

Tax year 2023
County Ashtabula

BOR no. 0077 FILED ON
Date received FEB 20 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>Cheyenne Bowers</u>	<u>5821 Furnace rd, Conneaut OH 44030</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440 813 2100</u> <u>cheyenneosburn388@gmail.com</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>31-005-00-030-00</u>		<u>5821 Furnace rd Conneaut, OH 44030</u>	
7. Principal use of property <u>Residence</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>31-005-00-030-00</u>	<u>\$25,000.00</u>		
9. The requested change in value is justified for the following reasons: <u>because the garage has been removed since 7/22/2020</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 2/20/24
and sale price \$ 32,500 ; 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 2/20/24 Complainant or agent (printed) Cheyenne Bowers Title (if agent) _____

Complainant or agent (signature) Cheyenne Bowers _____

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

Notary _____

Situs : 5821 FURNACE RD

Map ID: 31-005-00-030-00

LUC: 570

Card: 1 of 1

Tax Year: 2023

Printed: 02/20/24

CURRENT OWNER
EIMERS MARK R

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 005-00 030-00
Class Residential
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: 318880001157 Addl. Tieback: N
Legal Descriptions:
T 13--23

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1900		0			
A	S	9000	1.8100	72	0	1	-20	12,200
A	H	9000	1.0000	100	0			11,700
								23,900

Total Acres: 3 Legal Acres: 3.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,370	23,900	23,900	0	0
Building	3,010	8,600	8,600	0	0
Total	11,380	32,500	32,500	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	18,400	6,100	24,500
2021	18,400	6,100	24,500
2022	18,400	6,100	24,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/20/24	32,500	2-Land And Building	L-Land Contract Or Unusual Financin		QC-Quit Claim	EIMERS MARK R
09/23/02	30,000	2-Land And Building	U-Not Validated	0064/3077	WD-Warranty Deed	PORFILIO JOHN A

Entrance Information

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

Property Notes
Note Codes:

Situs : 5821 FURNACE RD

Parcel Id: 31-005-00-030-00

LUC: 570

Card: 1 of 1

Tax Year: 2023

Printed: 02/20/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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	1970		14x28	392	D	1		P				3,000
4	WS1-W/Septic	1111		0x0	1	C	1		A				5,600
5	RM9-Mh Real	1111		0x0	1	C	1		S				
6	RM3-M.H. Sw F	1111		0x0	1	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 : 5821 FURNACE RD

Parcel Id: 31-005-00-030-00

LUC: 570

Card: 1 of 1

Tax Year: 2023

Printed: 02/20/24

Comments

Number	Code	Status	Comment
3	OFC	SS	NEW SURVEY FROM 3.00 TO 3.1816 CONV#528 2/20/2024
1	FLD	DC	19960612 C#01 - BSMT BEING DUG UNDER M.H., GAR ATT TO M.H. ADDN.
2	FLD	DC	20040819 JC C#01 - 8-4-04:MH LIKE REAL. REMV'D TRL.ADDN AND DECK FOR 1-1-04.

Situs : 5821 FURNACE RD**Parcel Id: 31-005-00-030-00****LUC: 570****Card: 1 of 1****Tax Year: 2023****Printed: 02/20/24**

PAGE LEFT BLANK INTENTIONALLY



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

RECEIVED

MAR 07 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0077

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
31-005-00-030-00	\$32,500	\$25,000

Resolution: Set value at **\$29,500** removing the value of the garage that is no longer there.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Cheyenne Bowers Date: 3/4/24

Print Name: Cheyenne Bowers

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____

Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

February 27, 2024

Cheyenne Bowers
5821 Furnace Rd.
Conneaut, OH 44030

BOR 2023-0077

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0077

Case Name: CHEYANNE BOWERS

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$25000

Subject Parcel: 310050003000

Auditor Value: \$32500

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: 2023-0077

CHEYANNE BOWERS
 5821 FURNACE RD
 CONNEAUT OH 44030

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
--	---

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
31-005-00-030-00	570-MFG HM PLATTED	31-MONROE TWP-CONNEAUT CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$23,900	\$8,600	\$32,500	
Adjustment:	\$0	-\$3,000	-\$3,000	
New Value:	\$23,900	\$5,600	\$29,500	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$29,500 BASED ON SIGNED OFFER LETTER				


 Board of Revision