

Tax year 2023 BOR no. 0062 **FILED ON**
 County Ashtabula Date received FEB 08 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	<u>EDWARD LARKO</u>	<u>1222 MYRTLE AVE ASH. OHIO 44004</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>440-964-5155 cell # 440 223 8337</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>1222 MYRTLE AVE ASHTABULA OHIO 44004</u>	
7. Principal use of property <u>LIVING IN</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>73,000</u>	<u>123,000</u>	<u>33%</u>
9. The requested change in value is justified for the following reasons: <u>HOUSE AND PROPERTY HAS NO IMPROVEMENTS. STILL SAME AS WHEN WAS PURCHASED. ON SIDE YARD HOLDS WATER AFTER RAIN NO OTHER PROPERTIES AROUND AREA HAVE BEEN SOLD FOR OVER 80,000</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. NO

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 HAVE APPRAISER

FROM BANK WHEN PURCHASED - VALUE WAS \$73,000

TAXES WAS RAISED 33%, WHICH IS UNREASONABLE. NO WAY IS PROPERTY VALUE THAT HIGH. AREA IS NOT A VALUED AREA. OTHER PROPERTIES ARE AS OLD AS MINE. HOUSE WAS BUILT IN 1954. RAISING PROPERTY TAX IS A BURDEN. I'M RETIRED AND ON A FIXED INCOME. I'M IN CLOSING PICTURES OF MY PROPERTY AND SURROUNDING HOUSES

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.

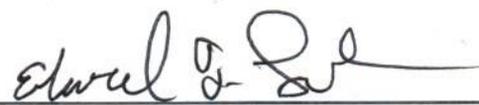
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2-8-24 Complainant or agent (printed) Ed Latta Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Situs : 1222 MYRTLE AVE

Map ID: 50-010-20-117-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

CURRENT OWNER
LARKO EDWARD F IV

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 010-20 117-00
Class Residential
Living Units 1
Neighborhood 67600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
9 CROSS & TOPKY

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	50 205		1.11			18,040
								18,040

Total Acres: .2353 Legal Acres: 0.24 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,300	18,000	18,000	0	0
Building	29,790	85,100	85,100	0	0
Total	36,090	103,100	103,100	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	13,900	60,800	74,700
2021	13,900	60,800	74,700
2022	13,900	60,800	74,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/19/08	61,600	2-Land And Building	U-Not Validated	0199/1659	WD-Warranty Deed	SCRUGGS FREDERICK
04/19/02	67,500	2-Land And Building	U-Not Validated	0085/8549	WD-Warranty Deed	SAFCIK WILLIAM P III

Entrance Information

Date	ID	Entry Code	Source
01/08/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1222 MYRTLE AVE

Parcel Id: 50-010-20-117-00

LUC: 510

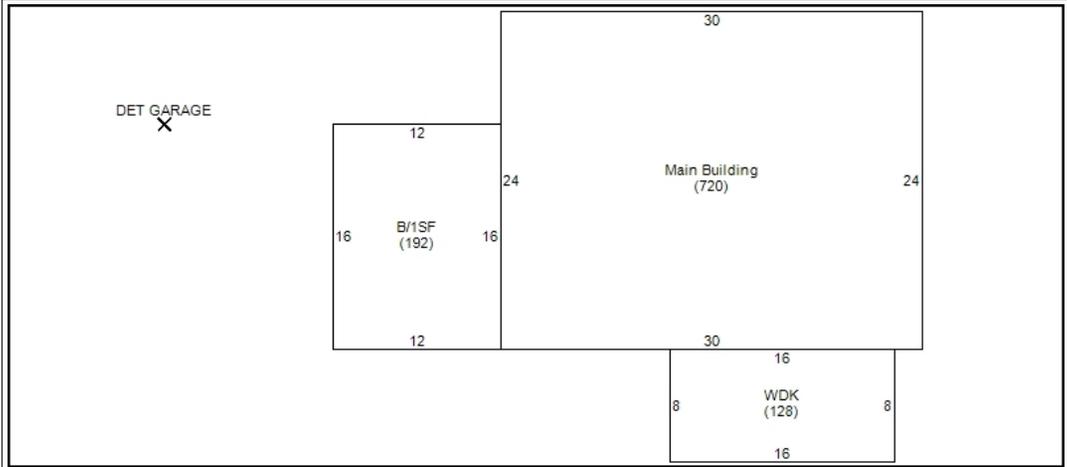
Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 08-Cape Cod	Full Baths 1
Year Built 1953	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled 1993	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 0
Attic 4-Attic Fully Finished	WBFP Openings 0
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 C-1	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					720						
1		BSM	1SF		192						11,000
2			WDK		128						1,400

