

Tax year 2024

BOR no. 0027 FILED ON

DTE 1
Rev. 12/22

County ASHTABULA

Date received JAN 29 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	Frank Jr Arleen Chaibach	1967 Mini Ranch	Geneva OH 44041
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 466 5925			
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	
22-001-00-022-00		1967 Mini Ranch Geneva, OH	
7. Principal use of property			
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
440 22-001-00-022-00	199,000	204,000	5,000
9. The requested change in value is justified for the following reasons: Live within 1/4 mile of Land Fill well water - no lighting - no fire hydrants. House is 47 years old, needs new roof. We are on track - fixed income, under \$50,000			

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 Jan 29, 2024 Complainant or agent (printed) FRANK HAIBACH Title (if agent) _____

Complainant or agent (signature) Frank J. Haibach
Aileen Haibach

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

Notary _____

Situs : 1967 MINI RANCH TRL

Map ID: 22-001-00-022-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
HAIBACH FRANK J JR
& ARLENE C
1967 MINI RANCH TRAIL
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 022-00
Class A
Living Units 1
Neighborhood 47500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
5 MINI RANCH ESTATES ALOT
FLCERT # 11171/1.42 AC

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2300		0			
A	8	13000	1.4200	60	0	F	-50	5,760
A	S	13000	2.3500	60	0	5	-20	19,060
A	H	13000	1.0000	100	0			16,900
								41,720

Total Acres: 5 Legal Acres: 5.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,600	41,700	41,700	0	0
Building	56,810	162,300	162,300	0	0
Total	71,410	204,000	204,000	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	32,100	116,000	148,100
2021	32,100	116,000	148,100
2022	32,100	116,000	148,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

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

Property Notes
Note Codes:

Situs : 1967 MINI RANCH TRL

Parcel Id: 22-001-00-022-00

LUC: 123

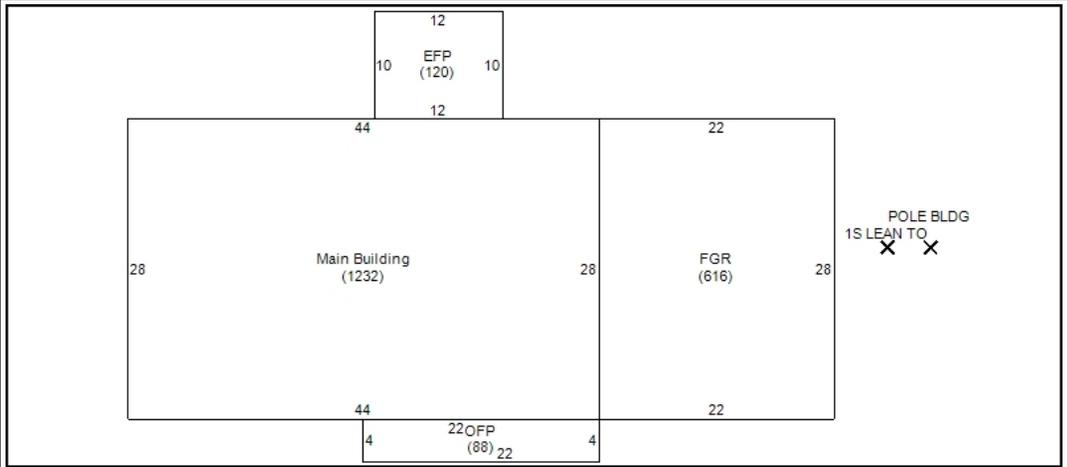
Card: 1 of 1

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 1
Year Built 1976	Half Baths 1
Eff Year Built 1990	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	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 G-Good 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-1	Cost & Design 0
CDU GD-GOOD	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					1,232						
1		EFP			120						4,400
2		FGR			616						12,800
3		OFF			88						1,800

Dwelling Computations

Base Price	76,570	% Good	80
Plumbing	4,000	Market Adj	
Basement	19,830	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	100,400	Additions	15,100
Ground Floor Area	1,232	Dwelling Value	145,910
Total Living Area	1,232		

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1981		24x40	960	C	1		F				4,300
2	AL1-1s Lean Tc	1989		13x40	520	C	1		F				900
3	AP1-Pole Bldg	2008		24x40	960	C	1		A				11,200

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 : 1967 MINI RANCH TRL**Parcel Id: 22-001-00-022-00****LUC: 123****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24****Comments**

Number	Code	Status	Comment
1	FLD	RV	19960813 C#01 - 1.42 AC FORESTRY=6000X36=2160
2	FLD	NC	20081002 CG C#01 - 9/30/8 OWN - P. BARN ADDN NV 1/1/08, RECHECK'09 ADD P.BARN
3	FLD	NC	20081002 CG C#01 - ADDN
4	FLD	NC	20090417 CG C#01 - 3/18/09 EST - P.BARN ADDN 100% 1/1/09

