

Tax year 2022 BOR no. 0038 FILED ON
 County ASHTABULA Date received JAN 30 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.

| | Name | Street address, City, State, ZIP code | |
|---|---|--|-----------------------------|
| 1. Owner of property | RICHARD D GAINAR | 842 WESTERN STAR CT | |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number and email address of contact person 412.779.9308 RDGAINAR@YAHOO.COM | | | |
| 5. Complainant's relationship to property, if not owner <u>OWNER</u> | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | |
| 6. Parcel numbers from tax bill | Address of property | | |
| | | | |
| | | | |
| 7. Principal use of property <u>INVESTMENT?!!</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 |
| 67-006-10-033-00 | 2,000 | 5,200 | -3,200 |
| | | | |
| 9. The requested change in value is justified for the following reasons: SINGLE LOT, OFF LAKE. LOWEST LOT ON STREET. DO RECEIVES DRAINAGE AND IS WET MOST OF YEAR. RECEIVED ONE OFFER FOR \$500.!! NO NEIGHBORING HOMES ARE INTERESTED TO PURCHASE. | | | |

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.
NONE CURRENT
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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

R. Ganion 1/30/24

Situs : WESTERN STAR CT

Map ID: 67-006-10-033-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

CURRENT OWNER
GAINAR RICHARD D

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 006-10 033-00
Class Residential
Living Units 1
Neighborhood 26500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
842 ROAMING ROCKNO 6

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|------|-------|------|---------|-------|-------|
| G | 1 | 16000 | 0 | 185 | 1.02 | 6 | -75 | 5,200 |
| | | | | | | | | 5,200 |

Total Acres: .2669 Legal Acres: 0.26 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|-------|--------|--------|
| Land | 1,820 | 5,200 | 5,200 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 1,820 | 5,200 | 5,200 | 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 | 4,000 | | 4,000 |
| 2021 | 4,000 | | 4,000 |
| 2022 | 4,000 | | 4,000 |

Permit Information

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

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|---------|-------------|-----------------|----------------|------------------|-------------------|
| 12/16/04 | 240,000 | 1-Land Only | U-Not Validated | 0219/2163 | WD-Warranty Deed | MACEK ANDREW |
| 10/08/02 | 3,000 | 1-Land Only | U-Not Validated | 0105/7849 | WD-Warranty Deed | ELIASON JANET S |
| 06/26/00 | | 1-Land Only | U-Not Validated | 0105/7849 | ET-Temp Exempt | TUOSKY JANET S |
| 08/12/98 | 3,500 | 1-Land Only | U-Not Validated | | WD-Warranty Deed | GREZLIK JAMES A & |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 03/26/14 | WPW | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

Situs : WESTERN STAR CT

Parcel Id: 67-006-10-033-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

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 Qty |
| Misc 1 Desc | Misc 2 Qty |
| Misc 2 Desc | |
| 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 |
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

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: | |

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: 2023-0038

May 14, 2024

RICHARD D GAINAR
5918 DUBLIN RD
BETHEL PARK PA 15102

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

June 27, 2024 at 1:45 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0038 filed for tax year 2023 by RICHARD D GAINAR and described as follows:

Parcel ID(s):

1) 67-006-10-033-00 located at WESTERN STAR CT, the market value is \$5,200. The market value sought is \$2,000.

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 2023-0038, RICHARD D GAINAR is being recorded and the date is 6/27/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Richard D. Gainar, owner

Complainant Seeks: \$2000

Subject Parcel: 670061003300

Auditor Value: \$5200

Hearing No # 5

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: 2023-0038

RICHARD D GAINAR
 5918 DUBLIN RD
 BETHEL PARK PA 15102

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 |
|---|--------------------|-----------------------------------|--------------|----------|
| 67-006-10-033-00 | 500-VACANT PLATTED | 67-ROME TWP-ROMNG SHRS V/GD V LSD | | 2023 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$5,200 | \$0 | \$5,200 | |
| Adjustment: | -\$3,200 | \$0 | -\$3,200 | |
| New Value: | \$2,000 | \$0 | \$2,000 | |
| RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$2000 | | | | |



Board of Revision