Dwelling Computations

Base Price	53,660	% Good	60
Plumbing	1,300	Market Adj	
Basement	13,900	Functional	
Heating	0	Economic	100
Attic	12,890	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	81,750	Additions	7,400
Ground Floor Area	720		
Total Living Area	1,200	Dwelling Value	79,070

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	1993		18x20	360	D	1		A				6,000

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 : 1222 MYRTLE AVE

Parcel Id: 50-010-20-117-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

Comments

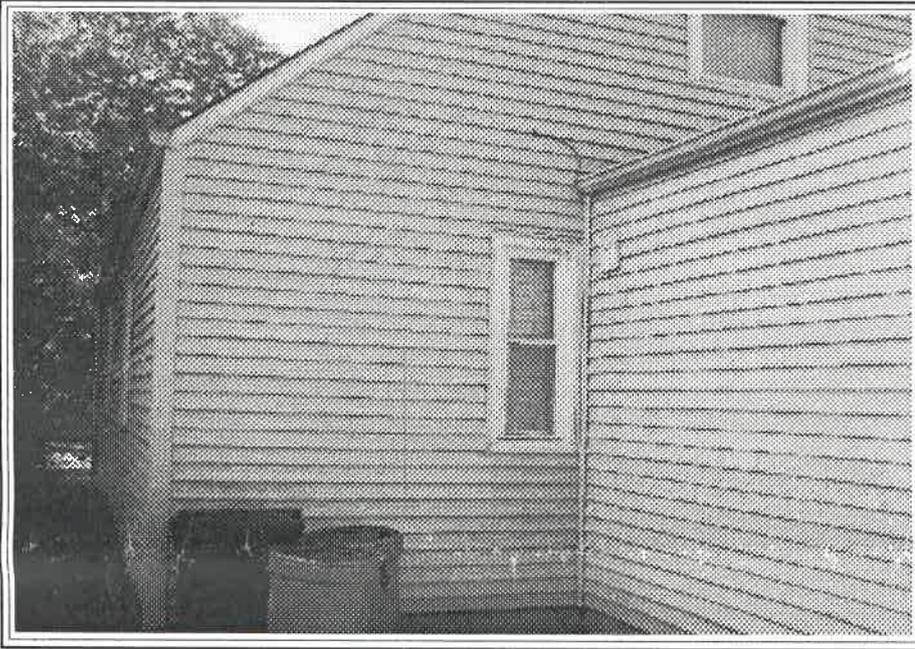
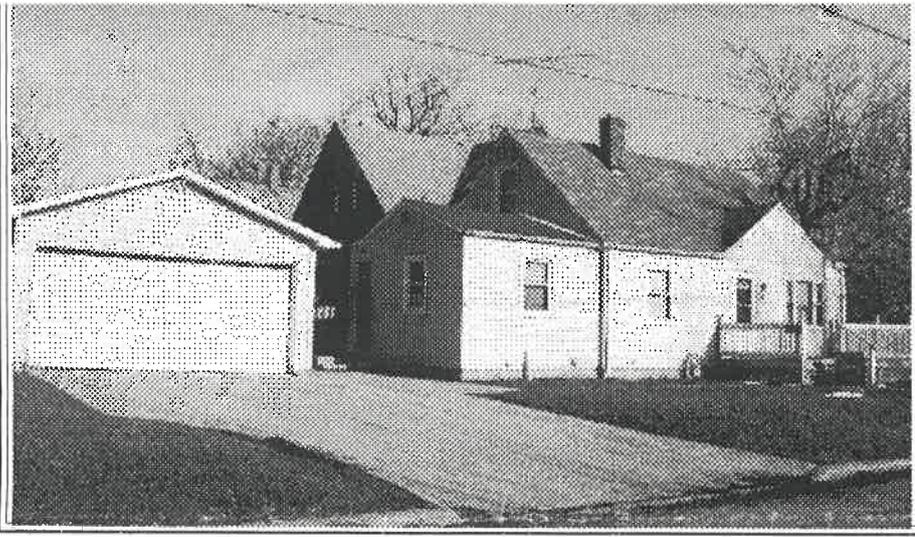
Number	Code	Status	Comment
1	FLD	RV	20020213 JV C#01 - 12/12/01 FOR SALE HUNTER REALTY - SOME NEWER WINDOWS, NEW
2	FLD	RV	20020213 JV C#01 - DOOR
3	FLD	BP	20040609 KO C#01 - 5-11-04:BP#12190-FENCE, NVC 1-1-04

