

Tax year 2023 BOR no. 0060 **FILED ON**
 County Ashtabula Date received **FEB 07 2024**

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	BRUCE C. BOWER	2279 MORNING STAR DR.	
2. Complainant if not owner		ROAMING SHORES, OH	
3. Complainant's agent		44084	
4. Telephone number and email address of contact person			
BTHE FIERCE@AFL.COM		216.524.3432	
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	
65-012-20-009-00		2279 MORNING STAR DR.	
7. Principal use of property <u>SUMMER PART-TIME RECREATION 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
65-012-20-009-00	\$300,500	369,500	69,000
9. The requested change in value is justified for the following reasons: <u>THE SEA WALL IS ON IT'S LAST LEG. IT'LL BE 60-70K FOR THE WALL AND PARTIAL DEMO + REBUILD OF DOCK + DECK.</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

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) BRUCE C. BOWER Title (if agent) _____

Complainant or agent (signature) Bruce C. Bower

Sworn to and signed in my presence, this 5 day of February 2024
(Date) (Month) (Year)

Notary Juliane A. Tober



JULIANE A. TOBER
Notary Public, State of Ohio
My Commission Expires
June 19, 2024

Situs : 2279 MORNING STAR DR

Map ID: 65-012-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

CURRENT OWNER
BOWER BRUCE C TRUSTEE
BOWER BETTY J TRUSTEE
1197 PARKVIEW DRIVE
INDEPENDENCE OH 44131

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 012-20 009-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
2279 ROAMING ROCK
NO 12

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	87500	0	0	0			113,750
								113,750

Total Acres: .3765 Legal Acres: 0.35 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	39,830	113,800	113,800	0	0
Building	89,500	255,700	255,700	0	0
Total	129,330	369,500	369,500	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	87,500	170,500	258,000
2021	87,500	170,500	258,000
2022	87,500	170,500	258,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/15/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		WD-Warranty Deed	BOWER BRUCE C
09/14/01	183,000	2-Land And Building	U-Not Validated	0098/5715	WD-Warranty Deed	ENGL EUGENE M
10/01/97		2-Land And Building	U-Not Validated	0088/1492	QC-Quit Claim	ENGL EUGENE M

Entrance Information

Date	ID	Entry Code	Source
03/19/14	WPW	6-Occupant Not Home	3-Other
11/13/18	MJR	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 2279 MORNING STAR DR

Parcel Id: 65-012-20-009-00

LUC: 510

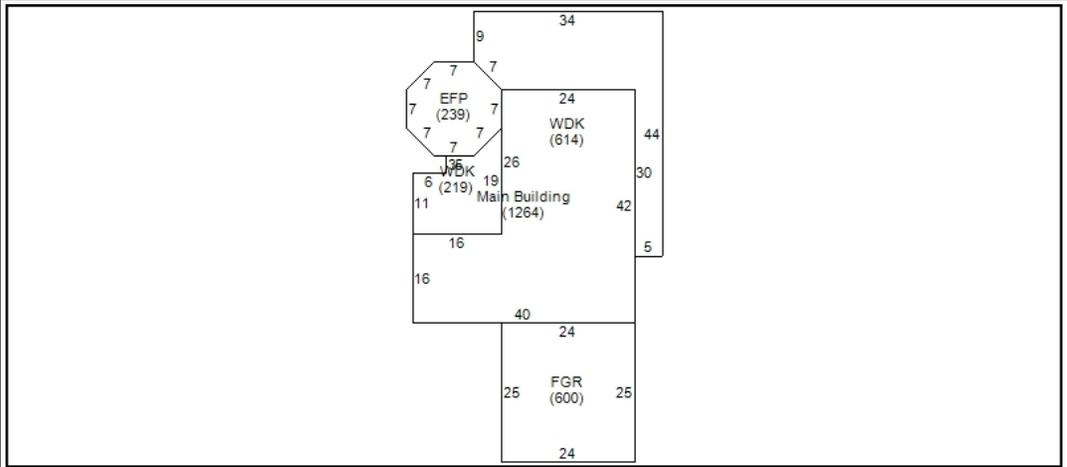
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1970	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 4-Heat Pump	T4 Rec Rm Area 600
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 10
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.5
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					1,264						
1			FGR		600						17,300
2			WDK		219						3,300
3			EFP		239						12,100
4			WDK		614						9,200

Dwelling Computations

Base Price	98,530	% Good	80
Plumbing	5,000	Market Adj	
Basement	25,520	Functional	
Heating	4,480	Economic	100
Attic	0	% Complete	100
Other Features	22,136	C&D Factor	10
		Adj Factor	1.5
Subtotal	155,670	Additions	33,500
Ground Floor Area	1,264		
Total Living Area	1,264	Dwelling Value	255,690

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1111		0x0	490	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 : 2279 MORNING STAR DR

Parcel Id: 65-012-20-009-00

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Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
1	FLD	DC	20020424 JV C#01 - 5/16/01 PER MR-DATA CORRECTED
2	FLD	NC	20081006 DC C#01 - 9/24/08 OWN - WDDK REPLACEMENT & GAZEBO 100% 1/1/08

Situs : 2279 MORNING STAR DR

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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: 2023-0060

April 4, 2024

BRUCE C & BETTY J BOWER TRUSTEES
2279 MORNING STAR DR
ROAMING SHORES OH 44085

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

May 1, 2024 at 1:15 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0060 filed for tax year 2023 by BRUCE C & BETTY J BOWER TRUSTEES and described as follows:

Parcel ID(s):

1) 65-012-20-009-00 located at 2279 MORNING STAR DR, the market value is \$369,500. The market value sought is \$300,500.

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 2023-0060, BRUCE C & BETTY J BOWER TRUSTEES 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

Bruce Bower, Trustee

Complainant Seeks: \$300500

Subject Parcel: 650122000900

Auditor Value: \$369500

Hearing No # 9

HEARING MINUTES

BOR Case: 2023-0060

Owner Name: BRUCE C & BETTY J BOWER TRUSTEES

Board Action

Motion to: Agree Set Value \$366,600

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

testimony provided, add crawl space area.

Was Made by: David

2nd by: Alex

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 # 9

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: 2023-0060

BRUCE C & BETTY J BOWER TRUSTEES
 2279 MORNING STAR DR
 ROAMING SHORES OH 44085

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
65-012-20-009-00	510-1FAMILY PLTD	65-MOR TWP RMNG RK SHRS V-J A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$113,800	\$255,700	\$369,500	
Adjustment:	\$0	-\$2,900	-\$2,900	
New Value:	\$113,800	\$252,800	\$366,600	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$366,600 CORRECTING CRAWL SPACE AREA				

Jane Henry SKJ
 Board of Revision