

Tax year 2023 BOR no. 0065 **FILED ON**  
 County Ashtabula Date received FEB 12 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		Ronald & Marsha Rizzilli	335 Willow Brook Dr. Industry PA 15052	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person 724-462-0798 cell mir@comcast.net				
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		4976	Address of property	
01-027-00-003-00			Pyramating Lake Rd, Andover OH	
7. Principal use of property Future Build				
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	
01-027-00-003-00	43,700	93,800	-50,100	
9. The requested change in value is justified for the following reasons: All standing structures were removed before we purchased the property.				

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 2022  
 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 2/9/2024 Complainant or agent (printed) Ronald Rizzilli Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Ronald Rizzilli*

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

Notary \_\_\_\_\_

**Situs : PYMATUNING LAKE RD**

**Map ID: 01-027-00-003-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/14/24**

**CURRENT OWNER**  
RIZZILLI RONALD J  
RIZZILLI MARSHA A  
335 WILLOWBROOK DRIVE  
INDUSTRY PA 15052  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 027-00 003-00  
Class Residential  
Living Units 1  
Neighborhood 32700  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
TRACT A HONEY ACRES

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	311 378		1.2	5	-10	43,660
								43,660
Total Acres: 2.6988				Legal Acres: 2.70		NBHD Fact: 1.3000		

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	15,300	43,700	43,700	0	0
<b>Building</b>	17,540	50,100	50,100	0	0
<b>Total</b>	32,840	93,800	93,800	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	33,600	35,800	69,400
2021	33,600	35,800	69,400
2022	33,600	35,800	69,400

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/27/22	64,900	2-Land And Building	0-Validated Sale		WD-Warranty Deed	MEZERKOR CHRISTOPHER M
10/18/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		SV-Survivorship	MEZERKOR DAVID F
10/18/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	MEZERKOR MICHELE M

**Entrance Information**

Date	ID	Entry Code	Source
03/11/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : PYMATUNING LAKE RD

Parcel Id: 01-027-00-003-00

LUC: 511

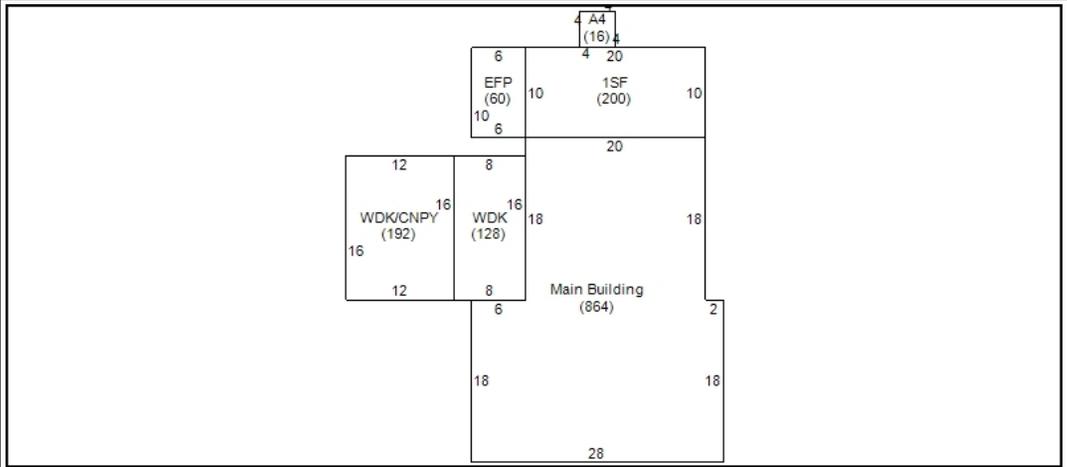
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 10
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 2	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1860	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1999	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 3-3/4 Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 1-None	<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> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> P-Poor Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<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-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> PR-POOR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<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					864						
1			WDK		128						1,400
2			1SF		200						9,100
3			EFP		60						2,200
4			WDK		16						200
5			OFF		224						4,500
6			WDK	CNP	192						3,400

**Dwelling Computations**

<b>Base Price</b>	101,910	<b>% Good</b>	25
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	12,550	<b>Functional</b>	
<b>Heating</b>	-5,150	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	110,610	<b>Additions</b>	5,400
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,928	<b>Dwelling Value</b>	50,120

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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**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**

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

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**Comments**

Number	Code	Status	Comment
6	FLD	BO	PER APPLICATION OF DAMAGE, POLE GARAGE DAMAGED 2/15, GARAGE DESTROYED REMOVE
7	FLD	BO	100% OF VALUE FOR TX YR 15
1	FLD	DC	19960712 C#01 - RECHECK 1-97 REHAB IN PROGRESS INT AND EXT.
2	FLD	RV	19991116 KO C#01 - 11/16/98-PICKED UP OFP-100% 1/1/99.CK'00 FOR RENOVATION
3	FLD	RV	19991116 KO C#01 - COMPLETION.
4	FLD	RV	20001110 KO C#01 - 9/16/99-REMODLING 100%-CHNGD DEPR FROM71% TO 65% FOR 1/1/00.

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0065

**Case Name:** RONALD & MARSHA RIZZILLI

**Case Type:** VL

## Board Members

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

**Others present:**

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**Complainant Seeks:** \$43700

**Subject Parcel:** 010270000300

**Auditor Value:** \$93800



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: 2023-0065**

RONALD & MARSHA RIZZILLI  
 335 WILLOWBROOK DR  
 INDUSTRY PA 15052

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
01-027-00-003-00	511-1FMLY UNPL 0-9	01-ANDOVER TWP-PYMATUNING VAL	LSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$43,700	\$50,100	\$93,800	
<b>Adjustment:</b>	\$0	-\$50,100	-\$50,100	
<b>New Value:</b>	\$43,700	\$0	\$43,700	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$43,700</b>				

  
 Board of Revision