

Tax year 2023 BOR no. 0058 **FILED ON** DTE 1  
 County Ashtabula Date received FEB 09 2024 Rev. 12/22

**Complaint Against the Valuation of Real Property** Ashtabula County

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	Joyce A Rennie	4701 Austin Rd Geneva OH 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-812-4890 JARennie@gmail.com			
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	
21-648 00-047.00		4701 Austin Rd Geneva OH 44041	
7. Principal use of property			
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
	\$160,000		
9. The requested change in value is justified for the following reasons:			

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 2/9/24 Complainant or agent (printed) George A Roman Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *George A Roman*

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

Notary \_\_\_\_\_

**Situs : 4701 AUSTIN RD**

**Map ID: 21-048-00-044-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/09/24**

**CURRENT OWNER**  
RENNIE JOYCE  
4282 NORTH RIDGE ROAD E  
GENEVA OH 44041  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 048-00 044-00  
Class Residential  
Living Units 1  
Neighborhood 75200  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
9 SHADOWBROOK GOLF

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	150 290		1.15	5	-30	35,320
								35,320

Total Acres: .9986      Legal Acres: 0.96      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	12,360	35,300	35,300	0	0
<b>Building</b>	61,950	177,000	177,000	0	0
<b>Total</b>	74,310	212,300	212,300	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	27,200	122,100	149,300
2021	27,200	122,100	149,300
2022	27,200	122,100	149,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/02/18	70,000	2-Land And Building	C-Property Changed After Sale		FD-Fiduciary Deed	SANZOTTA HELEN

**Entrance Information**

Date	ID	Entry Code	Source
01/28/14	DAA	6-Occupant Not Home	3-Other
07/16/20	KJ	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:



**Situs : 4701 AUSTIN RD****Parcel Id: 21-048-00-044-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/09/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	REV 2020 TOTAL REMOD TO DWLG

Situs : 4701 AUSTIN RD

Parcel Id: 21-048-00-044-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/09/24

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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: 2023-0058

April 4, 2024

JOYCE A. RENNIE  
4701 AUSTIN RD  
GENEVA OH 44041

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

**May 1, 2024 at 11:45 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0058 filed for tax year 2023 by JOYCE A. RENNIE and described as follows:

Parcel ID(s):

1) 21-048-00-044-00 located at 4701 AUSTIN RD, the market value is \$212,300. The market value sought is \$160,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0058, JOYCE A. RENNIE is being recorded and the date is 5/1/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks: \$160000**

**Subject Parcel: 210480004400**

**Auditor Value: \$212300**

Hearing No # NS

# HEARING MINUTES

BOR Case: 2023-0058

Owner Name: JOYCE A. RENNIE

## Board Action

Motion to:  Agree  Set Value \$

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

failure to meet burden of proof. No one present at hearing to provide testimony. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Was Made by: David

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

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

Motion therefore:  Passed  Failed

Decision Date: 5/1/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # NS

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: 2023-0058**

JOYCE A. RENNIE  
 4701 AUSTIN RD  
 GENEVA OH 44041

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
21-048-00-044-00	510-1FAMILY PLTD	21-GENEVA TWP-G-ON-LAKE VIL-G CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$35,300	\$177,000	\$212,300	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$35,300	\$177,000	\$212,300	

**RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, NO ONE PRESENT AT HEARING TO PROVIDE TESTIMONY.**

  
 Board of Revision