

Tax year 2023

BOR no. 0040

**FILED ON**

DTE 1  
Rev. 08/21

County ASHTABULA

Date received 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.

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	MARY VASSIS	TH STEWART RD, VIENNA, C	
2. Complainant if not owner			
3. Complainant's agent	KENNETH VASSIS	SAME	
4. Telephone number of contact person	(330) 719-3535		
5. Email address of complainant	ken6501@aol.com		
6. Complainant's relationship to property, if not owner	husband		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
21-030-00-083-00	4920 N GRANDVIEW DR		
8. Principal use of property <b>RESIDENTIAL SUMMER COTTAGE</b>			
9. 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
2 1-030-00-083-00	60000.	76600.	-16600.
10. The requested change in value is justified for the following reasons: <b>The house was built in 1927, there have been no improvements since the last appraisals. It is unheated, no insulation, 3 season cottage. There have been no recent sales on the street.</b>			

11. 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 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_

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

15. 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.

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 02/01/2024

Complainant or agent

*Mary R Vassis*  
Signature

Title (if agent)

**Situs : 4920 GRANDVIEW DR N**

**Map ID: 21-030-00-083-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/01/24**

**CURRENT OWNER**  
PATRICK ELIZABETH A  
MARY K VASSIS ETAL

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CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 030-00 083-00  
Class Residential  
Living Units 1  
Neighborhood 75100  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
6 GRANDVIEW PARK

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	750	29 115		.88	4	50	37,320
								37,320

Total Acres: .0766      Legal Acres: 0.07      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	13,060	37,300	37,300	0	0
<b>Building</b>	13,760	39,300	39,300	0	0
<b>Total</b>	26,820	76,600	76,600	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	28,700	27,100	55,800
2021	28,700	27,100	55,800
2022	28,700	27,100	55,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/29/08		2-Land And Building	U-Not Validated		ET-Temp Exempt	BLANK MARTHA A

**Entrance Information**

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

**Property Notes**  
Note Codes:

Situs : 4920 GRANDVIEW DR N

Parcel Id: 21-030-00-083-00

LUC: 510

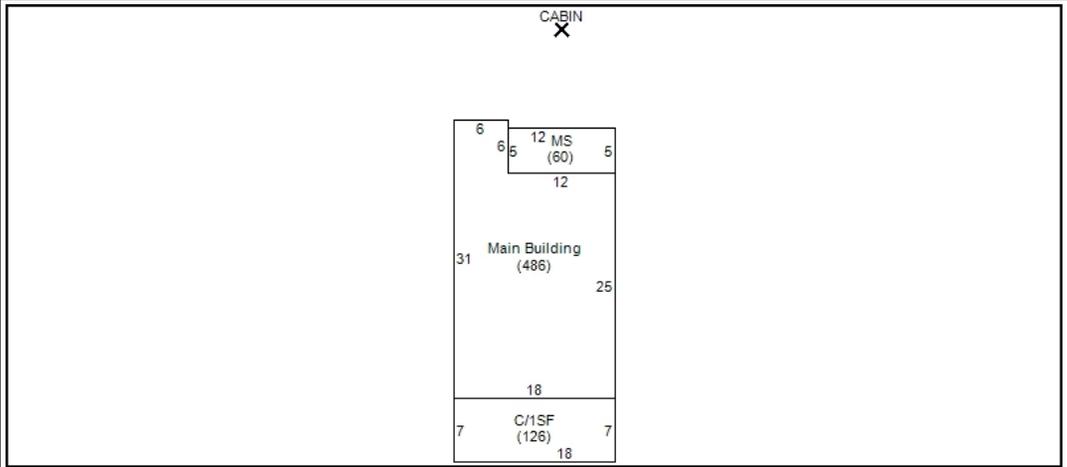
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 4
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 06-Bungalow	<b>Full Baths</b> 1
<b>Year Built</b> 1927	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> D-Full Crawl	<b>T3 Rec Rm Area</b>
<b>Heating</b> 1-None	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> D	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.45
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					486						
1	CSP	1SF			126						5,300
2		MS			60						500

**Dwelling Computations**

<b>Base Price</b>	35,820	<b>% Good</b>	60
<b>Plumbing</b>	1,100	<b>Market Adj</b>	
<b>Basement</b>	3,400	<b>Functional</b>	
<b>Heating</b>	-1,810	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.45
<b>Subtotal</b>	38,510	<b>Additions</b>	3,500
<b>Ground Floor Area</b>	486		
<b>Total Living Area</b>	612	<b>Dwelling Value</b>	38,570

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	CB1-Cabin	1927		12x18	216	E	1			F			700

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

Situs : 4920 GRANDVIEW DR N

Parcel Id: 21-030-00-083-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/01/24

**Comments**

Number	Code	Status	Comment
1	FLD	DC	19960606 C#01 - NO PLUMBING OR HEATING.

**Situs : 4920 GRANDVIEW DR N****Parcel Id: 21-030-00-083-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/01/24**

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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: 2023-0040

March 6, 2024

MARY VASSIS ETAL  
4945 SMITH STEWART RD  
VIENNA OH 44473

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

**April 3, 2024 at 11:45 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0040 filed for tax year 2023 by MARY VASSIS ETAL and described as follows:

Parcel ID(s):

1) 21-030-00-083-00 located at 4920 GRANDVIEW DR, the market value is \$76,600. The market value sought is \$60,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0040, MARY VASSIS ETAL is being recorded and the date is 4/3/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

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Ken Vassis, spouse of owner

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**Complainant Seeks: \$60000**

**Subject Parcel: 210300008300**

**Auditor Value: \$76600**

Hearing No # 11

# HEARING MINUTES

BOR Case: 2023-0040

Owner Name: MARY VASSIS ETAL

## Board Action

Motion to:  Agree  Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

lack of evidence, nearby sales support Auditor value.

Was Made by: Alex

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 4/3/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 11







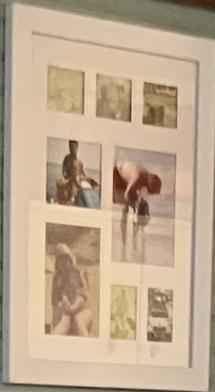








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ASHTABULA COUNTY  
Board of Revision  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

**Notice of Decision for BOR Case: 2023-0040**

MARY VASSIS ETAL  
4945 SMITH STEWART RD  
VIENNA OH 44473

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
21-030-00-083-00	510-1FAMILY PLTD	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$37,300	\$39,300	\$76,600	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$37,300	\$39,300	\$76,600	
<b>RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE</b>				



Board of Revision