

JAN 26 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

Clear Form

Tax year 2023 BOR no. 0026
County Ashtabula Date received _____

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.

| | | Name | Street address, City, State, ZIP code |
|--|---|--|--|
| 1. Owner of property | | Harold & Angela Riffle | 1830 Mini Ranch Drive TR |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person | | 440-466-2768 | |
| 5. Complainant's relationship to property, if not owner | | n/a | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | | Address of property | |
| 22-005-10-004-01 | | 1830 Mini Ranch Drive TR | |
| | | Geneva, Ohio 44041 | |
| 7. Principal use of property | | Residence | |
| 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 |
| 22-005-10-004-01 | 225,000 | 275000 | -75000 |
| | | | |
| | | | |
| 9. The requested change in value is justified for the following reasons: House is 30 yr old 1,400 sq ft no upgrades have been made in years. There is no way this property value increased by 75,000. | | | |

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 1-26-24 Complainant or agent (printed) Angela M. Rufflo Title (if agent) _____

Complainant or agent (signature) Angela M. Rufflo

Sworn to and signed in my presence, this 26TH day of JANUARY 2024
(Date) (Month) (Year)

Notary [Signature]



SCOTT KENJI YAMAMOTO
Notary Public
State of Ohio
My Comm. Expires
May 15, 2027

• All the windows need Replaced

Trim around GARAGE Doors need Replaced

No one is getting a loan to buy a \$275,000, because interest Rates ARE so high. I couldn't sell this place even if I wanted to.

Taxes will increase & many Seniors will lose their homes.

Situs : 1830 MINI RANCH TRL

Map ID: 22-005-10-004-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
 RIFFLE HAROLD L
 RIFFLE ANGELA M ET AL
 1830 MINI RANCH TRAIL
 GENEVA OH 44041
 CAUV
 Field Review Flag:

GENERAL INFORMATION
 Routing No. 005-10 004-01
 Class A
 Living Units 1
 Neighborhood 47500
 District
 Zoning
 Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
 PART OF LOT 33

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|--------|-------|------|---------|-------|--------|
| A | S | 13000 | 8.8856 | 44 | 0 | 5 | -20 | 52,860 |
| A | H | 13000 | 1.0000 | 100 | 0 | | | 16,900 |
| | | | | | | | | 69,760 |

Total Acres: 9.8856 Legal Acres: 9.89 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 24,430 | 69,800 | 69,800 | 0 | 0 |
| Building | 72,000 | 205,700 | 205,700 | 0 | 0 |
| Total | 96,430 | 275,500 | 275,500 | 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 | 53,700 | 146,900 | 200,600 |
| 2021 | 53,700 | 146,900 | 200,600 |
| 2022 | 53,700 | 146,900 | 200,600 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-------|---------------------|-----------------------------------|----------------|---------------|-----------------|
| 05/14/21 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | | QC-Quit Claim | RIFFLE HAROLD L |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 01/27/14 | WPW | 6-Occupant Not Home | 3-Other |

Property Notes
 Note Codes:

Situs : 1830 MINI RANCH TRL

Parcel Id: 22-005-10-004-01

LUC: 101

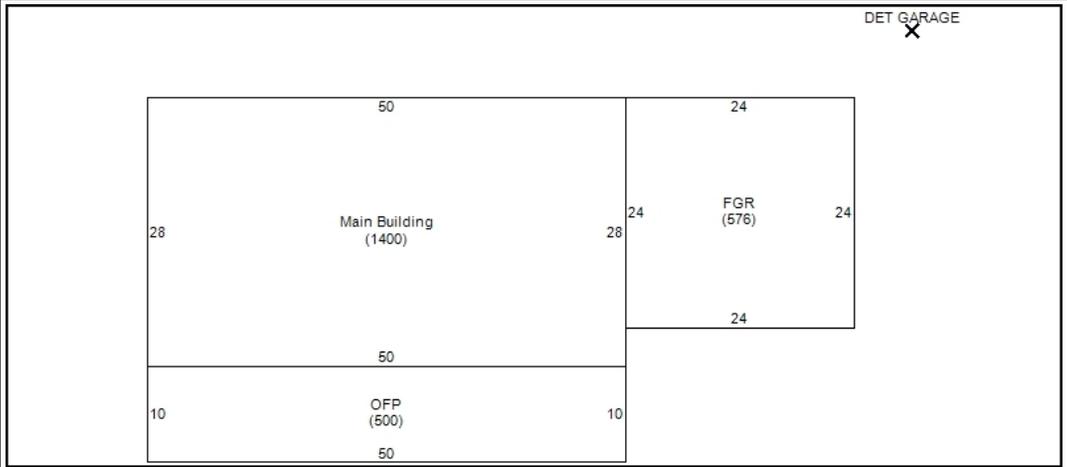
Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Dwelling Information

