

Tax year 2023 BOR no. 0039 **FILED ON**
 County Ashtabula Date received ≈ 1/22/24 **FEB 01 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. **Ashtabula County Board of Revision**

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 <u>Randy Clark</u>		<u>3046 Seltwiler Rd.</u>	
2. Complainant's owner <u>N/A</u>		<u>Rock Creek Ohio 44084</u>	
3. Complainant's agent <u>N/A</u>			
4. Telephone number and email address of contact person <u>440 563 5758</u> <u>R.Clark7@windsream.net</u>			
5. Complainant's relationship to property, if not owner <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>33-027-00-011-00 (12)</u>		<u>3046 Seltwiler Rd.</u>	
<u>33-027-00-014-00 (9)</u>		<u>3046 Seltwiler Rd.</u>	
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
<u>011-00 (12)</u>	<u>\$1,333⁰⁰ (3/4)</u>	<u>\$4,000⁰⁰</u>	<u>\$2,667⁰⁰</u>
<u>014-00 (9)</u>	<u>1,333⁰⁰ (3/4)</u>	<u>\$4,000⁰⁰</u>	<u>\$2,667⁰⁰</u>
9. The requested change in value is justified for the following reasons: <u>lots 9 & 12 HAVE LARGE DRAVINGS RUNNING THE FULL LENGTH OF EACH LOT. THE PROPERTY LANDSCAPE OF</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A
 and sale price \$ N/A , 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. N/A

12. If any improvements were completed in the last three years, show date NO and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

NA 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.

NA 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 2/1/24 Complainant or agent (printed) Randy Clark Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Situs : SCHWEITZER RD

Map ID: 33-027-00-011-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

CURRENT OWNER
CLARK RANDY R

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 011-00
Class A
Living Units 1
Neighborhood 42500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
12 LIPPS ALLOT
FLCERT # 14511/1.02 AC

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	8	10500	1.0200	95	0	F	-50	3,970
								3,970

Total Acres: 1.02 Legal Acres: 1.02 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,400	4,000	4,000	0	0
Building	0	0	0	0	0
Total	1,400	4,000	4,000	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	3,100		3,100
2021	3,100		3,100
2022	3,100		3,100

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
02/19/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : SCHWEITZER RD

Parcel Id: 33-027-00-011-00

LUC: 123

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 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
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : SCHWEITZER RD

Parcel Id: 33-027-00-011-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

Comments

Number	Code	Status	Comment
1	OFC	MI	FOREST LAND PER ODNR FOR TAX YR 2012 10500X65=6825

Situs : SCHWEITZER RD

Parcel Id: 33-027-00-011-00

LUC: 123

Card: 1 of 1

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Situs : SCHWEITZER RD

Map ID: 33-027-00-014-00

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Card: 1 of 1

Tax Year: 2023

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CURRENT OWNER
CLARK RANDY R

CAUV
Field Review Flag:

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Class A
Living Units 1
Neighborhood 42500
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Parcel Tieback: Addl. Tieback: N
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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

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Dwelling Notes	

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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:	

Situs : SCHWEITZER RD

Parcel Id: 33-027-00-014-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

Comments

Number	Code	Status	Comment
1	OFC	MI	FOREST LAND PER ODNR FOR TAX YR 2012 10500X65=6825

Situs : SCHWEITZER RD

Parcel Id: 33-027-00-014-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

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Looking South From Road Lot 12