Situs : 1967 MINI RANCH TRL

Parcel Id: 22-001-00-022-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

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ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
25 WEST JEFFERSON ST
JEFFERSON, OH 44047

REAL PROPERTY TAX HALF 2023

DUE 02/21/2024

FORWARDING SERVICE REQUESTED

*****AUTO**5-DIGIT 44010 26 233 6067 1 AV 0.498

HAIBACH FRANK J JR
 ARLENE C
 1967 MINI RANCH TRL
 GENEVA OH 44041-9639



OPT IN TO
ESTATEMENTS
SCAN THE QR CODE

PARCEL ID:	22-001-00-022-00
PARCEL LOCATION:	1967 MINI RANCH TRL
TAX DISTRICT:	HARPERSFIELD TWP-GENEVA CSD
OWNER NAME:	HAIBACH FRANK J JR
LEGAL INFORMATION:	5 MINI RANCH ESTATES ALOT / FLCERT # 11171/1.42 AC

Gross Tax Rate 85.100000	Non-Business Credit Factor 0.074973	Acres 5.0000
Reduction Factor 0.426831	Owner Occupancy Credit Factor 0.018743	Class A
Effective Tax Rate 48.776659		LUC 123

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	6,077.04	ASHTABULA COUNTY	413.90
REDUCTION FACTOR	-2,593.88	GENEVA AREA CSD	1,350.14
SUBTOTAL	3,483.16	ASHTABULA CO SCH FINANCING DISTRICT	77.45
NON BUSINESS CREDIT	-261.14	A-TECH	125.50
OWNER OCCUPANCY CREDIT	-52.08	HARPERSFIELD TWP	475.52
HOMESTEAD REDUCTION	-405.34	NORTHWEST AMBULANCE DISTRICT	222.98
CAUV RECOUPMENT	0.00	ASHTABULA COUNTY DISTRICT LIBRARY	74.01
		ASHTABULA CO METRO PARKS	25.10
CURRENT NET TAXES	2,764.60		
CURRENT ASSESSMENTS	9.50		
FULL YEAR TAXES & ASMTS	2,774.10		
HALF YEAR TAXES & ASMTS	1,387.05		
PENALTIES	0.00		
INTEREST	0.00		
ADJUSTMENTS	0.00		
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
		SPECIAL ASSESSMENT	9.50
		TOTAL	2,774.10

1606.53

100% APPRAISED VALUE		
Land	Building	Total
41,700	162,300	204,000
TAXABLE VALUE		
Land	Building	Total
14,800	56,810	71,410
Homestead	CAUV	TIF Value
9,170	0	0
SPECIAL ASSESSMENT		
PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4.1
19006-COUNTYWIDE RECY	0.00	5.1
TOTAL	0.00	9.1

AVOID LATE FEES
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE. WWW.ASHTABULACOUNTY.OH/TREASURER

TO AVOID 10% PENALTY PAY ON OR BEFORE 02/21/2024
 U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card Payments accepted
 Please see office phone directories on back of bill.

FULL YEAR TOTAL	2,774.10
PAYMENTS	
OTHER CREDITS	0.00
HALF YEAR DUE	1,387.05
Tax Bill Prepared on 01/09/24	



ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON OH 44047

746.04

REAL PROPERTY
2nd HALF 2022
DUE
07/19/2023

PARCEL LOCATION: 1967 MINI RANCH TRL

PARCEL ID: 22-001-00-022-00

TAX DISTRICT: HARPERSFIELD TWP-GENEVA CSD

OWNER NAME: HAIBACH FRANK J JR & ARLENE C

LEGAL INFORMATION: 5 MINI RANCH ESTATES ALO / FLCERT # 11171/1.42 AC



13056 1 AV 0.471
 HAIBACH FRANK J JR 41 11
 ARLENE C
 1967 MINI RANCH TRL
 GENEVA OH 44041-9639



YNNNNN



Gross Tax Rate	82.100000	Non-Business Credit Factor	0.075093	Acres	5.0000
Reduction Factor	0.373552	Owner Occupancy Credit Factor	0.018773	Class	A
Effective Tax Rate	51.431384			LUC	123

100% APPRAISED VALUE

Land	Building	Total
32,100	116,000	148,100

TAX VALUES

CURRENT TAX DISTRIBUTION

Real Estate Taxes	4,256.08
Reduction Factor	-1,589.88
Subtotal	2,666.20
Non Business Credit	-200.22
Owner Occupancy Credit	-39.64
Homestead Reduction	-407.78
CAUV Recoupment	0.00
Current Net Taxes	2,018.56
Current Assessments	9.50
Full Year Taxes & Asmts	2,028.06
Half Year Taxes & Asmts	1,014.03
Penalties	0.00
Interest	0.00
Adjustments	0.00
Delinquent General Taxes	0.00
Delinquent Assessments	0.00

