

Revised

Tax year 2023

BOR no.

0049

FILED ON

DTE 1 Rev. 08/21

County Ashtabula

Date received

FEB 06 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.

Name		Street address, City, State, ZIP code	
1. Owner of property		Dino & Carla DiFranco	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(440) 413-1587	
5. Email address of complainant		dfdifranco@gmail.com	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
10-017-00-001-00		8182 Fee Rd, Colebrook Twp, 44076	
8. Principal use of property			
farming			
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
10-017-00-001-00	298,200	375,700	77,500
10. The requested change in value is justified for the following reasons: On November 21, 2022 the 2 story home caught fire and burned beyond repair. It has been unoccupied and is not safe for occupancy. The home has been scheduled for demolition but we are awaiting an electrical service disconnect from CEI. I hope to have the home demolished in the next month.			

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 02/05/2024

Complainant or agent

Dino DiFranco

Signature

Title (if agent)

Tax year 2023

BOR no. 0049

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Ashtabula County
Board of Revision

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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	Dino & Carla DiFranco	553 Zorn lane, Mayfield, OH 44143	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 413-1587		
5. Email address of complainant	dfdifranco@gmail.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
10-017-00-001-00	8182 Fee Rd, Colebrook Twp, 44076		
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10-017-00-001-00	0	77,500	77,500
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Date 02/05/2024 Complainant or agent Dino DiFranco Title (if agent) _____

Signature

Situs : 8182 FEE RD

Map ID: 10-017-00-001-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 02/06/24

CURRENT OWNER
DIFRANCO DINO FLORIANO
CARLA INES
553 ZORN LANE
CLEVELAND OH 44143

CAUV Y
Field Review Flag: Q-QUALITY CHECK

GENERAL INFORMATION
Routing No. 017-00 001-00
Class A
Living Units 1
Neighborhood 15000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
63 M & 64
CAUV # 1326

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.5100		0			
A	S	10000	97.4900	25	0	1	-10	285,160
A	H	10000	1.0000	100	0			13,000
								298,160

Total Acres: 100 Legal Acres: 100.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,910	298,200	298,200	0	0
Building	27,130	77,500	77,500	0	0
Total	58,040	375,700	375,700	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	229,400	55,500	284,900
2021	229,400	55,500	284,900
2022	229,400	13,200	242,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/25/10			U-Not Validated	626/ 176	ET-Temp Exempt	DIFRANCO AMEDEO R
10/28/98		2-Land And Building	I-Error In Description		ET-Temp Exempt	DIFRANCO AMEDEO R

Entrance Information

Date	ID	Entry Code	Source
03/03/14	MJB	6-Occupant Not Home	3-Other
05/23/23	MH	7-Vacant	3-Other
08/22/23	AE	5-Notes	3-Other

Property Notes
CHECK 24 FOR REHAB
Note Codes:

Situs : 8182 FEE RD

Parcel Id: 10-017-00-001-00

LUC: 111

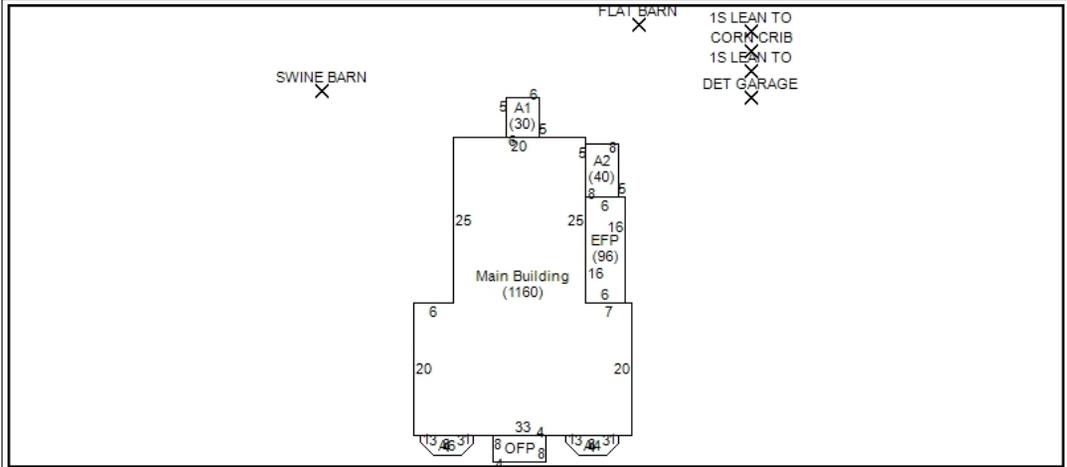
Card: 1 of 1

Tax Year: 2023

Printed: 02/06/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1880	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 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 P-Poor 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	Cost & Design 0
CDU PR-POOR	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					1,160						
1			OFF		30						600
2			OFF		40						800
3			EFP		96						3,700
4	SLB	1SF			20						1,000
5			OFF		32						700
6	SLB	1SF			20						1,000

Dwelling Computations

Base Price	130,840	% Good	25
Plumbing	1,400	Market Adj	
Basement	20,020	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	156,460	Additions	2,100
Ground Floor Area	1,160	Dwelling Value	61,570
Total Living Area	2,360		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1950		21x21	441	C	1		S				700
2	AL1-1s Lean Tc	1955		20x34	680	C	1		S				200
3	AC1-Corn Crib	1880		16x34	544	C	1		S				600
4	AL1-1s Lean Tc	1950		20x20	400	C	1		S				100
5	AB2-Flat Barn	1930		30x54	1,620	C	1		F				6,700
6	AP1-Pole Bldg	1990		24x40	960	C	1		A				6,900
7	AW2-Swine Ba	1939		40x40	1,600	C	1		S				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 Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 8182 FEE RD**Parcel Id: 10-017-00-001-00****LUC: 111****Card: 1 of 1****Tax Year: 2023****Printed: 02/06/24****Comments**

Number	Code	Status	Comment
4	OFC	DC	20240205 BOR 2023-0049
3	FLD	RV	SITE VISIT, NO CHANGE TO DWELLING, CHECK 24 FOR REHAB
2	FLD	RV	SITE VISIT, NO PROGRESS ON FIRE DAMAGE, SITE OVERGROWN, CHECK 24 FOR REHAB
1	FLD	RV	FIRE DAMAGE 11/22, KITCHEN AREA, UNSOUND FOR 22, CHECK 23 FOR REMOD

Situs : 8182 FEE RD**Parcel Id: 10-017-00-001-00****LUC: 111****Card: 1 of 1****Tax Year: 2023****Printed: 02/06/24**

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Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

RECEIVED
APR 12 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0049

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
10-017-00-001-00	\$375,700	\$298,200

Resolution: Set value at **\$316,500** adjusting condition of dwelling to unsound based on fire damage that occurred in 2022. No change to land or outbuildings that remain.

I ACCEPT the resolution and waive my right to appeal this result.

Signature:  Date: 4-10-24
Print Name: Dino DiFranco

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

April 5, 2024

Dino & Carla DiFranco
553 Zorn Ln.
Mayfield, OH 44143

BOR 2023-0049

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0049

Case Name: DINO & CARLA DIFRANCO

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$298200

Subject Parcel: 100170000100

Auditor Value: \$375700

NON-HEARING MINUTES

BOR Case: 2023-0049

Owner Name: DINO & CARLA DIFRANCO

Board Action

Motion to: Agree Set Value \$316,500

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter. adjust CDU to unsound due to fire damage.

Was Made by: David

2nd by: Kathryn

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

Motion therefore: Passed Failed

Decision Date: 5/1/24

Schedule for Hearing: no



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: 2023-0049

DINO & CARLA DIFRANCO
 553 ZORN LANE
 MAYFIELD OH 44143

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
10-017-00-001-00	111-GRAIN/GEN FRM Q	10-COLEBROOK TWP-GRAND VALLEY LSC		2023
	LAND	IMPR	TOTAL	
Original Value:	\$298,200	\$77,500	\$375,700	
Adjustment:	\$0	-\$59,200	-\$59,200	
New Value:	\$298,200	\$18,300	\$316,500	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$316,500 BASED ON SIGNED OFFER LETTER				



Board of Revision