PTD-33-027-00-011-00



*



Top

Lot 12 - looking South & west in our lot from
Road

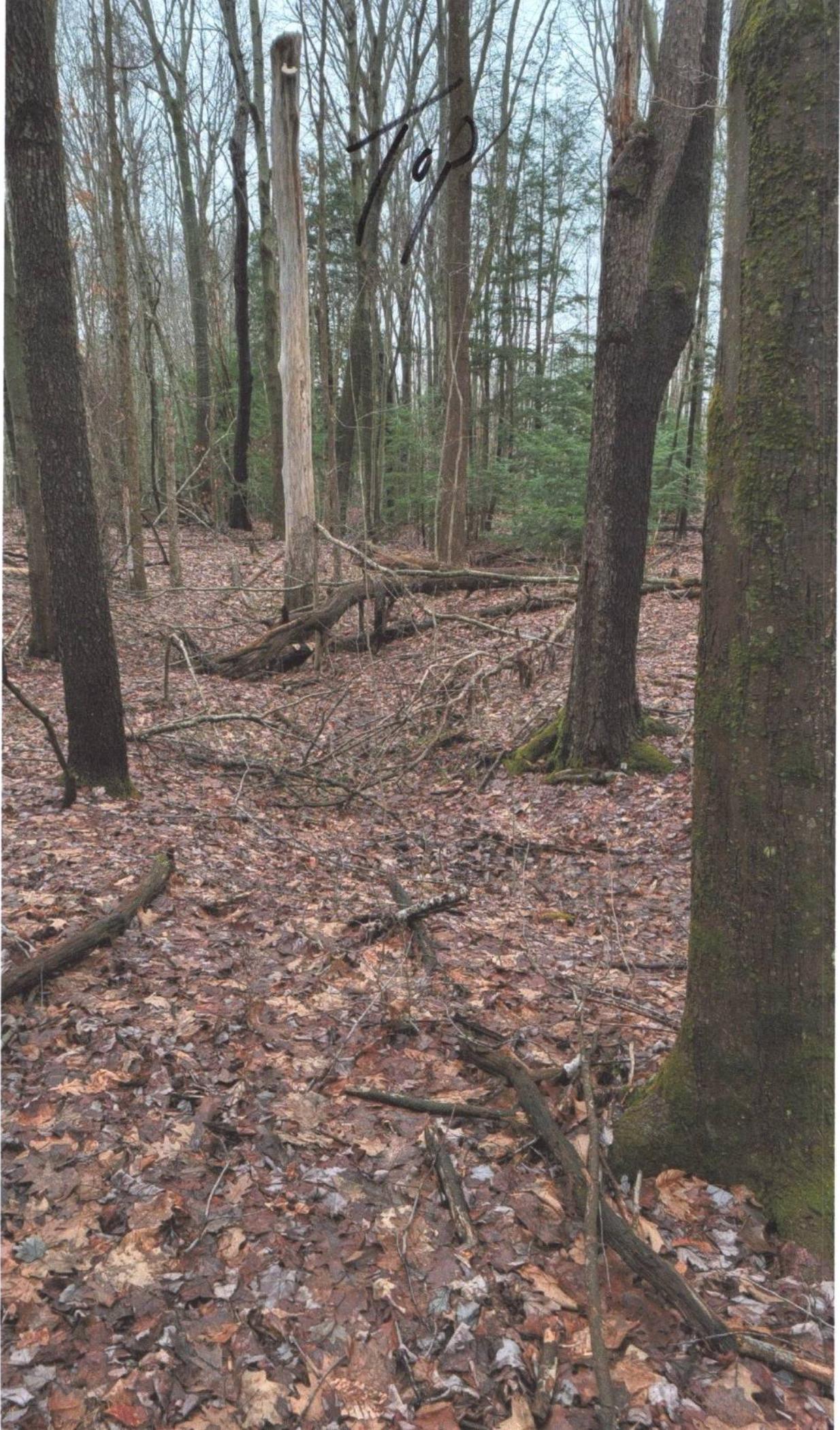
Looking South From Road Lot 9

PWS-33-027-00-014-00



Top

* *



Top

South End of lot 9 looking North

*
*



Ashtabula County Auditor David Thomas

25 West Jefferson Street
 Jefferson, Ohio 44047-1092
 Phone: 440-576-3783 ~ Fax: 440-576-3797
 auditor@ashtabulacountyauditor.org

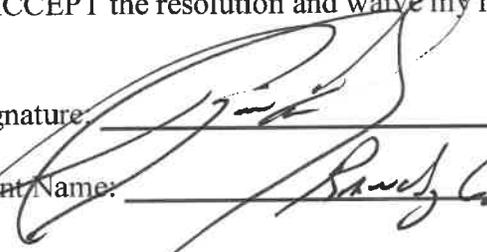
RECEIVED
 MAR 07 2024
 ASHTABULA COUNTY AUDITOR
 DAVID THOMAS

BOR #2023-0039

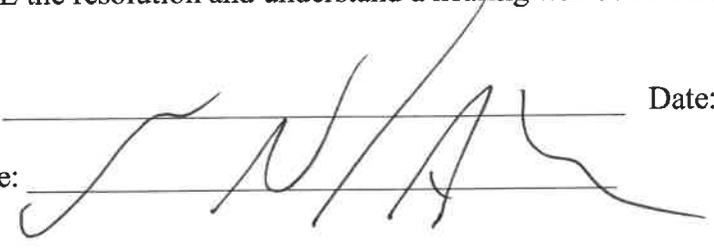
PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	SETTLEMENT OFFER
33-027-00-011-00	\$4,000	\$1,333	\$2,700
33-027-00-014-00	\$4,000	\$1,333	\$2,700

Resolution: Set value at \$2,700 per lot based on adjusting the land influence factors to -60 based on topography.

I ACCEPT the resolution and waive my right to appeal this result.

Signature:  Date: 2/22/24
 Print Name: Sandy Clark
Thank you ☺

I DECLINE the resolution and understand a hearing will be scheduled.

Signature:  Date: N/A
 Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

February 22, 2024

Randy Clark
3046 Schweitzer Rd.
Rock Creek, OH 44084

BOR 2023-0039

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0039

Case Name: RANDY CLARK

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$2666

Subject Parcels: 330270001100, 330270001400

Auditor Value: \$8000

NON-HEARING MINUTES

BOR Case: 2023-0039

Owner Name: RANDY CLARK

Board Action

Motion to: Agree Set Value \$5,400 for both lots

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter from owner, adjust land influence factors to -60 on each lot due to

topography.

Was Made by: Kathryn

2nd by: Angie

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/3/24

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: 2023-0039

RANDY CLARK
 3046 SCHWEITZER RD
 ROCK CREEK OH 44084

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
33-027-00-011-00	123-OFTL prior 1995	33-MORGAN TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$4,000	\$0	\$4,000	
Adjustment:	-\$1,300	\$0	-\$1,300	
New Value:	\$2,700	\$0	\$2,700	

RESULT: VLD - VALUE DECREASE. SET VALUE AT \$2,700 BASED ON SIGNED OFFER LETTER

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
33-027-00-014-00	123-OFTL prior 1995	33-MORGAN TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$4,000	\$0	\$4,000	
Adjustment:	-\$1,300	\$0	-\$1,300	
New Value:	\$2,700	\$0	\$2,700	

RESULT: VLD - VALUE DECREASE. SET VALUE AT \$2,700 BASED ON SIGNED OFFER LETTER



Board of Revision