

Tax year 2023 BOR no. 0045
 County Ashtabula Date received 1-31-24

DTE 1
 Rev. 12/22
FILED ON
FEB 01 2024
 Ashtabula County
 Board of Revision

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.

1. Owner of property		Name: <u>Sam Troyer</u> Street address, City, State, ZIP code: <u>2750 MOORE RD OWELL OH 44076</u>	
2. Complainant if not owner		Name: <u>SAM TROYER</u> Street address, City, State, ZIP code: <u>2750 MOORE RD OWELL OH 44076</u>	
3. Complainant's agent			
4. Telephone number and email address of contact person			
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>38-017-00-001-02</u>		<u>2750 MOORE RD OWELL OH 44076</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>38-017-00-001-02</u>	<u>no more the 280,000</u>	<u>372,300</u>	
9. The requested change in value is justified for the following reasons: <u>Leaking basement house need completely new siding gutters and more</u> <u>bad beam foundation land has no value no privacy due to bike path</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.

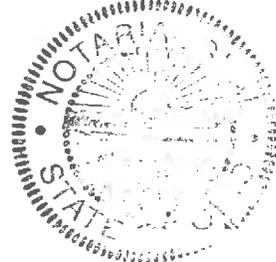
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1-31-24 Complainant or agent (printed) Sam E Troyer Title (if agent) _____

Complainant or agent (signature) Sam E Troyer Sam E Troyer

Sworn to and signed in my presence, this 2-1-24 day of Feb 2024

Notary Marlin J Moschell



Marlin J. Moschell
Notary Public, State of Ohio
My Commission Expires
April 25, 2026
Recorded in Ashtabula County

Situs : 2750 MOORE RD

Map ID: 38-017-00-001-02

LUC: 511

Card: 1 of 2

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER
TROYER SAM E
TROYER KATHERINE S
2750 MOORE RD
ORWELL OH 44076

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 017-00 001-02
Class Residential
Living Units 1
Neighborhood 17500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 8 SEC 17 S-M

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1500		0			
A	S	11000	.3500	90	0			4,500
A	H	11000	1.0000	100	0			14,300
								18,800

Total Acres: 1.5 Legal Acres: 1.50 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,580	18,800	18,800	0	0
Building	123,730	353,500	353,500	0	0
Total	130,310	372,300	372,300	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	14,500	252,500	267,000
2021	14,500	252,500	267,000
2022	14,500	252,500	267,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/25/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	636/ 1552	QC-Quit Claim	TROYER SAM E
12/14/11			N-Not Open Market / Not Arm'S Leng		QC-Quit Claim	TROYER SAM E
11/09/01	12,264	1-Land Only	U-Not Validated	0110/8644	WD-Warranty Deed	TROYER SAM E
03/04/99		2-Land And Building	U-Not Validated	0107/4891	ET-Temp Exempt	TROYER SAM E

Entrance Information

Date	ID	Entry Code	Source
02/14/14	MJB	6-Occupant Not Home	3-Other
10/03/19	MB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2750 MOORE RD

Parcel Id: 38-017-00-001-02

LUC: 511

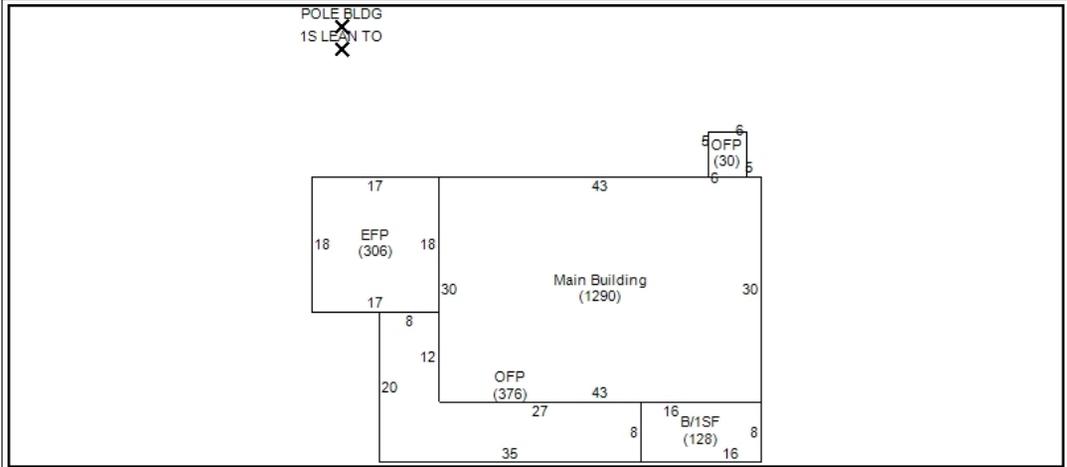
Card: 1 of 2

Tax Year: 2023

Printed: 02/05/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 07-Colonial	Full Baths 1
Year Built 1997	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 3-3/4 Basement	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
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 90
% 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					1,290						
1		EFP			306						11,200
2		OFF			376						7,500
3	BSM	1SF			128						7,300
4		OFF			30						600

Dwelling Computations

Base Price	133,960	% Good	80
Plumbing	1,300	Market Adj	
Basement	16,500	Functional	90
Heating	-6,770	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	144,990	Additions	19,200
Ground Floor Area	1,290		
Total Living Area	2,708	Dwelling Value	184,130

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	AP1-Pole Bldg	1995		32x40	1,280	D	1	12	A				10,700
3	AL1-1s Lean Tc	1995		8x40	320	D	1		A				700

