

Tax year 2023 BOR no. 0047 FILED ON FEB 01 2024 DTE 1 Rev. 12/22
 County ASHTABULA Date received _____

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	RICHARD D. GAINAR	826 WESTERN STAR CT.	
2. Complainant if not owner		827	
3. Complainant's agent			
4. Telephone number and email address of contact person 412.779.9308 RIDGAINAR@YAHOO.COM			
5. Complainant's relationship to property, if not owner OWNER			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
67-006-10-017-00		826 WESTERN STAR CT.	
7. Principal use of property INVESTMENT			
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
67-006-10-017-00	85,000	109,900	24,000
9. The requested change in value is justified for the following reasons: SEE ATTACHED PHOTOS			

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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

RD Hancock 2/1/24

Situs : WESTERN STAR CT

Map ID: 67-006-10-017-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER
GAINAR RICHARD D

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 006-10 017-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
826 ROAMING ROCKNO 6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	84500	0	0	0			109,850
								109,850

Total Acres: .2841 Legal Acres: 0.29 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,470	109,900	109,900	0	0
Building	0	0	0	0	0
Total	38,470	109,900	109,900	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	84,500		84,500
2021	84,500		84,500
2022	84,500		84,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/16/04	240,000	1-Land Only	U-Not Validated	0219/2163	WD-Warranty Deed	MACEK ANDREW
10/08/02	33,500	1-Land Only	U-Not Validated	0111/0190	WD-Warranty Deed	ELIASON JANET S
06/26/00		1-Land Only	U-Not Validated	0111/0190	ET-Temp Exempt	TUOSKY JANET S
03/10/99		1-Land Only	I-Error In Description	0098/3163	ET-Temp Exempt	TUOSKY JAN

Entrance Information

Date	ID	Entry Code	Source
03/21/14	WPW	6-Occupant Not Home	3-Other
11/13/18	DM	7-Vacant	3-Other

Property Notes
Note Codes:

Situs : WESTERN STAR CT

Parcel Id: 67-006-10-017-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

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
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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	
Total Living Area	Dwelling Value
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:	

This stand-alone waterfront property will require extensive work in order to build due to the unstable waterfront and subsurface. See attached photos of the bluff-face where, years ago, a portion of the property fell into the water when erosion undercut the trees. Note the additional undercut trees above. Lack of seawall and dock is due to offshore water depth of 19 feet. Extensive (\$\$) landscaping needed to remove undermined trees and stabilize the property.



67-006-10-017-00

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: 2023-0047

May 14, 2024

RICHARD D GAINAR
5918 DUBLIN RD
BETHEL PARK PA 15102

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

June 27, 2024 at 2:00 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0047 filed for tax year 2023 by RICHARD D GAINAR and described as follows:

Parcel ID(s):

1) 67-006-10-017-00 located at WESTERN STAR CT, the market value is \$109,900. The market value sought is \$85,000.

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 2023-0047, RICHARD D GAINAR is being recorded and the date is 6/27/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Richard D. Gainar, owner

Complainant Seeks: \$85000

Subject Parcel: 670061001700

Auditor Value: \$109900

Hearing No # 6

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: 2023-0047

RICHARD D GAINAR
 5918 DUBLIN RD
 BETHEL PARK PA 15102

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
67-006-10-017-00	500-VACANT PLATTED	67-ROME TWP-ROMNG SHRS V/GD V LSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$109,900	\$0	\$109,900
Adjustment:	-\$24,900	\$0	-\$24,900
New Value:	\$85,000	\$0	\$85,000
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$85,000			



Board of Revision