

Tax year 2023 BOR no. 0083 **FILED ON** DTE 1 Rev. 12/22
 County Ashtabula Date received FEB 20 2024

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>Judith A Pieh</u>	<u>3142 Winters Rd Orwell 44076</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-437-6592</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>38-023-00-017-04</u>		<u>3142 Winters Road</u>	
7. Principal use of property <u>Live 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>38-023-00-017-04</u>	<u>\$100,000 - \$110,000</u>		
9. The requested change in value is justified for the following reasons: <u>Location and need for repairs</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.

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

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) Judith Pich Title (if agent) _____

Complainant or agent (signature) Judith A Pich _____

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

Notary _____

Situs : 3142 WINTERS RD

Map ID: 38-023-00-017-04

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

CURRENT OWNER
PIEH JUDITH
3142 WINTERS ROAD
ORWELL OH 44076

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 023-00 017-04
Class Residential
Living Units 1
Neighborhood 17500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 23--5 & 6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2600		0			
A	S	11000	3.7300	60	0			32,000
A	H	11000	1.0000	100	0			14,300
								46,300

Total Acres: 4.99 Legal Acres: 4.99 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,210	46,300	46,300	0	0
Building	47,500	135,700	135,700	0	0
Total	63,710	182,000	182,000	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	35,600	96,900	132,500
2021	35,600	96,900	132,500
2022	35,600	96,900	132,500

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/09/12			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	PIEH EDWARD

Entrance Information

Date	ID	Entry Code	Source
02/14/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3142 WINTERS RD

Parcel Id: 38-023-00-017-04

LUC: 511

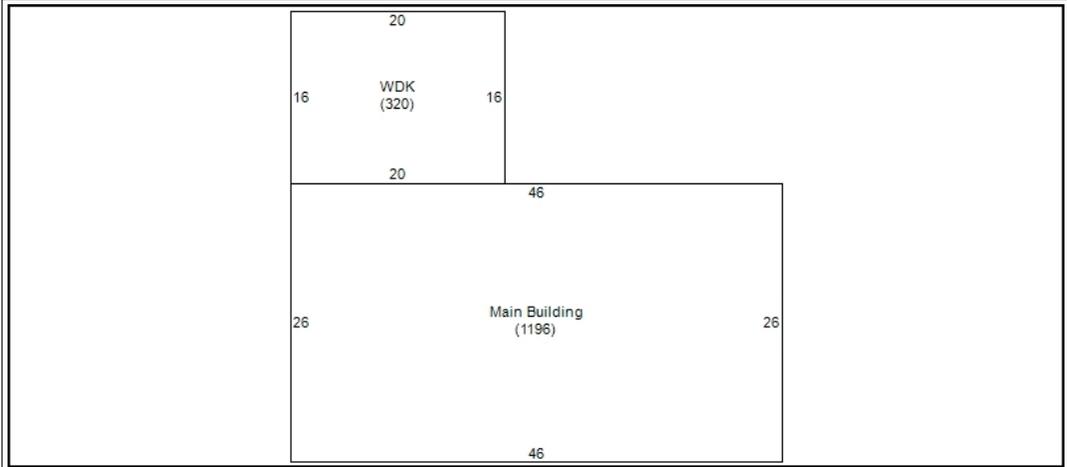
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 01-Raised Ranch/Bi-Level	Full Baths 2
Year Built 1976	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
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 500
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 2	
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					1,196						
1		WDK			320						3,600
2		FOH			32						1,500
3		FOH			48						2,300

Dwelling Computations

Base Price	78,940	% Good	65
Plumbing	5,600	Market Adj	
Basement	20,450	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	17,150	C&D Factor	
		Adj Factor	1.4
Subtotal	122,140	Additions	4,800
Ground Floor Area	1,196	Dwelling Value	127,850
Total Living Area	1,276		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1979		10x24	240	C	1		S				300
2	AP1-Pole Bldg	1999		24x32	768	C	1		A				7,500

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:	

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Card: 1 of 1

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Comments

Number	Code	Status	Comment
1	FLD	BP	20001112 JP C#01 - 9/28/99-BP#P972889 FOR POLE BARN-100% 1/1/00.

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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: 2023-0083

April 17, 2024

JUDITH A PIEH
3142 WINTERS RD
ORWELL OH 44076

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

May 22, 2024 at 10:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0083 filed for tax year 2023 by JUDITH A PIEH and described as follows:

Parcel ID(s):

1) 38-023-00-017-04 located at 3142 WINTERS RD, the market value is \$182,000. The market value sought is \$100,000.

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

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0083, JUDITH A PIEH is being recorded and the date is 5/22/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Judith Pieh, owner via phone hearing

Complainant Seeks: \$100,000

Subject Parcel: 380230001704

Auditor Value: \$182,000

Hearing No # 4

HEARING MINUTES

BOR Case: 2023-0083

Owner Name: JUDITH A PIEH

Board Action

Motion to: Agree Set Value \$162,000

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony regarding condition and status of property. change condition & CDU to fair
and remove value for shed not on property.

Was Made by: Scott

2nd by: Angie

Roll: Yamamoto-yes/Maki Cliff-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 4

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: 2023-0083

JUDITH A PIEH
 3142 WINTERS RD
 ORWELL OH 44076

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.
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
38-023-00-017-04	511-1FMLY UNPL 0-9	38-ORWELL TWP-GRAND VALLEY LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$46,300	\$135,700	\$182,000	
Adjustment:	\$0	-\$20,000	-\$20,000	
New Value:	\$46,300	\$115,700	\$162,000	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$162,000 ADJUSTING CONDITION AND REMOVING SHED				


 Board of Revision