

Clear Form

Tax year 2023 BOR no. 0046 FILED ON
County Ashtabula Date received FEB 01 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	GLENN H. HOLDEN	6018 W. MAPLE RD, GENEVA OH, 44021
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440 415-9907 glenn.addoni@roadrunner.com

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>17-009-00-032-02</u>	<u>6018 W. MAPLE RD GENEVA TWP OH, 44021</u>

7. Principal use of property RESIDENCE

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>170090003202</u>	<u>\$132,300</u>	<u>\$177,700</u>	<u>\$45,400</u>

9. The requested change in value is justified for the following reasons: RETIRED - ON S.S., NO AMENITIES (SEWER - WATER - GAS - STREET LITES - POLICE / FIRE DEPTS.) NO IMPROVEMENT IN PROPERTY SINCE WE BUILT IN 2004, I QUESTION MARKET VALUE INCREASE OF \$45K IN ONE YEAR ALONE! WHY A \$532,06 INCREASE IN ONE YEAR ON TAXES?

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 1-29-24 Complainant or agent (printed) GLENN H. HOLDEN Title (if agent) _____

Complainant or agent (signature) *Glenn Holden*

Sworn to and signed in my presence, this 31st day of Jan. 2024
(Date) (Month) (Year)

Notary *Karen Burkholder*



Situs : 6018 W MAPLE RD

Map ID: 17-009-00-032-02

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER	
HOLDEN GLENN H DONITA L	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	009-00 032-02
Class	Residential
Living Units	1
Neighborhood	70300
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
SEC 3	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2800		0			
A	S	12500	.7200	80	0			9,360
A	H	12500	1.0000	100	0			16,250
								25,610
Total Acres: 2		Legal Acres: 2.00		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	8,960	25,600	25,600	0	0
Building	53,240	152,100	152,100	0	0
Total	62,200	177,700	177,700	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	19,700	112,600	132,300
2021	19,700	112,600	132,300
2022	19,700	112,600	132,300

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/09/04	25,000	1-Land Only	U-Not Validated	0069/1258	WD-Warranty Deed	FRANTZ LINDA A

Entrance Information			
Date	ID	Entry Code	Source
01/14/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6018 W MAPLE RD

Parcel Id: 17-009-00-032-02

LUC: 511

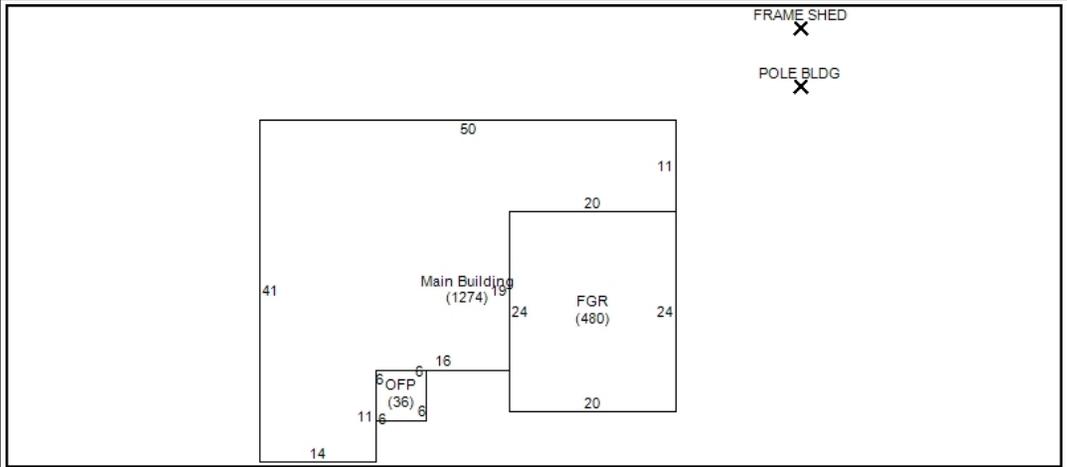
Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 2004	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 4-Heat Pump	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
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					1,274						
1		OFF			36						800
2		FGR			480						11,000

Dwelling Computations

Base Price	86,630	% Good	85
Plumbing	5,900	Market Adj	
Basement	0	Functional	
Heating	3,940	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	96,470	Additions	10,100
Ground Floor Area	1,274		
Total Living Area	1,274	Dwelling Value	137,000

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2004		36x36	1,296	C	1		A				12,200
2	RS1-Frame Shr	2004		12x20	240	C	1		A				1,900
3	AL1-1s Lean Tr	2004		8x36	288	C	1		A				1,000

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 : 6018 W MAPLE RD

Parcel Id: 17-009-00-032-02

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Card: 1 of 1

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Comments

Number	Code	Status	Comment
1	FLD	RV	19960821 C#01 - NEW DWG CK 97.
2	FLD	BP	20050802 JP C#01 - 7-29-05:BP#040612-NEW DWG/ATT.GAR AND TWO POLEBARNs 100%
3	FLD	BP	20050802 JP C#01 - FOR 1-1-05

Situs : 6018 W MAPLE RD**Parcel Id: 17-009-00-032-02****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/05/24**

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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: 2023-0046

March 6, 2024

GLENN H & DONITA L HOLDEN
6018 W MAPLE RD
GENEVA OH 44041

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

April 3, 2024 at 11:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0046 filed for tax year 2023 by GLENN H & DONITA L HOLDEN and described as follows:

Parcel ID(s):

1) 17-009-00-032-02 located at 6018 MAPLE RD, the market value is \$177,700. The market value sought is \$132,300.

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 2023-0046, GLENN H & DONITA L HOLDEN 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

Glenn & Donita Holden, owners

Complainant Seeks: \$132300

Subject Parcel: 170090003202

Auditor Value: \$177700

Hearing No # 10

HEARING MINUTES

BOR Case: 2023-0046

Owner Name: GLENN H & DONITA L HOLDEN

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

2nd 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

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: 2023-0046

GLENN H & DONITA L HOLDEN
 6018 W MAPLE RD
 GENEVA OH 44041

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
17-009-00-032-02	511-1FMLY UNPL 0-9	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$25,600	\$152,100	\$177,700	
Adjustment:	\$0	\$0	\$0	
New Value:	\$25,600	\$152,100	\$177,700	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE				



 Board of Revision