

Tax year 2023

BOR no. 0041

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received _____

FEB 02 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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	<u>Rudy L. Lee</u>		<u>4498 Underwood Rd.</u>
2. Complainant if not owner			<u>Kinsman OH 44428</u>
3. Complainant's agent			
4. Telephone number and email address of contact person			
		<u>814-282-8923</u>	<u>330-876-0167</u>
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	
<u>59-025-00-008-02</u>		<u>4498 Underwood Rd. Kinsman OH 44428</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>59-025-00-008-02</u>	<u>\$450,000.⁰⁰</u>	<u>\$580,000.⁰⁰</u>	<u>\$130,000.⁰⁰</u>
9. The requested change in value is justified for the following reasons:			
<u>I Do Not Think I Could Sell For \$580,000.⁰⁰ IF You Are Offering \$580,000.⁰⁰</u> <u>Please Come See Me, I Am Doubtfull That I could Sell For \$450,000.⁰⁰</u>			

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 2-2-2024 Complainant or agent (printed) Rudy L. Lee Title (if agent) _____

Complainant or agent (signature) Rudy L. Lee

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

Notary _____

Situs : 4498 UNDERWOOD RD

Map ID: 59-025-00-008-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/02/24

CURRENT OWNER
LEE CLARA J
LEE RUDY L
4498 UNDERWOOD RD
KINSMAN OH 44428

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 025-00 008-02
Class A
Living Units 1
Neighborhood 12500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3000		0			
A	S	9500	11.7270	38	0	5	-10	49,530
A	H	9500	1.0000	100	0			12,350
								61,880

Total Acres: 13.027 Legal Acres: 13.03 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	21,670	61,900	61,900	0	0
Building	182,880	522,500	522,500	0	0
Total	204,550	584,400	584,400	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	47,600	373,200	420,800
2021	47,600	373,200	420,800
2022	47,600	373,200	420,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/17/15	200,000	2-Land And Building	0-Validated Sale	589/ 2042	SV-Survivorship	COLTMAN THOMAS L SR TRUSTEE
05/29/13			R-Related Individuals Or Corporation:		QC-Quit Claim	COLTMAN THOMAS LARRY SR
03/07/12			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	COLTMAN THOMAS L SR
10/18/10	75,100		U-Not Validated		WD-Warranty Deed	THOMPSON RICHARD B

Entrance Information

Date	ID	Entry Code	Source
03/13/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4498 UNDERWOOD RD

Parcel Id: 59-025-00-008-02

LUC: 101

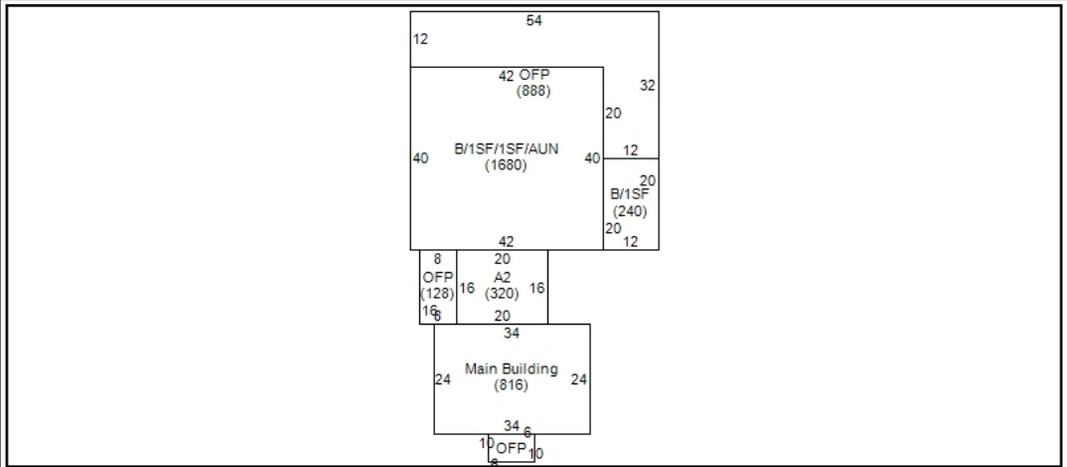
Card: 1 of 1

Tax Year: 2023

Printed: 02/02/24

Dwelling Information

Valuation Method D	Total Rooms 12
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 8
Construction 95-Fr W/Mas	Family Rooms 0
Style 07-Colonial	Full Baths 4
Year Built 1900	Half Baths 0
Eff Year Built 1975	Addl. Fixtures 0
Year Remodeled 2018	Total Fixtures 15
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 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average 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 AV-AVERAGE	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					816						
1		OFF			60						1,300
2	BSM	1SM	1SM		320						34,400
3		OFF			128						2,800
4	BSM	1SF	1SF	AUN	1,680						172,200
5	BSM	1SF			240						15,200
6		OFF			888						19,600

