

Tax year 2023 BOR no. 0019 **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.

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	<u>Snowy Oak Tree Farm, LLC</u>	<u>P.O. Box 5 6620 Turner Rd Pierpont, OH</u>	<u>44082</u>
2. Complainant if not owner	<u>---</u>	<u>---</u>	
3. Complainant's agent	<u>Paul P. Meckling, DVM</u>	<u>P.O. Box 5 6620 Turner Rd. Pierpont, OH</u>	<u>44082</u>
4. Telephone number and email address of contact person <u>440-577-1512</u> <u>snowy oak@windstream.net</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>40 006 00 003 00</u>		<u>6751 State Route 167 Pierpont, OH 44082</u>	
7. Principal use of property <u>TREE FARM - The 50.69 acres will be managed as a certified tree farm.</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>4000600000300</u>	<u>\$ 115,100</u>	<u>\$ 156,500</u>	<u>\$ 41,130</u>
9. The requested change in value is justified for the following reasons: <u>The house, septic tank, hand dug wells, and 5 buildings (Flat barn, Leanto, frame utility shed, granary, and milk house have been demolished, scrapped and buried as of July 20, 2023. The only building remaining is the 10x14 metal building. There is no longer a home site as it has been graded and prepared for tree planting this spring. Auditor has copy of Forest Management plan.</u>			

* See attached demolition bill dated 7-25-2023 and Auditor's valuation.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 145,000 ; and attach information explained in "Instructions for Line 10" on back.
 * Attached Settlement Statement from Title Professionals, Ltd. dated 3-7-2023

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 \$ _____
Property has been prepared for Tree Planting in Spring 2024 by landowner.

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. No

- 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. No

- 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 1-12-2024 Complainant or agent (printed) Snowy Oak Tree Farm LLC Title (if agent) owner
Paul P. Meekins, DVM

Complainant or agent (signature) Paul P. Meekins, DVM
Snowy Oak Tree Farm, LLC

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

Notary Suzanne Westlake

Suzanne Westlake, Notary Public
In and For the State of Ohio
My commission expires 2/6/24

Situs : 6751 STATE ROUTE 167

Map ID: 40-006-00-003-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

CURRENT OWNER	
WAKEFIELD DONALD J	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	006-00 003-00
Class	A
Living Units	1
Neighborhood	57500
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
12 W M	
CAUV # 3446	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4917		0			
A	S	9000	49.1983	25	0	1	-20	115,120
A	H	9000	1.0000	100	0			11,700
								126,820
Total Acres: 50.69		Legal Acres: 50.69		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	15,130	126,800	126,800	0	0
Building	10,400	29,700	29,700	0	0
Total	25,530	156,500	156,500	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	96,300	21,200	117,500
2021	96,300	21,200	117,500
2022	96,300	21,200	117,500

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/08/23	145,000	2-Land And Building	U-Not Validated		EX-Executors Deed	WAKEFIELD DONALD J
07/01/04		2-Land And Building	U-Not Validated		ET-Temp Exempt	WAKEFIELD ELIZABETH

Entrance Information			
Date	ID	Entry Code	Source
12/20/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6751 STATE ROUTE 167

Parcel Id: 40-006-00-003-00

LUC: 111

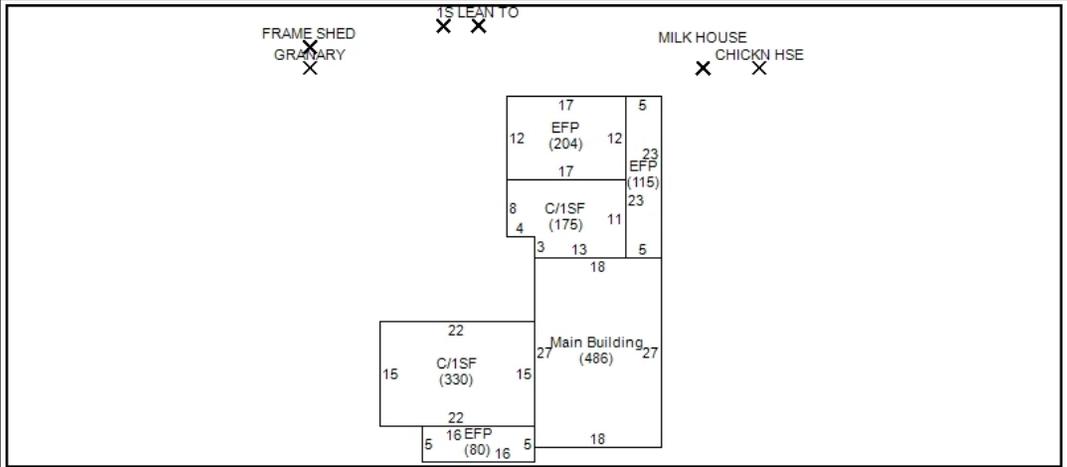
Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1860	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level J-1/2 Bsmt 1/2 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition P-Poor 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 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					486						
1			EFP		80						2,500
2	CSP	1SF			330						13,900
3	CSP	1SF			175						7,400
4			EFP		204						6,300
5			EFP		115						3,500