| | |
|---|----------------------------|
| Valuation Method D | Total Rooms 5 |
| Override Model | Dining Rooms 0 |
| Story Height 1 | Bedrooms 3 |
| Construction 1-Wood/Vinyl | Family Rooms 0 |
| Style 03-Ranch | Full Baths 2 |
| Year Built 1993 | Half Baths 0 |
| Eff Year Built | Addl. Fixtures 0 |
| Year Remodeled | Total Fixtures 9 |
| Kitchen Remod | Unfinished Area 0 |
| Bath Remod | T2 Rec Rm Area |
| Lower Level 4-Full Basement | T3 Rec Rm Area |
| Heating 4-Heat Pump | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area 0 |
| System | WBFP Stacks 0 |
| Attic 0-None | WBFP Openings 0 |
| Phy. Condition A-Average 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 C | Cost & Design 0 |
| CDU AV-AVERAGE | 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 | | | | | 1,400 | | | | | | |
| 1 | | FGR | | | 576 | | | | | | 12,600 |
| 2 | | OFP | | | 500 | | | | | | 10,500 |
| 3 | | OFP | | | 240 | | | | | | 5,000 |

Dwelling Computations

| | | | |
|--------------------------|---------|-----------------------|---------|
| Base Price | 88,280 | % Good | 75 |
| Plumbing | 5,600 | Market Adj | |
| Basement | 22,870 | Functional | |
| Heating | 4,020 | Economic | 100 |
| Attic | 0 | % Complete | 100 |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1.4 |
| Subtotal | 120,770 | Additions | 21,200 |
| Ground Floor Area | 1,400 | | |
| Total Living Area | 1,400 | Dwelling Value | 168,070 |

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|-------|----|-----|-------|----|----|----|-------|--------|
| 1 | RG1-Det Garag | 1995 | | 24x32 | 768 | D | 1 | | A | | | | 12,500 |
| 2 | AP1-Pole Bldg | 2004 | | 42x54 | 2,268 | C | 1 | | A | | | | 19,200 |
| 3 | AP1-Pole Bldg | 2000 | | 16x24 | 384 | C | 1 | | A | | | | 5,900 |

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 : 1830 MINI RANCH TRL

Parcel Id: 22-005-10-004-01

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Comments

| Number | Code | Status | Comment |
|--------|------|--------|--|
| 5 | OFC | SS | NEW SURVEY 9.884 AC TO 9.8856 AC CONV#1876 5-14-21 |
| 4 | OFC | NS | NEW SPLIT TO 22-005-10-004-02 THEN DELETED ADDED TO 22-001-00-012-01MAY 1 2012 |
| 1 | FLD | RV | 20080518 CG C#01 - 3/28/06 ADD POLE BARN, ADDN TO DET GAR, REAR OFF, & A/C |
| 2 | FLD | RV | 20080518 CG C#01 - FOR 2008 |

Situs : 1830 MINI RANCH TRL**Parcel Id: 22-005-10-004-01****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24**

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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: 2023-0026

April 17, 2024

HAROLD & ANGELA RIFFLE
1830 MINI RANCH TR
GENEVA OH 44041

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

May 22, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0026 filed for tax year 2023 by HAROLD & ANGELA RIFFLE and described as follows:

Parcel ID(s):