Ashtabula County	348.60
Geneva Area Csd	940.52
Ashtabula Co Sch Financing District	60.11
A-Tech	87.43
Harpersfield Twp	337.00
Northwest Ambulance District	167.99
Ashtabula County District Library	57.43
Ashtabula Co Metro Parks	19.48
Special Assessment	9.50
Total	2,028.06

FULL YEAR TOTAL 2,028.06

PAYMENTS 1,014.03

OTHER CREDITS 0.00

AMOUNT DUE 1,014.03

TaxBill Prepared on 06/05/23

AVOID LATE FEES
 PAPERLESS BILLING AVAILABLE! SIGN UP ON WEBSITE FOR EBILL AND PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE.
WWW.ASHTABULACOUNTY.US/TREASURER

TAXABLE VALUE

Land	Building	Total
11,240	40,600	51,840
HOMESTEAD		CAUV
8750	0	

SPECIAL ASSESSMENT

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4
19006-COUNTYWIDE	0.00	5
TOTAL	0.00	9

TO AVOID 10% PENALTY
PAY ON OR BEFORE
07/19/2023

U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card
 Payments accepted.
 Please see office phone directories on back of bill

Statement

DATE

TO Frank 440 466 5925
Mini ranch rd Geneva OH

TERMS

IN ACCOUNT WITH

	2 layer tear off shingles		
	ice guard wood replace if needed		
	flashing		
	Architect shingles 28 square		
	replace		
	total	9,300 ⁰⁰	
	or		
	metal roof		
	1x4		
	total	9,600 ⁰⁰	

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
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ESTIMATE



TOLL FREE: 844-MYTHIRD
 Cleveland: 216-937-2030
 Akron: 330-322-3200
 30500 Solon Industrial Pkwy,
 Solon OH 44139

Nailing It Since 1996!
 info@TheThirdEstimate.com
 MyThirdEstimate.com

Contact Name	Frank Haibach	Created Date	2/8/2024
Bill To	1967 Mini Ranch Trl Geneva, OH 44041-9639 United States	Expiration Date	3/8/2024
Phone	4404665925	Quote Number	00004612
Email	fjhaibach@yahoo.com		
Prepared By	Gregory Stahre		
Email	greg.s@tte123.com		

Notes
 Total roof replacement

Product	Line Item Description	Configuration	Quantity	Unit of Measure	Sales Price	Total Price
Owens Corning Oakridge Shingles	Owens Corning Oakridge shingles with synthetic underlayment	Remove two layers, Estate Gray, 4/12 to 6/12, Project Discount over 30 squares 5% discount on Shingles OnlyProject Discount over 40 squares 10% discount on Shingles Only, No Slate or Wood Shake to remove, One story	30.00	SQ	\$537.50	\$13,706.25
Drip Edge	New drip edge around the entire roof perimeter		260.00	FT	\$3.25	\$718.25
Ice & Water Shield - IWS	Ice and water shield-2 rows		840.00	SQFT	\$1.88	\$1,342.32
4" Pipe Flashing	New pipe boot flashing		2.00	Each	\$75.00	\$127.50
8" Pipe Flashing	New 8" pipe boot flashing		1.00	Each	\$100.00	\$85.00
Pro Edge Hip & Ridge	Hip and ridge shingles		95.00	FT	\$5.25	\$423.94
Ridge Vent	New ridge vent		65.00	FT	\$17.50	\$966.88
Ridge Vent Cut			65.00	FT	\$5.00	\$276.25
Dumpster 10 Yard	Dumpster		1.00	Each	\$637.50	\$541.88
Permit - Residential Roof	Roof permit		1.00	SQ	\$202.50	\$172.13

Option 1	\$390.01 for 60 months 9.99% Promotion	Subtotal	\$21,600.45
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ESTIMATE



TOLL FREE: 844-MYTHIRD
Cleveland: 216-937-2030
Akron: 330-322-3200
30500 Solon Industrial Pkwy,
Solon OH 44139

Nailing It Since 1996!
info@TheThirdEstimate.com
MyThirdEstimate.com

Option 2	\$304.71 for 84 months 9.99% Promotion	Discount	15.00%
Option 3	\$242.54 for 120 months 9.99% Promotion	Total Price	\$18,360.38



Rust
Double Boot on Stock
because of 1 oak





Nails coming through
shingles.





