

Tax year 2023 BOR no. 0023 **FILED ON**
 County Ashtabula Date received JAN 17 2024

DTE 1
Rev. 12/22

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.

Ashtabula County
Board of Revision

	Name		Street address, City, State, ZIP code	
1. Owner of property	Steve and Theresa Mader		4209 Gerald Rd. Ashtabula, Oh 44004	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person <u>440-474-3118, tmmader@yahoo.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		
480040005100		4209 Gerald Rd, Ashtabula, OH 44004		
7. Principal use of property <u>residence</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	
480040005100	300,800	404,800	104,000	
9. The requested change in value is justified for the following reasons: This home is newer build, we moved in November of 2020. The property was reassessed in 2022 for fair value at that time, so it is significantly overvalued in one year from 293,800 to 404,800. Any improvements are already included in assessment from 2022.				

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 01/17/2024 Complainant or agent (printed) Steve Mader Title (if agent) _____

Complainant or agent (signature) *Steve Mader*

Sworn to and signed in my presence, this 01/17/2024 day of January, 2024
(Date) (Month) (Year)

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

Situs : 4209 GERALD RD

Map ID: 48-004-00-051-00

LUC: 512

Card: 1 of 1

Tax Year: 2023

Printed: 01/17/24

CURRENT OWNER
MADER STEVE
MADER THERESA
1820 DODGEVILLE RD
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 051-00
Class Residential
Living Units 1
Neighborhood 68801
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13 SEC 1--25

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3100		0			
A	S	13500	17.0000	33	0	1	-30	68,920
A	H	13500	1.0000	100	0			17,550
								86,470
Total Acres: 18.31				Legal Acres: 18.36		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,280	86,500	86,500	0	0
Building	111,410	318,300	318,300	0	0
Total	141,690	404,800	404,800	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	56,300		56,300
2021	56,300		56,300
2022	66,500	227,300	293,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
11/02/21	R20210099	40,000	MISC OBY		Close Permit
08/30/19	R20190085	250,000		Residential New Structure	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/14/18	57,000	2-Land And Building	0-Validated Sale	665/1181	SV-Survivorship	DEGEORGE JAMES J

Entrance Information

Date	ID	Entry Code	Source
01/30/14	DAA	6-Occupant Not Home	3-Other
09/15/20	KJ	6-Occupant Not Home	2-Tenant
08/06/21	AK	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 4209 GERALD RD

Parcel Id: 48-004-00-051-00

LUC: 512

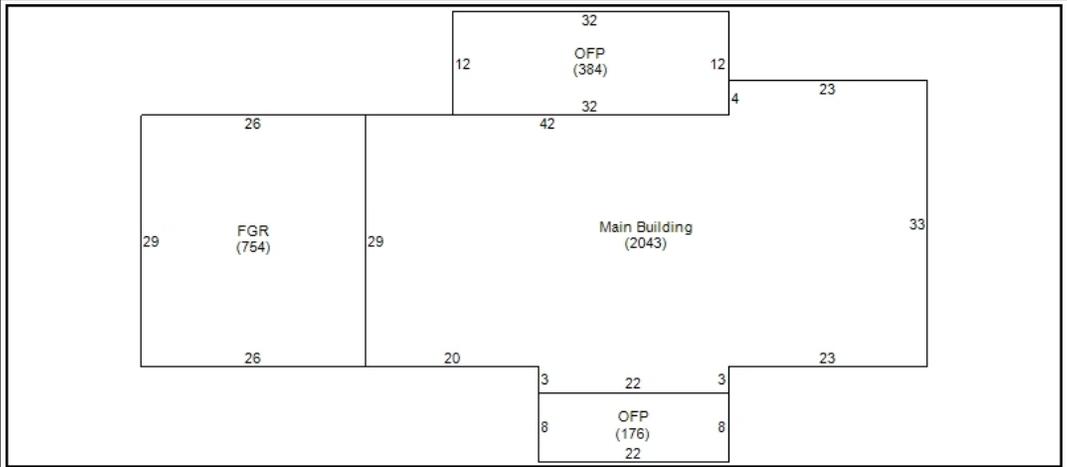
Card: 1 of 1

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Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2020	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 11
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	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% 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					2,043						
1		FGR			754						18,200
2		OFF			176						4,100
3		OFF			384						8,900