Situs : 1222 MYRTLE AVE**Parcel Id: 50-010-20-117-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/12/24**

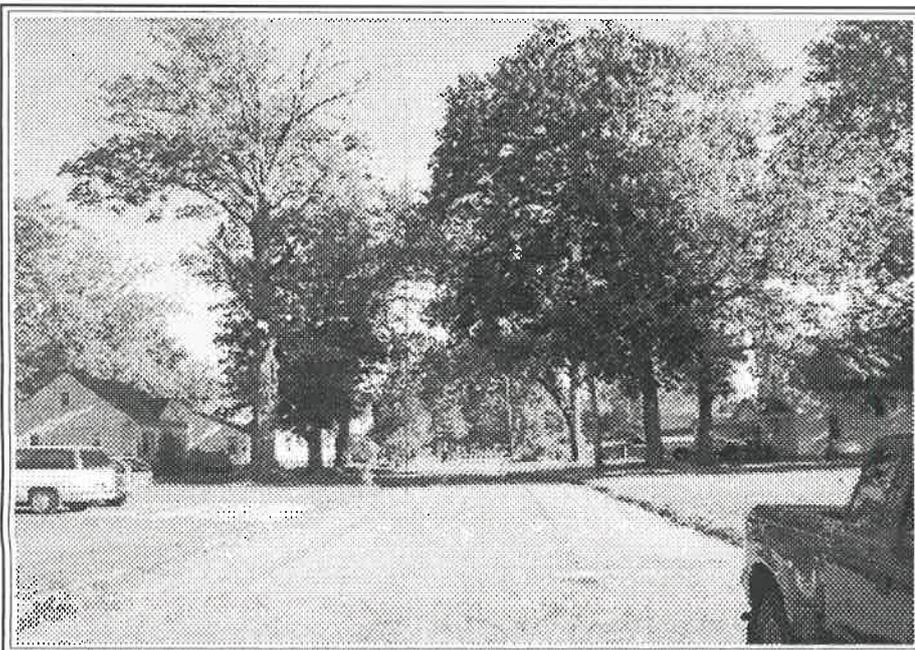
PAGE LEFT BLANK INTENTIONALLY

