

Tax year 2023 BOR no. 0017 **FILED ON** DTE 1 Rev. 12/22  
 County Ashtabula Date received JAN 12 2024

### Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Ashtabula County Board of Revision

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>Robert Rockhill</u>	<u>3421 Cooper Rd. High. Ohio</u>	
2. Complainant if not owner		<u>44004</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440-969-1455 rockhill robert18@gmail.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>480030006200</u>		<u>Same</u>	
7. Principal use of property <u>Home</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>\$154,600</u>		
9. The requested change in value is justified for the following reasons: <u>No change in value</u> <u>Just changing DATA. - never had 2 BATHS</u> <u>3 Bed Room 2 Full BATH</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

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 1/12/24 Complainant or agent (printed) Robert Rockhill Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Robert Rockhill

Sworn to and signed in my presence, this 12 day of January 2024  
(Date) (Month) (Year)

Notary Tara Frable, Notary Public  
State of Ohio  
My Commission Expires 3-6-2024

**Situs : 3421 CENTER (SR 45) RD**

**Map ID: 48-003-00-062-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 01/12/24**

**CURRENT OWNER**  
ROCKHILL ROBERT LEE  
SUSAN LEEANN  
3421 CENTER RD  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 003-00 062-00  
Class Residential  
Living Units 1  
Neighborhood 67900  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
T 13 SEC 2--2 S E

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0900		0			
A	S	20000	.6800	80	0			14,140
A	H	20000	1.0000	100	0			26,000
								40,140

Total Acres: 1.77      Legal Acres: 1.77      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	14,040	40,100	40,100	0	0
<b>Building</b>	40,080	114,500	114,500	0	0
<b>Total</b>	54,120	154,600	154,600	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	30,900	91,600	122,500
2021	30,900	91,600	122,500
2022	30,900	91,600	122,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/24/03		2-Land And Building	U-Not Validated		ET-Temp Exempt	ROCKHILL ROBERT

**Entrance Information**

Date	ID	Entry Code	Source
08/16/13	DAA	6-Occupant Not Home	3-Other
01/30/14	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 3421 CENTER (SR 45) RD

Parcel Id: 48-003-00-062-00

LUC: 511

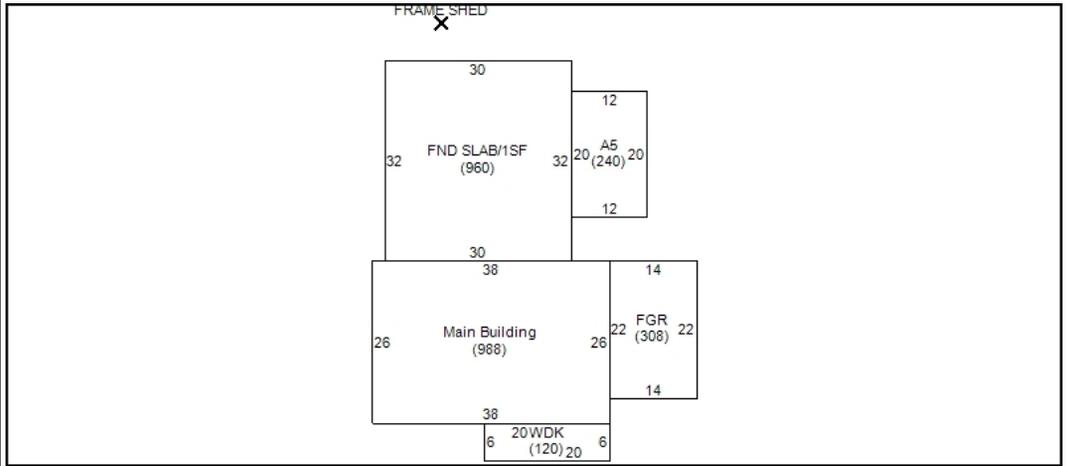
Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 4
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1958	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1970	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> D-Full Crawl	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> G-Good Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.25
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					988						
1			WDK		120						1,400
2			FGR		308						6,700
3		SLB	1SF		960						46,100
5			PAT	CNP	240						2,500

**Dwelling Computations**

<b>Base Price</b>	69,210	<b>% Good</b>	65
<b>Plumbing</b>	4,200	<b>Market Adj</b>	
<b>Basement</b>	6,560	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.25
<b>Subtotal</b>	84,170	<b>Additions</b>	36,900
<b>Ground Floor Area</b>	988		
<b>Total Living Area</b>	1,948	<b>Dwelling Value</b>	114,540
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	RS1-Frame Sh	1111		0x0		1	C	1		S			

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

# NON-HEARING MINUTES

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**BOR Case:** 2023-0017

**Case Name:** ROBERT LEE & SUSAN LEEANN ROCKHILL

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$154600

**Subject Parcel:** 480030006200

**Auditor Value:** \$154600

# NON-HEARING MINUTES

BOR Case: 2023-0017

Owner Name: ROBERT LEE & SUSAN LEEANN ROCKHILL

## Board Action

Motion to:  Agree  Set Value \$152,400

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

removing the half bath and correcting the bedroom count to 3.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 3/4/24

Schedule for Hearing: no



David Thomas, Auditor  
Secretary of the Board of Revision

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: 2023-0017**

ROBERT LEE & SUSAN LEEANN ROCKHILL  
 3421 CENTER RD  
 ASHTABULA OH 44004

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b></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
48-003-00-062-00	511-1FMLY UNPL 0-9	48-SAYBROOK TWP-ASHTABULA A CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$40,100	\$114,500	\$154,600
<b>Adjustment:</b>	\$0	-\$2,200	-\$2,200
<b>New Value:</b>	\$40,100	\$112,300	\$152,400
<b>RESULT: VALUE DECREASE. SET VALUE AT \$152,400 REMOVING HALF BATH, CORRECTING BEDROOM COUNT</b>			

  
 \_\_\_\_\_  
 Board of Revision