Dwelling Computations

Base Price 53,400	% Good 15
Plumbing 1,100	Market Adj
Basement 7,470	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 61,970	Additions 5,000
Ground Floor Area 486	
Total Living Area 1,234	Dwelling Value 22,330

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1880		36x40	1,440	D	1		F				4,900
2	AL1-1s Lean Tc	1980		30x40	1,200	D	1		F				1,400
3	RS1-Frame Shr	1920		0x0	1	C	1		S				
4	AR1-Granary	1920		16x24	384	C	1		S				600
5	AM1-Milk Hous	1920		8x8	64	C	1		S				200
6	AH1-Chickn Hs	1920		10x14	140	C	1		S				300

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 : 6751 STATE ROUTE 167

Parcel Id: 40-006-00-003-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

Comments

Number	Code	Status	Comment
1	OFC	SS	NEW SURVEY FROM 50AC TO 50.6900AC CONV# 814 3/8/2023

Situs : 6751 STATE ROUTE 167

Parcel Id: 40-006-00-003-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 01/12/24

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Mark A. Savel Excavating, LLC

3016 St. Rt. 6
 Andover, OH 44003
 Cell (440) 645-3276
 Home (440) 293-6553

INVOICE

DATE **7-23-2023**
 INVOICE # **1240**

Bill To: **Snow Oak Tree Farm LLC**

Work at **6751 ST. RT. 167**

DESCRIPTION		AMOUNT
Tear down house & barn put in burn pile bury debris after burning rough grade soil		
7-17	45 Exc 8.8 hrs 60 Exc 5.8 hrs haul 2 loads Scrap	
7-18	45 Exc 7 hrs. 60 Exc 6 1/4 hrs. haul 2 loads Scrap	
7-19	45 Exc 5 hrs. 60 Exc 4.3 hrs. haul 2 loads Scrap	
7-20	45 Exc 6 1/4 hrs. Dozer 5 3/4 hrs. haul 1 load Scrap	
	45 Exc 27.05 hrs. x 95	\$2,569.75
	60 Exc 16.35 hrs x 105	\$1,716.75
	Dozer 5 3/4 hrs x 105	\$603.75
	haul 7 loads scrap x \$30 each	\$210.00
TOTAL		\$ 5,100.25

Make all checks payable to **Mark A. Savel Excavating, LLC**

If you have any questions concerning this invoice, contact Mark A. Savel (440) 645-3276

PAID
 \$ 2,100.25 # 2554 7-26-23
 3,000.00 # 2856 7-26-23
 \$ 5,100.25



THANK YOU FOR YOUR BUSINESS!



On accounts over 30 days an interest charge of 1.5% per month may be added.
 This will result in an interest charge annually of 18%.

PARID: 400060000300
NBHD: 57500
SNOWY OAK TREE FARM LLC

JUR: 04
ROLL: RP
6751 STATE ROUTE 167

Parcel

Address 6751 STATE ROUTE 167
Unit
Class A - AGRICULTURE
Land Use Code 111 - 111
Tax Roll RP_OH
Acres 50.69
Political Subdivision
Taxing District 40
District Name PIERPONT TWP-PV LSD
Gross Tax Rate 64.74
Effective Tax Rate 48.63955
Neighborhood 57500

Owner

Owner SNOWY OAK TREE FARM LLC

Notes

Tax Mailing Name and Address

Mailing Name 1 SNOWY OAK TREE FARM LLC
Mailing Name 2
Address 1 PO BOX 5
Address 2
Address 3 PIERPONT OH 44082
Mortgage Company
Mortgage Company
Tax Year 2023

Legal

Legal Desc 1 LOT 12
Legal Desc 2 CAUV # 3446
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$498.97	\$574.25	\$1,073.22

Homestead Credits

Homestead Exemption NO
2.5% Reduction NO

PARID: 400060000300
NBHD: 57500
SNOWY OAK TREE FARM LLC

JUR: 04
ROLL: RP
6751 STATE ROUTE 167

Appraised Value (100%)

Year	2023
Appraised Land	\$126,800
Appraised Building	\$29,700
Appraised Total	\$156,500
CAUV	\$43,230

Assessed Value (35%)

Assessed Land	\$44,380
Assessed Building	\$10,400
Assessed Total	\$54,780
CAUV	\$15,130

Value History

Year	Land	Building	Total	CAUV
2021	\$96,300	\$21,200	\$117,500	\$22,680
2022	\$96,300	\$21,200	\$117,500	\$22,680
2023	\$126,800	\$29,700	\$156,500	\$43,230

PARID: 400060000300
 NBHD: 57500
 SNOWY OAK TREE FARM LLC

JUR: 04
 ROLL: RP
 6751 STATE ROUTE 167

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	21,418	.4917		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	2,143,078	49.1983		\$115,120.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$11,700.00 - <i>Delete</i>
Total:				2,208,056	50.6900		\$126,820.00