Appraised Date: September 3, 2008
Appraised Value: \$ 62,000

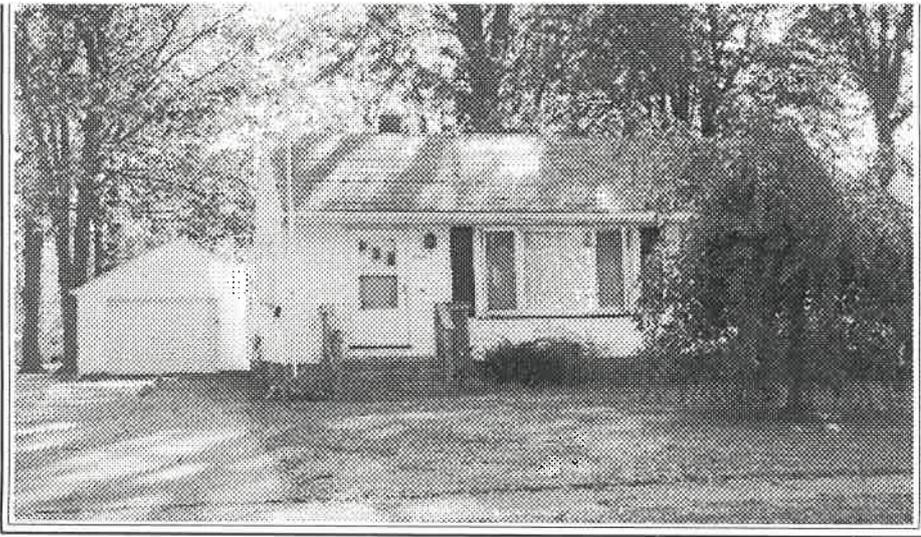
My Property



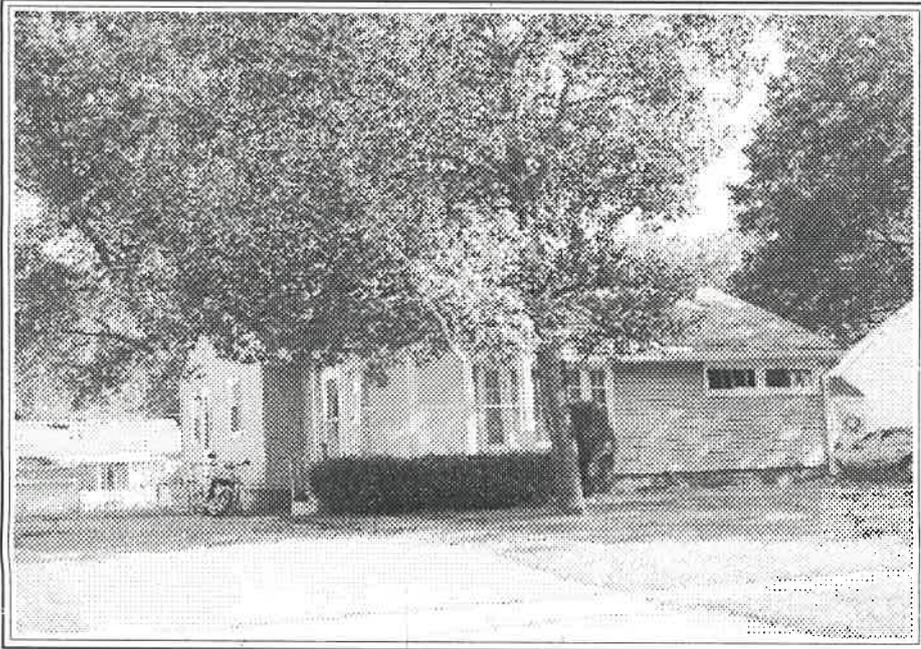
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