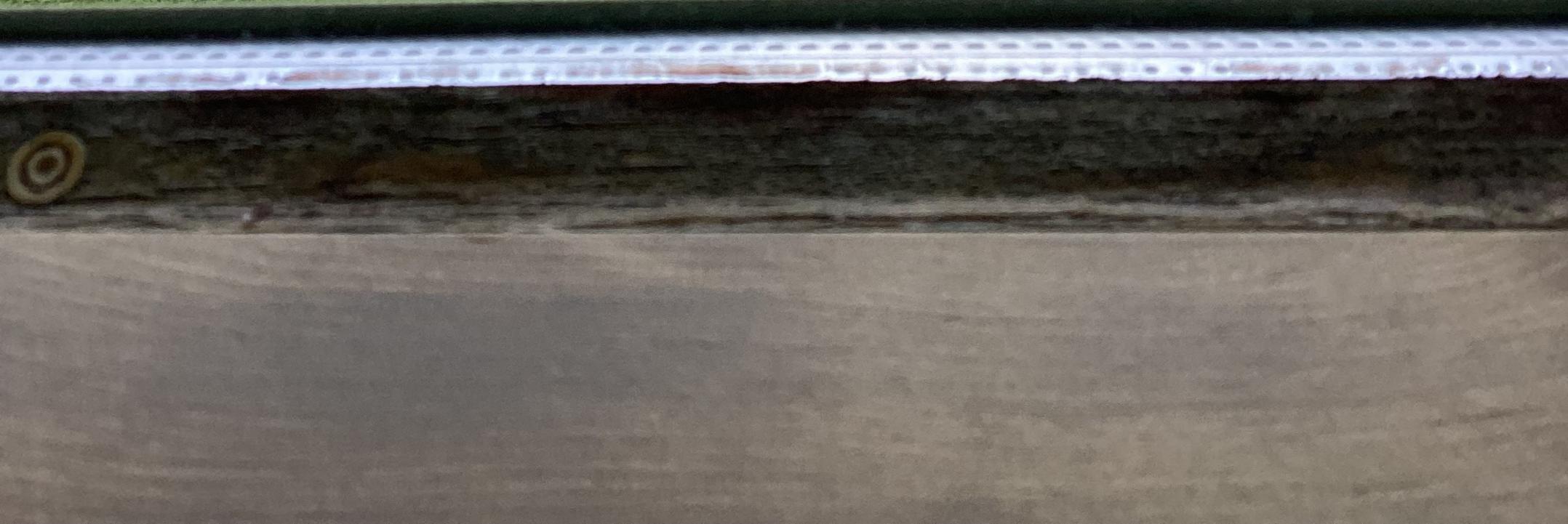
1) 22-005-10-004-01 located at 1830 MINI RANCH TRL, the market value is \$275,500. The market value sought is \$225,000.

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 2023-0026, HAROLD & ANGELA RIFFLE is being recorded and the date is 5/22/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Harold & Angela Riffle, owners

Complainant Seeks: \$225,000

Subject Parcel: 220051000401

Auditor Value: \$275,500

Hearing No # 7

HEARING MINUTES

BOR Case: 2023-0026

Owner Name: HAROLD & ANGELA RIFFLE

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner to submit photos

Was Made by:

2nd by:

Roll: Yamamoto- /Maki Cliff- /Discher-

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 7

NON-HEARING MINUTES

BOR Case: 2023-0026

Case Name: HAROLD & ANGELA RIFFLE

Case Type: VL

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Complainant Seeks: \$22500

Subject Parcel: 220051000401

Auditor Value: \$275500

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: 2023-0026

HAROLD & ANGELA RIFFLE
 1830 MINI RANCH TR
 GENEVA OH 44041

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 |
|------------------------|--------------------|--------------------------------|--------------|
| 22-005-10-004-01 | 101-GRAIN GEN FARM | 22-HARPERSFIELD TWP-GENEVA CSD | 2023 |
| | LAND | IMPR | TOTAL |
| Original Value: | \$69,800 | \$205,700 | \$275,500 |
| Adjustment: | \$0 | \$0 | \$0 |
| New Value: | \$69,800 | \$205,700 | \$275,500 |

RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. REVIEW OF PHOTOS SUBMITTED DID NOT INDICATE CONDITIONS LESS THAN AVERAGE.


 Board of Revision