

Tax year 2023 BOR no. 0082 **FILED ON**
 County AshTabuka 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	David L Pomeroy	3567 Oak Rd Stow OH 44224	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-344-1328 Dave.Pomeroy@AOL.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	
36-013-00-024-04		5101 Guest Rd Jefferson OH 44047	
7. Principal use of property <u>Hunting</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
36-013-00-024-04	\$ 43,600	\$ 109,700	\$ 66,100
9. The requested change in value is justified for the following reasons: The house was removed in 2022. The garage and out buildings only remain			

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 2-19-24 Complainant or agent (printed) David Pomeroy Title (if agent) _____

Complainant or agent (signature) *David Pomeroy*

Sworn to and signed in my presence, this February day of 19 2024
(Date) (Month) (Year)

Notary *Nicole Hennen*



NICOLE HENNEN
Notary Public, State of Ohio
My Commission Expires
December 9, 2025

Situs : 5101 GUEST RD

Map ID: 36-013-00-024-04

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

CURRENT OWNER
POMEROY DAVID L
KARIN J
5101 GUEST ROAD
JEFFERSON OH 44047

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-00 024-04
Class A
Living Units 1
Neighborhood 27500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
13

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1100		0			
A	S	9500	4.2400	58	0	1	-30	21,260
A	H	9500	1.0000	100	0			12,350
								33,610

Total Acres: 5.35 Legal Acres: 5.36 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,760	33,600	33,600	0	0
Building	26,640	76,100	76,100	0	0
Total	38,400	109,700	109,700	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	25,900	54,400	80,300
2021	25,900	54,400	80,300
2022	25,900	54,400	80,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/03/98		2-Land And Building	U-Not Validated	0103/9181	ET-Temp Exempt	POMEROY DAVID L
06/02/98	100,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	CROWELL ROGER L

Entrance Information

Date	ID	Entry Code	Source
03/06/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5101 GUEST RD

Parcel Id: 36-013-00-024-04

LUC: 101

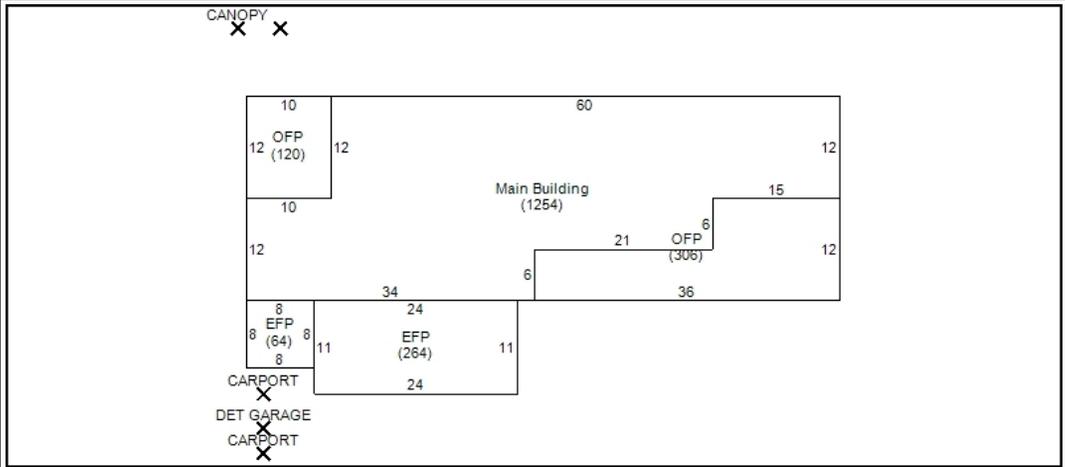
Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 1
Year Built 1988	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition F-Fair 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 D-2	Cost & Design 0
CDU FR-FAIR	Functional 80
% 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					1,254						
1			EFP		64						1,500
2			EFP		264						6,100
3			OFF		120						1,500
4			OFF		306						3,900

Dwelling Computations

Base Price 48,980	% Good 60
Plumbing 800	Market Adj
Basement 4,640	Functional 80
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 54,420	Additions 6,200
Ground Floor Area 1,254	
Total Living Area 1,254	Dwelling Value 52,630

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	1988		20x20	400	C	1		A				8,200
2	RC2-Canopy	1988		10x20	200	C	1		S				400
3	RG1-Det Garag	1988		22x24	528	C	1		A				10,400
4	RC1-Carport	1988		12x20	240	E	1		A				700
5	RC1-Carport	1994		24x24	576	C	1		A				3,800

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 : 5101 GUEST RD

Parcel Id: 36-013-00-024-04

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

Comments

Number	Code	Status	Comment
1	FLD	DC	19960130 C#01 - TRAILER IS R.E.

Situs : 5101 GUEST RD**Parcel Id: 36-013-00-024-04****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 02/26/24**

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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 21 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0082

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
36-013-00-024-04	\$109,700	\$43,600

Resolution: Set value at **\$49,800** removing the dwelling and removing 1 acre homesite.

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

Signature:  Date: 3-19-24

Print Name: Dave Pomeroy

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

March 12, 2024

David L. Pomeroy
3567 Oak Rd.
Stow, OH 44224

BOR 2023-0082

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: 2023-0082

Case Name: DAVID L POMEROY

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$43600

Subject Parcel: 360130002404

Auditor Value: \$109700

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: 2023-0082

DAVID L POMEROY
 3567 OAK RD
 STOW OH 44224

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
36-013-00-024-04	101-GRAIN GEN FARM	36-N LYME TWP-PYMATUNING VAL LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$33,600	\$76,100	\$109,700	
Adjustment:	-\$7,300	-\$52,600	-\$59,900	
New Value:	\$26,300	\$23,500	\$49,800	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$49,800 BASED ON SIGNED OFFER LETTER				



Board of Revision