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 2750 MOORE RD

Parcel Id: 38-017-00-001-02

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Card: 1 of 2

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Comments

Number	Code	Status	Comment
7	FLD	RV	REV 2020 OLD P BRN RAZED, PICKED UP NEW 2ND DWLG LISTED ON CARD 2 FOR REVAL
1	FLD	BP	19981113 JP C#01 - 11/12/97-BP#P960139 FOR NEW DWG.100% FOR 1/1/98.
2	FLD	BP	19981113 JP C#01 - HOUSE SHOULD HAVE BEEN PICKED UP AT 75% FOR 1/1/97,BUT WAS
3	FLD	BP	19981113 JP C#01 - "MISSED"(?)-RAN A/R FOR '97.
4	OFC	LC	19990304 PMP C#01 - ADD 3.502 FROM 38-017-00-001-05
5	OFC	LC	19990304 PMP C#01 - 3/04/99
6	OFC	LC	20010920 C#01 - SPLIT 3.5024 AC TO 38-017-00-001-00

Situs : 2750 MOORE RD**Parcel Id: 38-017-00-001-02****LUC: 511****Card: 1 of 2****Tax Year: 2023****Printed: 02/05/24**

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Situs : 2750 MOORE RD

Map ID: 38-017-00-001-02

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Card: 2 of 2

Tax Year: 2023

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TROYER SAM E
TROYER KATHERINE S
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ORWELL OH 44076

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Field Review Flag:

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Living Units 1
Neighborhood 17500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
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								18,800

Total Acres: 1.5 Legal Acres: 1.50 NBHD Fact: 1.3000

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	Assessed	Appraised	Cost	Income	Market
Land	6,580	18,800	18,800	0	0
Building	123,730	353,500	353,500	0	0
Total	130,310	372,300	372,300	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
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Current Value

Year	Land	Building	Total Value
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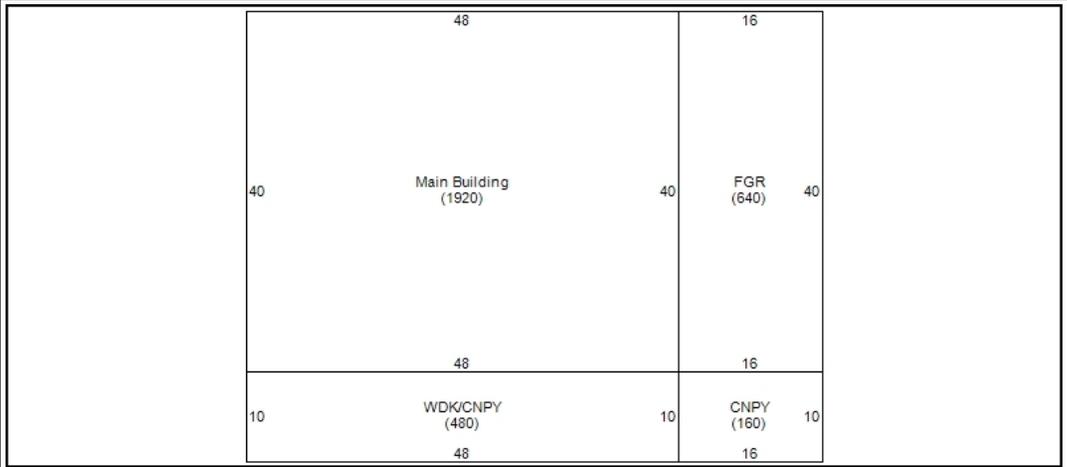
Card: 2 of 2

Tax Year: 2023

Printed: 02/05/24

Dwelling Information

Valuation Method	Total Rooms 4
Override Model	Dining Rooms
Story Height 1	Bedrooms 1
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 2018	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 1-None	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
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-2	Cost & Design 0
CDU AV-AVERAGE	Functional 90
% Good Ovr	Economic
% 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					1,920						
1		WDK	CNP		480						7,900
2		CNP			160						1,000
3		FGR			640						12,600

Dwelling Computations

Base Price	100,450	% Good	97
Plumbing	1,300	Market Adj	
Basement	0	Functional	90
Heating	-5,080	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	96,670	Additions	18,800
Ground Floor Area	1,920	Dwelling Value	157,950
Total Living Area	1,920		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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: 2023-0045

March 15, 2024

SAM E & KATHERINE S TROYER
2750 MOORE RD
ORWELL OH 44076

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

April 11, 2024 at 9:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0045 filed for tax year 2023 by SAM E & KATHERINE S TROYER and described as follows:

Parcel ID(s):

1) 38-017-00-001-02 located at 2750 MOORE RD, the market value is \$372,300. The market value sought is \$280,000.

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 2023-0045, SAM E & KATHERINE S TROYER 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: \$280000

Subject Parcel: 380170000102

Auditor Value: \$372300

Hearing No # NC

HEARING MINUTES

BOR Case: 2023-0045

Owner Name: SAM E & KATHERINE S TROYER

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: 2023-0045

SAM E & KATHERINE S TROYER
 2750 MOORE RD
 ORWELL OH 44076

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
38-017-00-001-02	511-1FMLY UNPL 0-9	38-ORWELL TWP-GRAND VALLEY LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$18,800	\$353,500	\$372,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$18,800	\$353,500	\$372,300	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. NO ONE PRESENT AT HEARING TO TESTIFY				


 Board of Revision