

Tax year 2023 BOR no. 0056 **FILED ON**
 County Ashtabula Date received FEB 09 2024

DTE 1
Rev. 08/21

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	MC Power Services, LLC	4691 W 150th St., Cleveland, Oh 44135
2. Complainant if not owner		
3. Complainant's agent	Mihai Craciun	4691 W 150th St., Cleveland, Oh 44135
4. Telephone number of contact person	(216) 418-8238	
5. Email address of complainant	mihaicraciun04@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
420200000500	727 Runkle Ave. Ext., Ashitabula, Oh 44004

8. Principal use of property residential

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
420200000500	22,252	89,200	

10. The requested change in value is justified for the following reasons:
 Sale price of property was \$22,252 in 2023. The value was accurate for the state of the property.
 The house+land is not worth \$89,000

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 02/23/2023
 and sale price \$ 22,252.00 ; 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 02/08/2024 Complainant or agent Mihai Craciun Title (if agent) owner
 Signature

Situs : 727 RUNKLE AVE

Map ID: 42-020-00-005-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

CURRENT OWNER
BANK OF AMERICA NA
7105 CORPORATE DRIVE
MAIL CODE TX2-982-03-05
PLANO TX 75024

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 020-00 005-00
Class Residential
Living Units 1
Neighborhood 65200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
14

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1100		0			
A	S	13000	.9880	78	0	5	-30	9,120
A	H	13000	1.0000	100	0			16,900
								26,020

Total Acres: 2.098 Legal Acres: 2.10 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,100	26,000	26,000	0	0
Building	22,120	63,200	63,200	0	0
Total	31,220	89,200	89,200	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	22,200	46,800	69,000
2021	22,200	46,800	69,000
2022	22,200	46,800	69,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/23/23	22,252	2-Land And Building	U-Not Validated		LD-Limited Warranty Deed	BANK OF AMERICA NA
05/10/22	26,000	2-Land And Building	F-Foreclosure		PS-Private Seller Official De	CECH THOMAS A
01/22/99		2-Land And Building	I-Error In Description	0062/6151	ET-Temp Exempt	CECH THOMAS A

Entrance Information

Date	ID	Entry Code	Source
12/06/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 727 RUNKLE AVE

Parcel Id: 42-020-00-005-00

LUC: 511

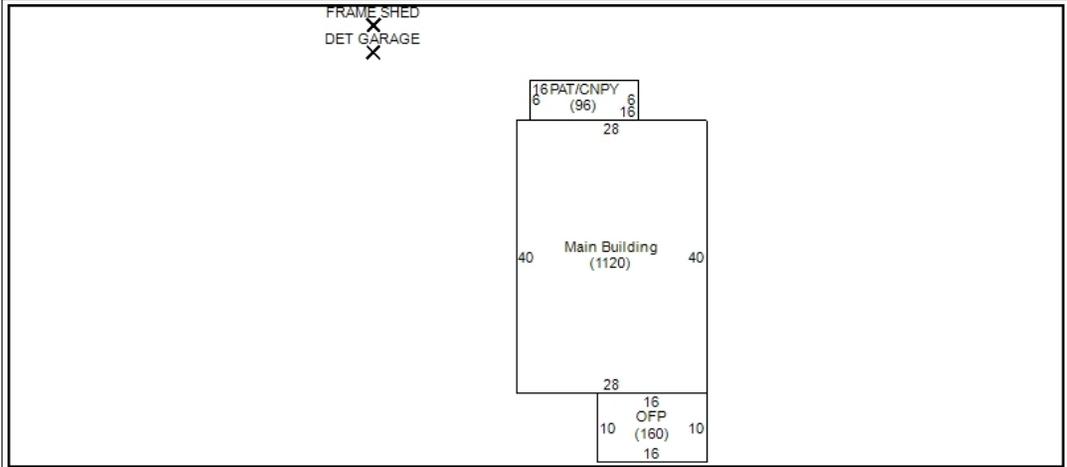
Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 1
Year Built 1923	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 4-Attic Fully Finished	WBFP Openings 1
Phy. Condition F-Fair 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 FR-FAIR	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					1,120						
1			OFF		160						3,400
2			PAT	CNP	96						1,000
3			FOH		20						1,000
4			FOH		20						1,000