4.5 ft Soft Spot on roof
needs plywood repair

H

FRANK HAIBACH
1967 MINI RANCH TRL.
GENEVA, OH 44041



Edges of shingles curling
and granules gone



FRANK HAIBACH
1967 MINI RANCH TRL.
GENEVA, OH 44041



Vents need replaced.
Stack with 2 boots because
of leak
Rest from chimney



FRANK HAIBACH
1967 MINI RANCH TRL.
GENEVA, OH 44041



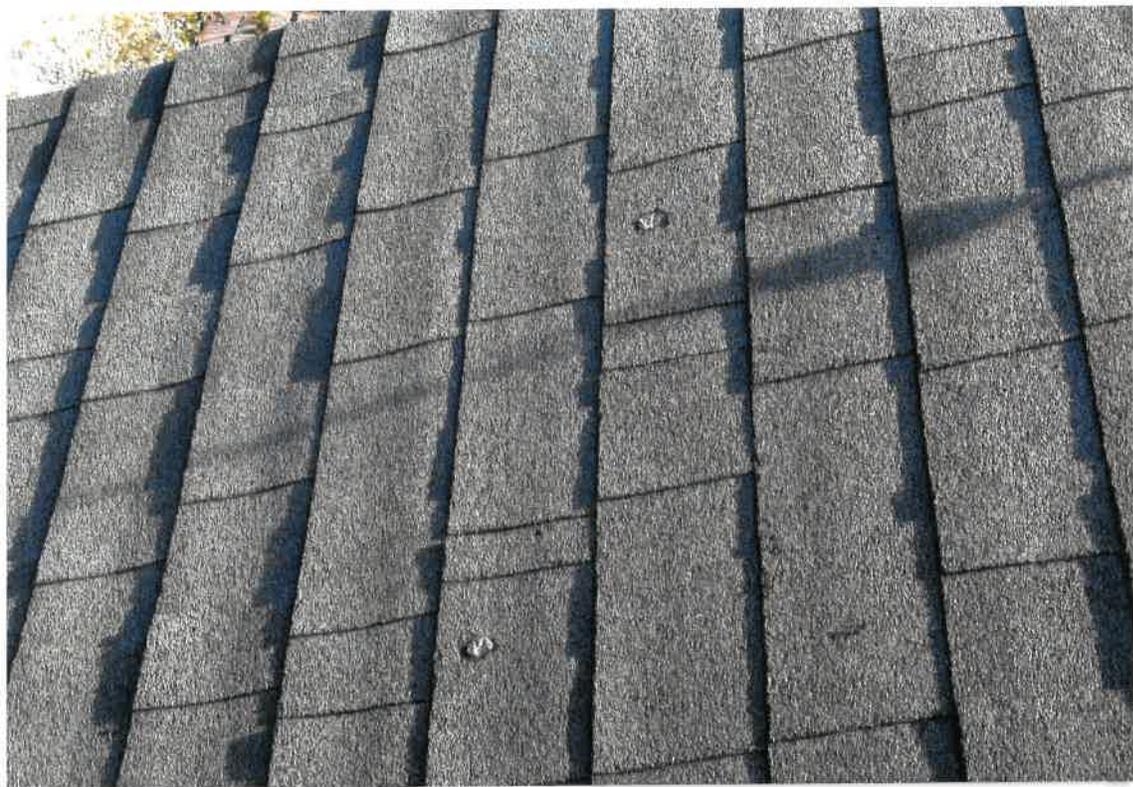
Broken edge on
shingle.
Granules on shingle
edge missing





Double Steak





Nails popping through
Shingles. Edges of shingles
Curling

H

FRANK HAIBACH
1967 MINI RANCH TRL.
GENEVA, OH 44041



Needs Cement work done.





Needs Cement work
done



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: 2023-0027

March 6, 2024

FRANK JR & ARLEEN C HAIBACH
1967 MINI RANCH TR
GENEVA OH 44041

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

April 3, 2024 at 9:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0027 filed for tax year 2023 by FRANK JR & ARLEEN C HAIBACH and described as follows:

Parcel ID(s):

1) 22-001-00-022-00 located at 1967 MINI RANCH TRL, the market value is \$204,000. The market value sought is \$199,000.

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 2023-0027, FRANK JR & ARLEEN C HAIBACH is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Frank Haibach, owner

Complainant Seeks: \$199000

Subject Parcel: 220010002200

Auditor Value: \$204000

Hearing No # 3

NON-HEARING MINUTES

BOR Case: 2023-0027

Case Name: FRANK JR & ARLEEN C HAIBACH

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$199000

Subject Parcel: 220010002200

Auditor Value: \$204000

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: 2023-0027

FRANK JR & ARLEEN C HAIBACH
 1967 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
22-001-00-022-00	123-OFTL prior 1995	22-HARPERSFIELD TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$41,700	\$162,300	\$204,000	
Adjustment:	\$0	-\$8,900	-\$8,900	
New Value:	\$41,700	\$153,400	\$195,100	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$195,100 ADJUSTING CONDITION BASED ON TESTIMONY				

David Thomas
 Board of Revision *SKY*