Dwelling Computations

Base Price	128,780	% Good	97
Plumbing	9,200	Market Adj	
Basement	33,360	Functional	
Heating	5,860	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	177,200	Additions	30,300
Ground Floor Area	2,043		
Total Living Area	2,043	Dwelling Value	293,920

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2021		27x32	864	C	1		A			100	22,300
2	RC2-Canopy	2021		8x32	256	C	1		A			100	2,100

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 : 4209 GERALD RD

Parcel Id: 48-004-00-051-00

LUC: 512

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
5	FLD		DET.GAR W/CNPY 100% 1-1-22.
4	FLD	NC	PER OWN, DWELLING 100% FOR 22
3	FLD		DWG<50% 1-1-20 (90%NOW); RECK 2021.
1	FLD	DC	19960703 C#01 - BUILDINGS GONE!
2	FLD	RV	19960826 C#01 - POWER LINE CONSIDERED.

Situs : 4209 GERALD RD**Parcel Id: 48-004-00-051-00****LUC: 512****Card: 1 of 1****Tax Year: 2023****Printed: 01/17/24**

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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: 2023-0023

March 15, 2024

STEVE & THERESA MADER
4209 GERALD RD
ASHTABULA OH 44004

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

April 11, 2024 at 11:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0023 filed for tax year 2023 by STEVE & THERESA MADER and described as follows:

Parcel ID(s):

1) 48-004-00-051-00 located at 4209 GERALD RD, the market value is \$404,800. The market value sought is \$300,800.

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 2023-0023, STEVE & THERESA MADER is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Steve & Theresa Mader, owners

Complainant Seeks: \$300800

Subject Parcel: 480040005100

Auditor Value: \$404800

Hearing No # 8

HEARING MINUTES

BOR Case: 2023-0023

Owner Name: STEVE & THERESA MADER

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 land value, adjust CDU

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 # 8

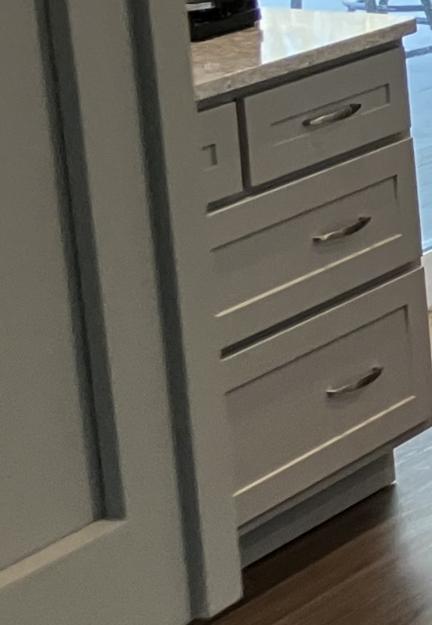














NON-HEARING MINUTES

BOR Case: 2023-0023

Case Name: STEVE & THERESA MADER

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$300800

Subject Parcel: 480040005100

Auditor Value: \$404800

NON-HEARING MINUTES

BOR Case: 2023-0023

Owner Name: STEVE & THERESA MADER

Board Action

Motion to: Agree Set Value \$379,000

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony and evidence, change grade to C.

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: 2023-0023

STEVE & THERESA MADER
 4209 GERALD RD
 ASHTABULA OH 44004

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
48-004-00-051-00	512-1FMLY UNPL10-19	48-SAYBROOK TWP-ASHTABULA A CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$86,500	\$318,300	\$404,800	
Adjustment:	\$0	-\$25,800	-\$25,800	
New Value:	\$86,500	\$292,500	\$379,000	
RESULT: VALUE DECREASE. SET VALUE AT \$379,000 ADJUSTING GRADE BASED ON EVIDENCE PROVIDED				


 Board of Revision