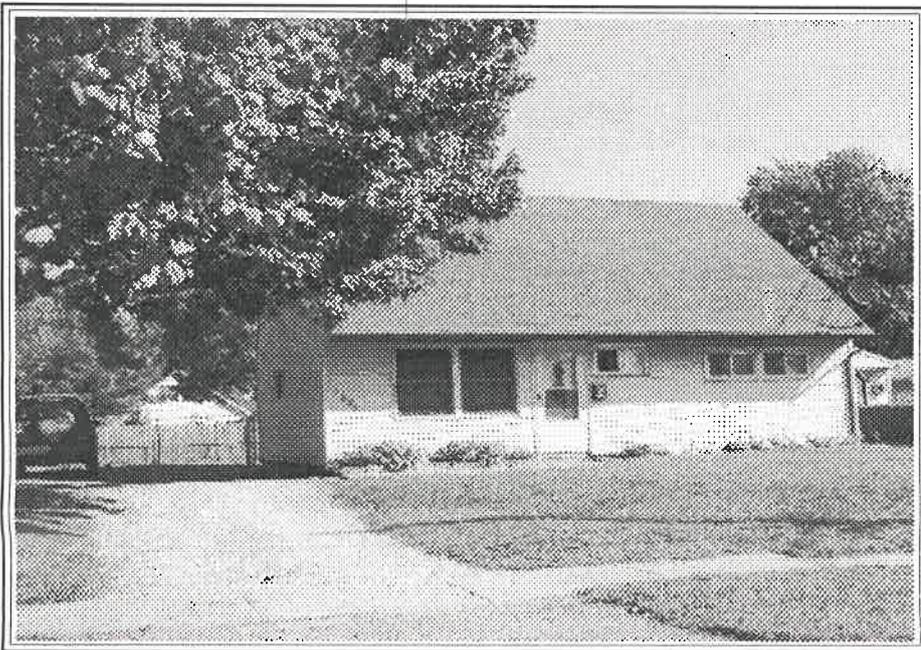


1440 Myrtle Ave
Ashtabula, Oh
Sale Date: 08/08/2008
Sale Price: \$ 60,530



COMPARABLE SALE #2

2931 W 13th St
Ashtabula, Oh
Sale Date: 04/23/2008
Sale Price: \$ 55,000

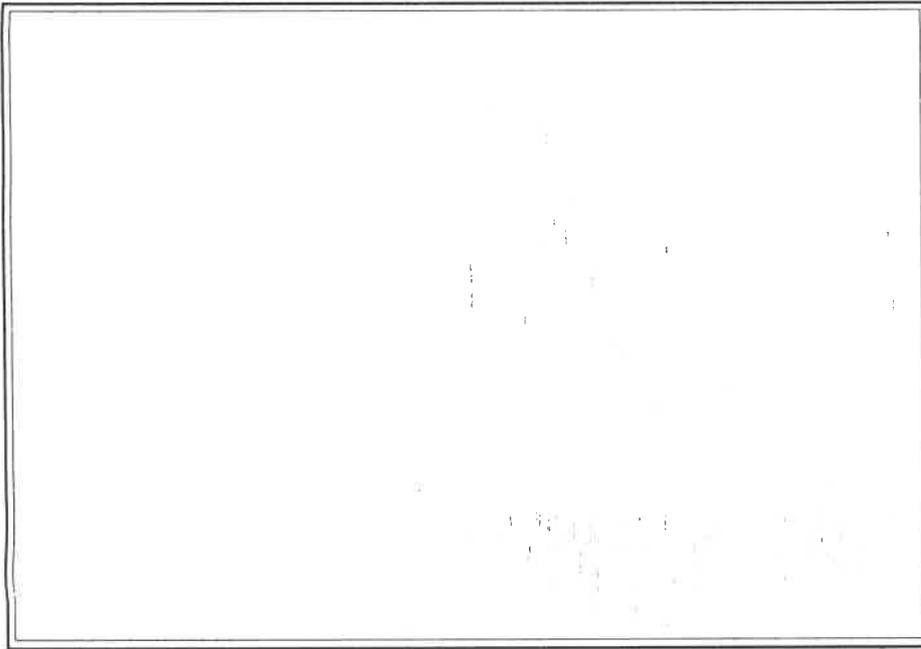


COMPARABLE SALE #3

1321 Eleanor Dr
Ashtabula, Oh
Sale Date: 03/27/2008
Sale Price: \$ 65,000

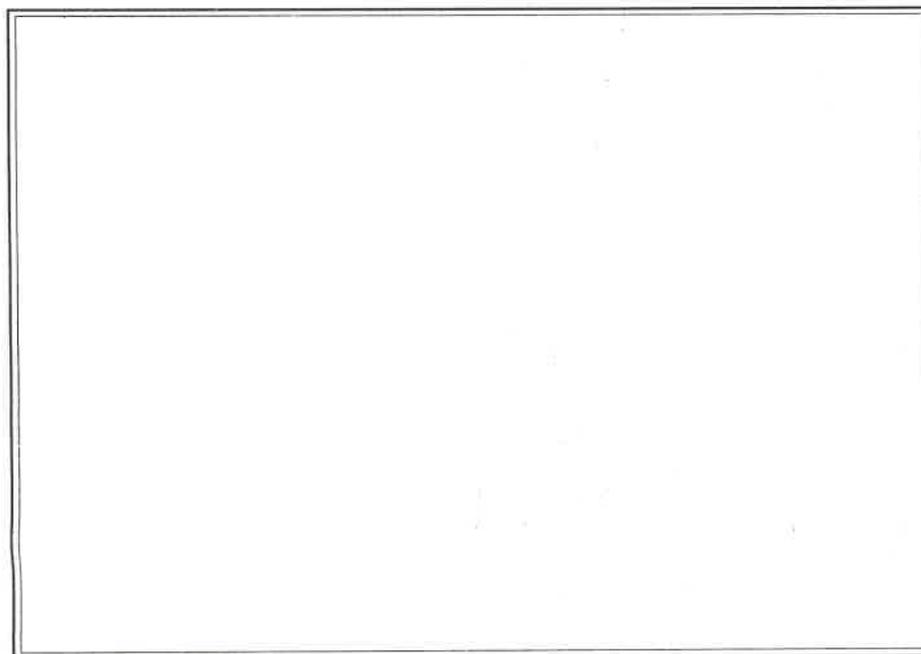


1132 E 17th St
Ashtabula, Oh
Sale Date: 01/31/2008
Sale Price: \$ 60,900



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

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: 2023-0062

March 6, 2024

EDWARD F LARKO IV
1222 MYRTLE AVE
ASHTABULA OH 44004

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

April 3, 2024 at 10:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0062 filed for tax year 2023 by EDWARD F LARKO IV and described as follows:

Parcel ID(s):

1) 50-010-20-117-00 located at 1222 MYRTLE AVE, the market value is \$103,100. The market value sought is \$73,000.

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









M1063953

M1070164













HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0062, EDWARD F LARKO IV is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Edward Larko IV, owner

Complainant Seeks: \$73000

Subject Parcel: 500102011700

Auditor Value: \$103100