Dwelling Computations

Base Price	75,380	% Good	35
Plumbing	1,400	Market Adj	
Basement	19,530	Functional	
Heating	0	Economic	100
Attic	18,110	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	118,620	Additions	2,400
Ground Floor Area	1,120		
Total Living Area	1,608	Dwelling Value	63,060

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	1920		20x25	500	E	1				U		100
2	RS1-Frame Shr	1111		0x0		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:	

Situs : 727 RUNKLE AVE**Parcel Id: 42-020-00-005-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/09/24****Comments**

Number	Code	Status	Comment
1	OFC	SS	NEW SURVEY FROM 2.44 TO 2.098 AC CONV# 639 2/23/2023

Situs : 727 RUNKLE AVE**Parcel Id: 42-020-00-005-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 02/09/24**

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In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

\$22,252.50

BK 790 PG 1317-1320

TITLE PROFESSIONALS GROUP LTD
PICK UP

mk

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. DEF-508549

This document prepared by:
Ira A. Richardson, III, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

LIMITED WARRANTY DEED

THIS DEED made and entered into on this 16 day of February, 2023, by and between **Bank of America, N.A.**, located at 7105 Corporate Drive, Plano, TX 75024, hereinafter referred to as Grantor(s) and **MC Power Services LLC**, located at 4691 West 150th Street, Cleveland, OH 44135, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Twenty Two Thousand Two Hundred Fifty Two and 5/100 Dollars (\$22,252.50), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Ashtabula County, State of OH:

SEE EXHIBIT "A"

Parcel ID Number: 420200000500

Property commonly known as: 727 Runkle Avenue, Ashtabula, OH 44004

Prior instrument reference: Book: 770; Page: 1671, Recorded: 05/10/2022.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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: 2023-0056

April 17, 2024

MC POWER SERVICES LLC
C/O MIHAI CRACIUN
4691 W 150TH ST
CLEVELAND OH 44135

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

May 22, 2024 at 11:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0056 filed for tax year 2023 by MC POWER SERVICES LLC and described as follows:

Parcel ID(s):

1) 42-020-00-005-00 located at 727 RUNKLE AVE, the market value is \$89,200. The market value sought is \$22,252.

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 2023-0056, MC POWER SERVICES LLC is being recorded and the date is 5/22/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Mihai Craciun, Managing member of LLC

Maria Craciun, mother of Mihai

Complainant Seeks: \$22,252

Subject Parcel: 420200000500

Auditor Value: \$89,200

HEARING MINUTES

BOR Case: 2023-0056

Owner Name: MC POWER SERVICES LLC

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

purchase is not considered arms-length as it was a bank sale. Lack of evidence and testimony
regarding the condition as of lien date of 1-1-23.

Was Made by: Janet

2nd by: Angie

Roll: Yamamoto-yes/Maki Cliff-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 8

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: 2023-0056

MC POWER SERVICES LLC
 C/O MIHAI CRACIUN
 4691 W 150TH ST
 CLEVELAND OH 44135

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
42-020-00-005-00	511-1FMLY UNPL 0-9	42-PLYMOUTH TWP-ASHTABULA A CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$26,000	\$63,200	\$89,200	
Adjustment:	\$0	\$0	\$0	
New Value:	\$26,000	\$63,200	\$89,200	

RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF, LACK OF EVIDENCE REGARDING CONDITION OF PROPERTY AS OF LIEN DATE OF 1-1-23. PURCHASE IS NOT CONSIDERED ARMS-LENGTH.



Board of Revision