

Tax year 2023 BOR no. 0034 **FILED ON** DTE 1
 County Ashtabula Date received JAN 29 2024 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	John J. Montavano	7194 Hatches Corners Rd.	
2. Complainant if not owner		CONEANT OHIO 44030	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-265-9343 RJmontavano @ Gwemail.net			
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	
31-005-00-017-00		Furnace Rd.	
7. Principal use of property <u>Farm CROPS</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
9. The requested change in value is justified for the following reasons: The Building is NOT on Parcel 31-005-00-017-00 It's already raised my taxes on Parcel 31-005-00-008-00 my residence. Their Has BEEN no changes to Parcel 31-005-00-017-00 Land.			

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 1-27-24 Complainant or agent (printed) John Montegano Title (if agent) _____

Complainant or agent (signature) John Montegano

Sworn to and signed in my presence, this 27 day of JAN 2024
(Date) (Month) (Year)

Notary James Evans

JAMES A. EVANS
NOTARY PUBLIC
State of Ohio
My Commission Expires 1/9/2026

From: rjmontagano@suite224.net - (333)-4247-02
Sent: Friday, February 2, 2024 6:45 AM
To: [Tara R. Frable](mailto:TRFable@ashtabulacounty.us)
Subject: Re: RE: Board of Revision Complaint

Yes dear \$62,400

From: Tara R. Frable (TRFable@ashtabulacounty.us)
Date: 02/01/24 11:38
To: rjmontagano@suite224.net - (333)-4247-02 (rjmontagano@gwcmail.net)
Subject: **RE: Board of Revision Complaint**

John,
So you are saying that your request in value would be the current land value of \$62,400?

Tara Frable

Ashtabula County Auditor's Office
Assistant Real Estate Manager
440-576-1484
trfrable@ashtabulacounty.us



From: rjmontagano@suite224.net - (333)-4247-02 <rjmontagano@gwcmail.net>
Sent: Thursday, February 1, 2024 11:15 AM
To: Tara R. Frable <TRFable@ashtabulacounty.us>
Subject: Re: Board of Revision Complaint

Tara I agree with the vacant land value that you showed me. Thanks John Montagano

----- Original Message -----

From: Tara R. Frable (TRFable@ashtabulacounty.us)
Date: 02/01/24 10:56
To: rjmontagano@gwcmail.net
Subject: **Board of Revision Complaint**

John,
Per our conversation, we need clarification on the value you are seeking on your complaint form for parcel 31-005-00-017-00. There must be a value on Line 8, Column A "Complainant's Opinion of Value". Can you please clarify the value you are requesting for this parcel?
See below a screenshot of your value history; your current value is highlighted.

Value History

Year	Land	Building	Total	CAUV
2008	\$34,200	\$0	\$34,200	\$2,590
2009	\$34,200	\$0	\$34,200	\$2,590
2010	\$34,200	\$0	\$34,200	\$2,590
2011	\$34,100	\$0	\$34,100	\$7,030
2012	\$34,100	\$0	\$34,100	\$7,030
2013	\$34,100	\$0	\$34,100	\$7,030
2014	\$40,300	\$0	\$40,300	\$13,810
2015	\$40,300	\$0	\$40,300	\$13,810
2016	\$40,300	\$0	\$40,300	\$13,810
2017	\$46,500	\$0	\$46,500	\$8,830
2018	\$46,500	\$0	\$46,500	\$8,830
2019	\$46,500	\$0	\$46,500	\$8,830
2020	\$48,000	\$0	\$48,000	\$6,760
2021	\$48,000	\$0	\$48,000	\$6,760
2022	\$48,000	\$0	\$48,000	\$6,760
2023	\$62,400	\$28,600	\$91,000	\$15,830

I also attached a copy of your complaint for your reference.

Thank you,

Tara Frable

Ashtabula County Auditor's Office

Assistant Real Estate Manager

440-576-1484

trfrable@ashtabulacounty.us



**Ashtabula County Auditor
David Thomas**

Situs : FURNACE RD

Map ID: 31-005-00-017-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

CURRENT OWNER
MONTAGANO JOHN
MONTAGANO RENEE
1354 1/2 LAKE ROAD
CONNEAUT OH 44030

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 005-00 017-00
Class A
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13--24 W M
CAUV # 2274

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	9000	23.0000	29	0	1	-20	62,430
								62,430

Total Acres: 23 Legal Acres: 23.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,540	62,400	62,400	0	0
Building	10,010	28,600	28,600	0	0
Total	15,550	91,000	91,000	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	48,000		48,000
2021	48,000		48,000
2022	48,000		48,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/12/21	52,000	1-Land Only	M-Sale Involving Multiple Parcels		QC-Quit Claim	ROSS WELLS L

Entrance Information

Date	ID	Entry Code	Source
12/12/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : FURNACE RD

Parcel Id: 31-005-00-017-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2021		30x40	1,200	C	1	2	A			100	21,200
2	RC2-Canopy	2021		10x30	300	C	1		A			100	2,500
3	RC2-Canopy	2021		10x30	300	C	1		A			100	2,500
4	SH7-Shelter	2021		12x24	288	C	1		A			100	2,400

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 : FURNACE RD

Parcel Id: 31-005-00-017-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
1	FLD	NC	ADD POLE BLDG & LEANS , 100% FOR 23

Situs : FURNACE RD

Parcel Id: 31-005-00-017-00

LUC: 110

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

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NON-HEARING MINUTES

BOR Case: 2023-0034

Case Name: JOHN & RENEE MONTAGANO

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$64200

Subject Parcel: 310050001700

Auditor Value: \$91000

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: 2023-0034

JOHN & RENEE MONTAGANO
 7194 HATCHES CORNER RD
 CONNEAUT OH 44030

<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
31-005-00-017-00	110-VACANT LAND Q	31-MONROE TWP-CONNEAUT CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$62,400	\$28,600	\$91,000	
Adjustment:	\$0	-\$28,600	-\$28,600	
New Value:	\$62,400	\$0	\$62,400	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$62,400				



 Board of Revision