

Clear Form

Tax year 2023

BOR no. 0022

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received JAN 10 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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	Leonora & James Truppo	6799 Lake Rd W. Geneva, Oh 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (C)440-415-2728 LeonoraTruppo@Yahoo.com (H) 440-361-4145			
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	
170470019400		6799 Lake Rd W. Geneva, OH 44041	
7. Principal use of property residential			
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
170470019400	\$341,300	\$454,500	\$113,200
9. The requested change in value is justified for the following reasons: Increase value of over 33%, the home has not been recently updated or had any improvements made that justifies such an increase from 2022. (Its just over 1900 sf, 2bedroom).			

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 12/13/2023 Complainant or agent (printed) Leonora Truppo Title (if agent) _____

Complainant or agent (signature) *Leonora Truppo*

Sworn to and signed in my presence, this Jan 10, 2024 day of Jan 2024
(Date) (Month) (Year)

Notary *Kristina Grace U. Suliman*



Situs : 6799 LAKE RD W

Map ID: 17-047-00-194-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/16/24

CURRENT OWNER
TRUPPO LEONORA

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 047-00 194-00
Class Residential
Living Units 1
Neighborhood 70200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
SEC 4--19

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	1100	75 235		1.12			163,800
								163,800

Total Acres: .4046 Legal Acres: 0.41 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	57,330	163,800	163,800	0	0
Building	101,750	290,700	290,700	0	0
Total	159,080	454,500	454,500	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	126,000	215,300	341,300
2021	126,000	215,300	341,300
2022	126,000	215,300	341,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
05/04/12	120446	201,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/15/09		2-Land And Building	U-Not Validated	0440/1228	ET-Temp Exempt	MAHEU FRANK JR
07/23/09		2-Land And Building	U-Not Validated	0440/1228	ET-Temp Exempt	MAHEU FRANK D
08/29/08		2-Land And Building	U-Not Validated	0035/7449	ET-Temp Exempt	MAHEU ENTERPRISE INC

Entrance Information

Date	ID	Entry Code	Source
06/26/13	DWP	3-Info At Door	1-Owner
01/29/14	MJB	6-Occupant Not Home	3-Other
07/31/14	DAA	6-Occupant Not Home	3-Other

Property Notes
NC14 (EST) DWG 100% COMP. NO RECK
FLDNC13 DWLG 90% 1/13 PER OWNER. KITCHEN
NOT COMPLETE. UPSTAIRS UNFIN RECK 14

Note Codes:
AN-Appraiser'S Note

Situs : 6799 LAKE RD W

Parcel Id: 17-047-00-194-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/16/24

Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 2
Construction 91-Fr W/Mas	Family Rooms 0
Style 08-Cape Cod	Full Baths 2
Year Built 2012	Half Baths 0
Eff Year Built	Addl. Fixtures 4
Year Remodeled	Total Fixtures 13

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 2-Gas	Fin Bsmt Liv Area
System 1-Hot Air	WBFP Stacks 1
Attic 1-Unfin	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Strys
Int vs Ext Cond 2-Same	Prefab Fireplace 0
Well / Septic	Prefab Add'l Strys

Bsmt Gar # Cars	Misc 1 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
Grade C+2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.35
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0