Dwelling Computations

Base Price 118,110	% Good 60
Plumbing 14,700	Market Adj
Basement 16,610	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 4,400	C&D Factor
	Adj Factor 1.4
Subtotal 153,820	Additions 147,300
Ground Floor Area 816	
Total Living Area 5,872	Dwelling Value 344,650

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG2-Det Garag	1999		24x24	576	C	1	2	A				18,500
2	AP3-Pole Bldg	2000		50x300	15,000	C	1	2	A				128,600
3	AP1-Pole Bldg	2017		20x32	640	C	1	210	A				13,500
4	AP1-Pole Bldg	2017		20x24	480	C	1	2	A				11,000
5	GH3-Greenhou	2017		24x96	2,304	D	1		A				6,200

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 : 4498 UNDERWOOD RD
Parcel Id: 59-025-00-008-02
LUC: 101
Card: 1 of 1
Tax Year: 2023
Printed: 02/02/24
Comments

Number	Code	Status	Comment
15	FLD	RV	ADDED BIG ADDN TO DWLG, POLE BLDG WITH LQ & GRNHSE KJ 4/19/19
1	FLD	DC	19950426 C#01 - 10/31/95 RB REAR 2SBR ADDN IS SHELL ONLY. NO REMOD TO DWLG
2	FLD	DC	19950426 C#01 - IS PLANNED - ADDN TO HAVE FIREPLACE
3	FLD	RV	19960426 C#01 - NO INT. FINISH FOR 1/1/96 CHECK N/C NEXT YEAR FOR FINISH.
4	FLD	RV	19960426 C#01 - APPRAISED ADDITION AS SHELL ONLY
5	FLD	RV	19970426 C#01 - 7/7/97 ESTIMTD. COMPLETE-COULDNT LOCATE-CHANGED DEPR. FROM
6	FLD	RV	19970426 C#01 - 54% TO 45% FOR 1/1/97
7	FLD	RV	20010426 C#01 - BR GAR AND EXTENSIVE REHAB TO 16X20 ADDN FOR REVAL
9	OFC	LC	20040426 C#01 - COMBINED WITH 59-025-00-008-00 & 007-00 CONVEY #4837
11	OFC	LC	20040426 C#01 - 11/22/04
12	OFC	LC	20050426 C#01 - PARCEL #'S WERE DELETED 1/18/05 (59-025-00-008-00 & 007-00)
13	OFC	NS	20070426 C#01 - SPLIT FROM PARCEL 59-025-00-008-01 CONVEY #845 3/20/07
14	OFC	NS	20070426 C#01 - DWLG AND 2 OUTBLDGS GO HERE WITH SPLIT

Situs : 4498 UNDERWOOD RD**Parcel Id: 59-025-00-008-02****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 02/02/24**

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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: 2023-0041

March 15, 2024

RUDY L LEE
4498 UNDERWOOD RD
KINSMAN, OH 44428

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

April 11, 2024 at 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0041 filed for tax year 2023 by RUDY L LEE and described as follows:

Parcel ID(s):

1) 59-025-00-008-02 located at 4498 UNDERWOOD RD, the market value is \$584,400. The market value sought is \$450,000.

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 2023-0041, RUDY L LEE is being recorded and the date is 4/11/2024.

Board Members

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

Others present:

Complainant Seeks: \$450000

Subject Parcel: 590250000802

Auditor Value: \$584400

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0041

Owner Name: RUDY L LEE

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. No one present at hearing to testify.

Was Made by: David

2nd by: Kathryn

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

Motion therefore: Passed Failed

Decision Date: 4/11/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # NS

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: 2023-0041

RUDY L LEE
 4498 UNDERWOOD RD
 KINSMAN, OH 44428

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
59-025-00-008-02	101-GRAIN GEN FARM	59-WAYNE TWP-PYMATUNING VAL LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$61,900	\$522,500	\$584,400	
Adjustment:	\$0	\$0	\$0	
New Value:	\$61,900	\$522,500	\$584,400	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. NO ONE PRESENT AT HEARING TO TESTIFY				


 Board of Revision