

Tax year 2023 BOR no. 0055 **FILED ON**  
 County Ashtabula Date received FEB 06 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>Ranae A. Palagyi</u>	<u>32 Parkview Dr, Conneaut, OH 44030</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-593-6999</u> <u>gotwine@gwcmail.net</u>			
5. Complainant's relationship to property, if not owner <b>If more than one parcel is included, see "Multiple Parcels" instruction.</b>			
6. Parcel numbers from tax bill <u>12-347-00-069-00</u>		Address of property <u>32 Parkview Dr, Conneaut, OH 44030</u>	
7. Principal use of property <u>home</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
9. The requested change in value is justified for the following reasons: <u>The inground swimming pool and surrounding concrete was removed and filled in with dirt 15+ years ago.</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 none 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 2/5/24 Complainant or agent (printed) Ranae A. Palagyi Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Ranae A. Palagyi

Sworn to and signed in my presence, this February 5 <sup>Fifth</sup> day of February 2024  
(Date) (Month) (Year)

Notary [Signature]



**From:** [gotwine@suite224.net](mailto:gotwine@suite224.net) -  
**Sent:** Friday, February 9, 2024 5:59 PM  
**To:** [Tara R. Frable](mailto:Tara.R.Frable)  
**Subject:** Re: Board of Revision complaint

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Hi Tara,  
I am requesting a total value of \$168,000 based on the removal of the swimming pool.  
Thank you!  
Ranae A. Palagy

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From: Tara R. Frable ([TRFrable@ashtabulacounty.us](mailto:TRFrable@ashtabulacounty.us))  
Date: 02/09/24 09:59  
To: [gotwine@gwcmail.net](mailto:gotwine@gwcmail.net)  
Subject: **Board of Revision complaint**

Ranae,  
I received your Board of Revision complaint form to contest the property value at 32 Parkview Drive in Conneaut. The only issue with the form is that Line 8 was left blank and there must be a value indicated as your opinion of value. On your complaint you noted that the swimming pool was removed, if that is your only issue then you would take the current Auditor value minus the value of the pool. I attached a copy of your property record card which details the characteristics of your property for your reference. You can reply to this email stating your request in value.

Please contact me with any questions. You have until April 1<sup>st</sup> to correct this error on your form.  
Thank you,

*Tara Frable*

**Ashtabula County Auditor's Office**  
Assistant Real Estate Manager  
440-576-1484  
[trfrable@ashtabulacounty.us](mailto:trfrable@ashtabulacounty.us)



**Ashtabula County Auditor**  
**David Thomas**

**Situs : 32 PARK VIEW RD**

**Map ID: 12-347-00-069-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/09/24**

**CURRENT OWNER**  
PALAGYI RANAE A  
32 PARKVIEW DR  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 347-00 069-00  
Class Residential  
Living Units 1  
Neighborhood 87800  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 2--19

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	98 150		1	5	-15	24,370
								24,370

Total Acres: .3375      Legal Acres: 0.34      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	8,540	24,400	24,400	0	0
<b>Building</b>	52,430	149,800	149,800	0	0
<b>Total</b>	60,970	174,200	174,200	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	18,700	103,300	122,000
2021	18,700	103,300	122,000
2022	18,700	103,300	122,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/31/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	PALAGYI RANAE A
07/10/02	145,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	SPLAN PHILLIP C &

**Entrance Information**

Date	ID	Entry Code	Source
11/18/13	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 32 PARK VIEW RD

Parcel Id: 12-347-00-069-00

LUC: 510

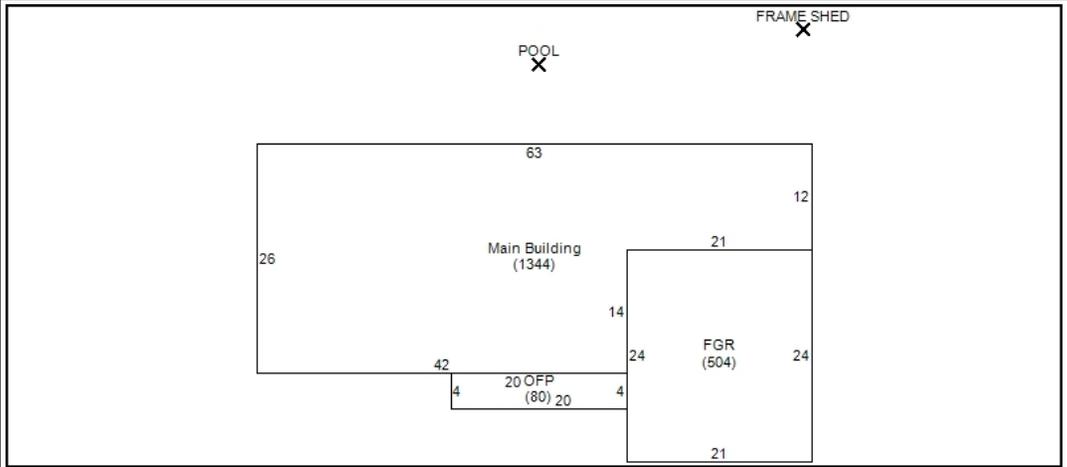
Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 92-Fr W/Mas	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 1974	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1980	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> G-Good Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.45
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,344						
1		FGR			504						11,000
2		OFF			80						1,700
3		PAT			400						1,400

**Dwelling Computations**

<b>Base Price</b>	88,480	<b>% Good</b>	70
<b>Plumbing</b>	8,400	<b>Market Adj</b>	
<b>Basement</b>	22,210	<b>Functional</b>	
<b>Heating</b>	3,900	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.45
<b>Subtotal</b>	127,190	<b>Additions</b>	9,900
<b>Ground Floor Area</b>	1,344		
<b>Total Living Area</b>	1,344	<b>Dwelling Value</b>	143,460
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1977		7x7	49	C	1		S				100
2	RP1-Pool	1991		16x32	512	C	1		A				6,200

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

# NON-HEARING MINUTES

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**BOR Case:** 2023-0055

**Case Name:** RANAE A. PALAGYI

**Case Type:** VL

## Board Members

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

**Others present:**

**Alex Iarocci, Treasurer Alternate**

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**Complainant Seeks:** \$168000

**Subject Parcel:** 123470006900

**Auditor Value:** \$174200

# NON-HEARING MINUTES

BOR Case: 2023-0055

Owner Name: RANAE A. PALAGYI

## Board Action

Motion to:  *Agree*       *Set Value \$*

*CAUV Reinstatement-*  *All Acres*  *No Acres*  *Set Acres* \_\_\_\_\_

*No Change*     *Withdrawal*     *Table*

*No Show*

*Other* \_\_\_\_\_

### Based Upon:

removal of in-ground pool.

Was Made by: David

2<sup>nd</sup> by: Kathryn

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

Motion therefore:  Passed       Failed

Decision Date: 3/4/24

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: 2023-0055**

RANAE A. PALAGYI  
 32 PARKVIEW 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
12-347-00-069-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$24,400	\$149,800	\$174,200	
<b>Adjustment:</b>	\$0	-\$6,200	-\$6,200	
<b>New Value:</b>	\$24,400	\$143,600	\$168,000	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$168,000</b>				

  
 Board of Revision