Land

1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	21,418
Acres	.4917
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$0.00
Exemption Pct	
Homesite Value	

PARID: 400060000300
 NBHD: 57500
 SNOWY OAK TREE FARM LLC

JUR: 04
 ROLL: RP
 6751 STATE ROUTE 167

Residential

Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	1,234
Year Built	1860
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	P-POOR CONDITION
Grade	D
CDU	PR-POOR
Total Rooms	6
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	J-1/2 BSMT 1/2 CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	22,330 - <i>Delete</i>
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						486			\$0
1	1		EFP				80			\$400
1	2	CSP	1SF				330			\$2,100
1	3	CSP	1SF				175			\$1,100
1	4		EFP				204			\$900
1	5		EFP				115			\$500

OBY

Card #	Line #	Code Desc	Yr Built	Width x Length	Area Units	Grade	Mod Cds	Condition	Make Model	Serial No.	Title No.	Value	
1	1	AB2 FLAT BARN	1880	36 X 40	1,440 #	D		FAIR				4,900	Demolish
1	2	AL1 1S LEAN TO	1980	30 X 40	1,200 #	D		FAIR				1,400	Demolish
1	3	RS1 FRAME UTILITY SHED	1920	0 X 0	1 #	C		S				0	Demolish
1	4	AR1 GRANARY	1920	16 X 24	384 #	C		S				600	Demolish
1	5	AM1 ATTACHED CB MILK HOUSE	1920	8 X 8	64 #	C		S				200	Demolish
1	6	AH1 1S FRAME OR METAL POULTRY HSE	1920	10 X 14	140 #	C		S				300	Remains
												<u>\$ 7,400</u>	

LAND VALUE \$126,800
 Homesite \$11,700 Delete

\$126,800
 - 11,700
 \$115,100 LAND VALUE

Building Value \$29,700
 Dwelling Value \$22,330 Delete
 Outbuilding Value \$7,400
 Demolished Outbuildings Value - 7,100

29,700
 - 22,330
 - 7,100
 270 Building Value

115,100 Land Value
 270 Building Value
 115,370 Total Value

Auditor's Appraised Value \$156,500
 New Value \$115,370
 Change in Value \$41,130

40 006 00 003 00

WAKEFIELD FARM

3/7/23

6751 ST R+167
Pierpont, OH 44082

Title Professionals Group, Ltd
60 North Chestnut Street
Jefferson, OH 44047
(440) 576-8045

ALTA Buyer's Settlement Statement

File #:	J-230531	Property	6751 State Route 167	Settlement Date	03/07/2023
Prepared:	03/03/2023		Pierpont, OH 44082	Disbursement Date	03/07/2023
Escrow Officer:	Tina Vlasaty	Buyer	Snowy Oak Tree Farm LLC PO Box 5 6620 Turner Road Pierpont, OH 44082		
		Seller	Daniel Wakefield, Executor of Estate of Donald J. Wakefield 6751 State Route 167 Pierpont, OH 44082		
		Lender			

Description	Buyer	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$145,000.00	
Deposit		\$1,000.00
Prorations/Adjustments		
County Taxes 01/01/2023 to 03/07/2023		\$135.96
Government Recording and Transfer Charges		
Recording Fees	\$50.00	
---Deed: \$50.00		
Auditor's Transfer Fee (County Deed Taxes) to Ashtabula County Auditor	\$0.50	
Transfer Tax (County Deed Taxes) to Ashtabula County Auditor	\$580.00	
Title Charges		
Title - Settlement or Closing Fee to Title Professionals Group, Ltd	\$445.00	
Title - Special Tax Search to Title Professionals Group, Ltd	\$60.00	
Title - Title Commitment to Title Professionals Group, Ltd	\$100.00	
Title - Wires/Overnights/ Doc Processing Fees to Title Professionals Group, Ltd	\$35.00	
Title - Owner's Title Policy to Title Professionals Group, Ltd	\$833.75	
	(2104.25)	
	Debit	Credit
Subtotals	\$147,104.25	\$1,135.96
Due from Buyer		\$145,968.29
Totals	\$147,104.25	\$147,104.25

3-1-23
250
501

See signature addendum

NON-HEARING MINUTES

BOR Case: 2023-0019

Case Name: SNOWY OAK TREE FARM LLC

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$115100

Subject Parcel: 400060000300

Auditor Value: \$156500

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: 2023-0019

SNOWY OAK TREE FARM LLC
 C/O PAUL P. MECHLING
 PO BOX 5
 PIERPONT OH 44082

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
40-006-00-003-00	111-GRAIN/GEN FRM Q	40-PIERPONT TWP-PV LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$126,800	\$29,700	\$156,500	
Adjustment:	-\$12,000	-\$29,400	-\$41,400	
New Value:	\$114,800	\$300	\$115,100	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$115,100				


 Board of Revision