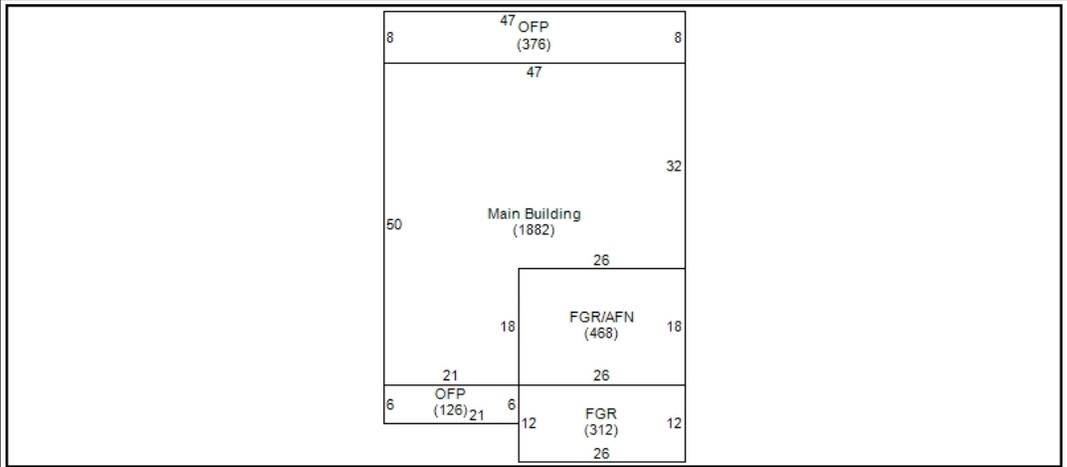
Dwelling Computations

Base Price	122,880	% Good	96
Plumbing	12,300	Market Adj	
Basement	31,330	Functional	
Heating	5,500	Economic	
Attic	10,080	% Complete	100
Other Features	4,600	C&D Factor	
		Adj Factor	1.35
Subtotal	186,690	Additions	36,100
Ground Floor Area	1,882	Dwelling Value	290,700
Total Living Area	2,069		

Dwelling Notes

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,882						
1		OFF			376						8,700
2		FGR	AFN		468						18,400
3		FGR			312						7,500
4		OFF			126						2,900

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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

Situs : 6799 LAKE RD W

Parcel Id: 17-047-00-194-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/16/24

Comments

Number	Code	Status	Comment
8	FLD	NC	1/1/14 DAA- (EST) DWG APPEARS 100% COMP. NO RECK
7	FLD	NC	6-26-13 DWP- DWLG 90% 1/13 PER OWNER, KITCHEN NOT COMPL, UPSTAIRS UNFSHD RECK 14
6	OFC	MI	3-13-12:CORRECTED LUC FROM 511 TO 501 FOR 1-1-12, NVC.
4	OFC	MI	REMOVED BUILDING DATA DUE TO DEMOLITION OF 2 DWELLINGS ON JAN 2010, TXYR10 BOR
5	OFC	MI	0157 AGREED TO COMPLAINT.
1	OFC	LC	20090916 TMS C#01 - DELETE AND ADDED PARCEL 17-047-00-195-00 ON 9/15/2009
2	OFC	LC	20090916 TMS C#01 - CONVEY # 2483

Situs : 6799 LAKE RD W**Parcel Id: 17-047-00-194-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 01/16/24**

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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: 2023-0022

March 15, 2024

LEONORA TRUPPO
6799 LAKE RD W
GENEVA OH 44041

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

April 11, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0022 filed for tax year 2023 by LEONORA TRUPPO and described as follows:

Parcel ID(s):

1) 17-047-00-194-00 located at 6799 LAKE RD, the market value is \$454,500. The market value sought is \$341,300.

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 2023-0022, LEONORA TRUPPO is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Leonora Truppo, owner

James Truppo, spouse

Complainant Seeks: \$341300

Subject Parcel: 170470019400

Auditor Value: \$454500

Hearing No # 5

HEARING MINUTES

BOR Case: 2023-0022

Owner Name: LEONORA TRUPPO

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review square footage. whole 2nd floor is open and unfinished with no heat or insulation.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/11/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 5

NON-HEARING MINUTES

BOR Case: 2023-0022

Case Name: LEONORA TRUPPO

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$341300

Subject Parcel: 170470019400

Auditor Value: \$454500

NON-HEARING MINUTES

BOR Case: 2023-0022

Owner Name: LEONORA TRUPPO

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. lack of evidence. Auditor's square footage is correct.

Was Made by: Angie

2nd by: Kathryn

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

Motion therefore: Passed Failed

Decision Date: 5/1/24

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: 2023-0022

LEONORA TRUPPO
 6799 LAKE RD W
 GENEVA OH 44041

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</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
17-047-00-194-00	511-1FMLY UNPL 0-9	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
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