

Tax year 2023
~~2024~~
 County Ashtabula

BOR no. 0068
 Date received _____

FILED ON
FEB 13 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	Elizabeth Molnar	1030 Tote Rd Rock Creek OH 44084
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-261-2827 molnarbetsy@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
<u>07-022-00-003-00</u>	<u>1030 Tote Rd</u>

7. Principal use of property residential

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

9. The requested change in value is justified for the following reasons:
I am a senior citizen who lives on a fixed income which requires a very tight budget to pay for all the increased costs in the past year. A reduction of 15% would be really helpful!

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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

Tax year 2023 BOR no. 0068 FILED ON MAR 19 2024 DTE 1 Rev. 12/22
County Ashtabula Date received MAR 19 2024

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If more than one parcel is included, see "Multiple Parcels" instruction.

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<u>07-022-00-003-00</u>	<u>1030 Tok Rd</u>

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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>I was paying *3323.42</u>		
	<u>which I assumed to be</u>		
	<u>full market value. not an appraisal</u>		

9. The requested change in value is justified for the following reasons:
Please see explanation previously submitted - I ~~was~~ am now
reconsidering my request for a lesser tax as the reason stated is
not reliable. Sorry to waste your time!

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

* Value of property - last yrs
Land 87 300
Bldg 102 200
189,500 no new improvements made

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.

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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 3/17/2024 Complainant or agent (printed) Elizabeth Molnar Title (if agent) _____

Complainant or agent (signature) Elizabeth Molnar

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

Notary _____

Situs : 1030 TOTE RD

Map ID: 07-022-00-003-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 02/15/24

CURRENT OWNER
MOLNAR ELIZABETH JEAN
1030 TOTE ROAD
ROCK CREEK OH 44084

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 022-00 003-00
Class A
Living Units 1
Neighborhood 50000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
84, 85 & 94
FLCERT #4857/53.7 AC

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6000		0			
A	8	12000	53.7000	25	0	F	-50	89,010
A	S	12000	6.7000	25	0	1	-15	22,210
A	H	12000	1.0000	100	0			15,600
								126,820

Total Acres: 62 Legal Acres: 62.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	44,380	126,800	126,800	0	0
Building	43,470	124,200	124,200	0	0
Total	87,850	251,000	251,000	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	97,600	88,700	186,300
2021	97,600	88,700	186,300
2022	97,600	88,700	186,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
12/26/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1030 TOTE RD

Parcel Id: 07-022-00-003-00

LUC: 123

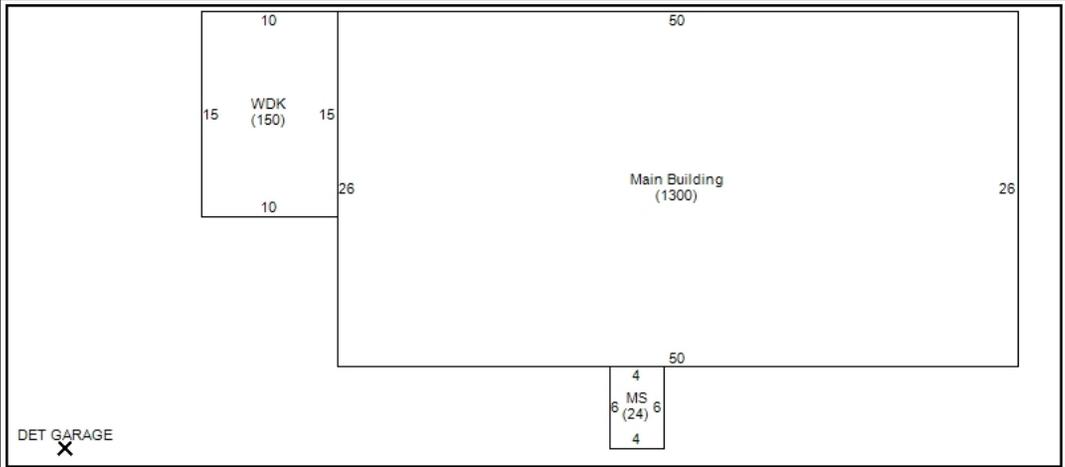
Card: 1 of 1

Tax Year: 2023

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Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1973	Half Baths 1
Eff Year Built	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 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	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 AV-AVERAGE	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					1,300						
1		WDK			150						1,700
2		MS			24						300

Dwelling Computations

Base Price	83,690	% Good	65
Plumbing	4,200	Market Adj	
Basement	21,680	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	113,770	Additions	1,300
Ground Floor Area	1,300	Dwelling Value	115,390
Total Living Area	1,300		

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	1956		26x26	676	C	1	4	F				8,800

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 : 1030 TOTE RD

Parcel Id: 07-022-00-003-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
5	OFC	MI	FOREST LAND REV #4857/53.7 FOR TAX YR 2013
1	FLD	DC	19960523 C#01 - OWN CONFIRMED HSE DEMINS-GAR-LOFT UNFIN MH ON PCL-STGE ONLY
2	FLD	RV	19960807 C#01 - 57.70 AC FORESTRY=6000X20=1200
3	FLD	RV	20020219 DC C#01 - FORESTRY=10000X20X85=1700
4	FLD	RV	20080428 DC C#01 - FORESTRY=13000X20X85=2210

Situs : 1030 TOTE RD

Parcel Id: 07-022-00-003-00

LUC: 123

Card: 1 of 1

Tax Year: 2023

Printed: 02/15/24

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From: [Elizabeth Molnar](#)
Sent: Tuesday, March 12, 2024 11:47 AM
To: [Tara R. Frable](#)
Subject: Re: Board of Revision complaint

I have decided not to ask for a property tax revision,. Thanks for reaching out,..even though it is making it harder to meet financial obligations, I love living here.

Sincerely, E Molnar

On Mon, Mar 11, 2024 at 4:06 PM Tara R. Frable <TRFrable@ashtabulacounty.us> wrote:

Good afternoon,

I'm reaching out with a friendly reminder to submit a corrected DTE Form 1 to contest your property value at 1030 Tote Road. I spoke to you back in mid-February and explained the form requires a signature on the back of the form, and a value request on Line 8, column A. You must put a value that you think the property is worth as of 1-1-2023. A corrected form must be filed by the deadline of April 1st or we will not be able to fully process your complaint. I believe I sent a new form, but if you need another let me know. If you have any questions please contact me at the number listed below.

Thank you,

Tara Frable

Ashtabula County Auditor's Office

Assistant Real Estate Manager

440-576-1484

trfrable@ashtabulacounty.us



Ashtabula County Auditor
David Thomas

NON-HEARING MINUTES

BOR Case: 2023-0068

Case Name: ELIZABETH JEAN MOLNAR

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: Withdraw complaint

Subject Parcel: 070220000300

Auditor Value: \$251000

NON-HEARING MINUTES

BOR Case: 2023-0068

Owner Name: ELIZABETH JEAN MOLNAR

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 4/3/24

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: 2023-0068

ELIZABETH JEAN MOLNAR
 PO BOX 254
 AUSTINBURG OH 44010

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
07-022-00-003-00	123-OFTL prior 1995	07-AUSTINBURG TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$126,800	\$124,200	\$251,000	
Adjustment:	\$0	\$0	\$0	
New Value:	\$126,800	\$124,200	\$251,000	
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.				



Board of Revision