

Tax year 2023 BOR no. 0053 **FILED ON**
 County Ashtabula Date received **FEB 05 2024**

DTE 1
 Rev. 12/22

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>Scott J. Ogradnichuk</u>	<u>6950 Arlene Dr. Conneaut OH 44030</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440-224-1040-HOME 440-8137421 cell ogradnichukS@gmail.com</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>28058 0000200</u>		<u>6950 Arlene Drive</u>	
		<u>Conneaut OH 44030-3405</u>	
7. Principal use of property <u>Residential</u>			
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>28-058-00-002-00</u>	<u>150128</u>	<u>161900</u>	
9. The requested change in value is justified for the following reasons: <u>check house measurements. House is 24' wide instead of 26'</u> <u>check patio behind garage. It is not concrete but pavers.</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

House width is 24 ft. not 26.
Do not have a concrete patio.
Patio is made from pavers.

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 3-16-24 Complainant or agent (printed) Scott Ogrudnichuk Title (if agent) _____

Complainant or agent (signature) Scott Ogrudnichuk

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

Notary _____

Tax year 2023 BOR no. 0053 FILED ON FEB 05 2024
 County Ashtabula Date received _____
 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	Scott J. Ogrodnick	6950 Arlene Dr. Conneaut Oh 44030	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		ogrodnicks@gmail.com	
		440-224-1040 - HOME 440-813-7421 cell	
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	
28-058-00-002-00		6950 ARLENE DRIVE	
		CONNAUT OH 44030-3405	
7. Principal use of property Residential			
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
28-058-00-002-00		161,900	
9. The requested change in value is justified for the following reasons: check house measurements check check patio behind garage (not concrete but pavers)			

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

check measurements of house.
 width is 24ft. not 26ft.
 do not have a concrete patio.
 patio is made from pavers

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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 _____

Situs : 6950 ARLENE DR

Map ID: 28-058-00-002-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/08/24

CURRENT OWNER
OGRODNICHEK SCOTT J
KATHERINE R
6950 ARLENE DRIVE
N KINGSVILLE OH 44068

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 058-00 002-00
Class Residential
Living Units 1
Neighborhood 86101
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
1 NORTH WOODSESTATES NO 1

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	30000	.4700	154	0			28,230
								28,230

Total Acres: .47 Legal Acres: 0.47 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,870	28,200	28,200	0	0
Building	46,800	133,700	133,700	0	0
Total	56,670	161,900	161,900	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	21,700	99,100	120,800
2021	21,700	99,100	120,800
2022	21,700	99,100	120,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/24/98		2-Land And Building	U-Not Validated		ET-Temp Exempt	OGRODNICHEK SCOTT J

Entrance Information

Date	ID	Entry Code	Source
12/04/13	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6950 ARLENE DR

Parcel Id: 28-058-00-002-00

LUC: 510

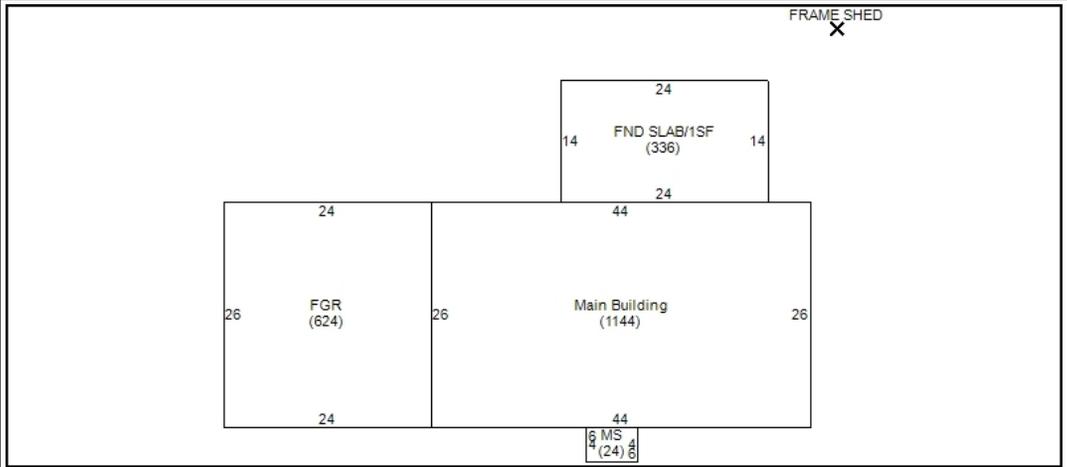
Card: 1 of 1

Tax Year: 2023

Printed: 02/08/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 91-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1972	Half Baths 1
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
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 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	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 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					1,144						
1		MS			24						300
2		FGR			624						13,700
3	SLB	1SF			336						16,100
4		PAT			448						1,600

Dwelling Computations

Base Price 77,800	% Good 70
Plumbing 4,200	Market Adj
Basement 19,830	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.35
Subtotal 101,830	Additions 22,200
Ground Floor Area 1,144	
Total Living Area 1,480	Dwelling Value 133,730

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0	1	C	1		S				
2	RP9-Pp Pool	1111		0x0	1	C	1		S				

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 Auditor David Thomas

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

RECEIVED
MAY 06 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0053

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
28-058-00-002-00	\$161,900	\$150,128

Resolution: Set value at **\$154,500** removing value for rear patio and adjusting square footage of dwelling and attached garage.

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

Signature: Scott Ogradnichuk Date: 4-22-24

Print Name: Scott Ogradnichuk

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 17, 2024

Scott Ogrodnich
6950 Arlene Dr
Conneaut, OH 44030

BOR 2023-0053

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: 2023-0053

Case Name: SCOTT J. OGDONICHEK

Case Type: VL

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$150128

Subject Parcel: 280580000200

Auditor Value: \$161900

NON-HEARING MINUTES

BOR Case: 2023-0053

Owner Name: SCOTT J. OGRODNICHEK

Board Action

Motion to: Agree Set Value \$154,500

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter from owner based on site visit, correct square footage of dwelling and

attached garage. Remove rear patio that is pavers only. Main dwelling square footage is

24x44. Attached garage is 24x24.

Was Made by: Janet

2nd by: Scott

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/22/24

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: 2023-0053

SCOTT J. OGRODNICHEK
 6950 ARLENE DR
 CONNEAUT OH 44030

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
28-058-00-002-00	510-1FAMILY PLTD	28-N KINGSVILLE VIL-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$28,200	\$133,700	\$161,900	
Adjustment:	\$0	-\$7,400	-\$7,400	
New Value:	\$28,200	\$126,300	\$154,500	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$154,500 BASED ON SIGNED OFFER LETTER				


 Board of Revision