Hearing No # 7

HEARING MINUTES

BOR Case: 2023-0062

Owner Name: EDWARD F LARKO IV

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review condition. Owner submitted photos showing water damage in basement. Has sewer
backup when it rains. Attic is unfinished.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 7

NON-HEARING MINUTES

BOR Case: 2023-0062

Case Name: EDWARD F LARKO IV

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$73000

Subject Parcel: 500102011700

Auditor Value: \$103100

NON-HEARING MINUTES

BOR Case: 2023-0062

Owner Name: EDWARD F LARKO IV

Board Action

Motion to: Agree Set Value \$78,000

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review adjust condition and CDU to fair, change attic to unfinished.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/11/24

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: 2023-0062

EDWARD F LARKO IV
 1222 MYRTLE AVE
 ASHTABULA OH 44004

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
50-010-20-117-00	510-1FAMILY PLTD	50-SYBRK T-ASH C-ASH CSD-HARBOR TOI		2023
	LAND	IMPR	TOTAL	
Original Value:	\$18,000	\$85,100	\$103,100	
Adjustment:	\$0	-\$25,100	-\$25,100	
New Value:	\$18,000	\$60,000	\$78,000	
RESULT: VALUE DECREASE. SET VALUE AT \$78,000 ADJUSTING CONDITION TO FAIR & ATTIC TO UNFINISHED				


 Board of Revision