,000, DISCOUNTED DUE TO POOR
7	OFC	HI	20030203 CG C#01 - COMPARABLES. VALUE ADJUSTED ONLY FOR UNF INTERIOR SPACE.

Situs : 1150 LAKE VUE DR**Parcel Id: 67-021-20-023-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 01/12/24**

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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: 2023-0016

March 15, 2024

FRANK V CICOGNA III TRUSTEE
1150 GEMINI CT
ROAMING SHORES OH 44085

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

April 11, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0016 filed for tax year 2023 by FRANK V CICOGNA III TRUSTEE and described as follows:

Parcel ID(s):

1) 67-021-20-023-00 located at 1150 LAKE VUE DR, the market value is \$923,000. The market value sought is \$725,000.

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 2023-0016, FRANK V CICOGNA III TRUSTEE is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Frank Cicogna, Trustee

Complainant Seeks: \$725000

Subject Parcel: 670212002300

Auditor Value: \$923000

Hearing No # 1



HEARING MINUTES

BOR Case: 2023-0016

Owner Name: FRANK V CICOONA III TRUSTEE

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. Auditor records account for unfinished area. During the
hearing owner noted he thought about selling last year and was going to ask \$950,000.

Was Made by: Angie

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/11/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 1

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: 2023-0016

FRANK V CICOGNA III TRUSTEE
 1150 GEMINI CT
 ROAMING SHORES OH 44085

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.
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
67-021-20-023-00	510-1FAMILY PLTD	67-ROME TWP-ROMNG SHRS V/GD V LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$144,400	\$778,600	\$923,000
Adjustment:	\$0	\$0	\$0
New Value:	\$144,400	\$778,600	\$923,000
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE			


 Board of Revision