

FILED ON

FEB 23 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0085  
County Ashtabula Date received \_\_\_\_\_

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	Shirley A Bell	10695 Longview TR	
2. Complainant if not owner		Chagrin Falls, OH 44022	
3. Complainant's agent			
4. Telephone number and email address of contact person 440 476-2111			
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	
01-712-30-010-00		515 Swinger Ave	
		Andover Twp	
7. Principal use of property <u>Vacation</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
515	7,900	14,300	
9. The requested change in value is justified for the following reasons:			

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 own 515 + 516 lots on Swinger both are empty lots with small sheds lots are same size tax should be the same.*

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 2-23-24 Complainant or agent (printed) Shirley A Bell Title (if agent) owner

Complainant or agent (signature) *Shirley A. Bell*

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

Notary \_\_\_\_\_

**Situs : 515 SWINGER AVE**

**Map ID: 01-712-30-010-00**

**LUC: 599**

**Card: 1 of 0**

**Tax Year: 2023**

**Printed: 02/26/24**

**CURRENT OWNER**  
BELL SHIRLEY  
10695 LONGVIEW TRAIL  
CHAGRIN FALLS OH 44023  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 012-30 010-00  
Class Residential  
Living Units 1  
Neighborhood 33500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
NO 12 LOT 0515 N  
HOLIDAY CAMPLANDS

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	2	11000	0	0	0			14,300
								14,300

Total Acres: Legal Acres: 0.06 NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,010	14,300	14,300	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	5,010	14,300	14,300	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	11,000		11,000
2021	11,000		11,000
2022	11,000		11,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/04/14	8,300	2-Land And Building	U-Not Validated		QC-Quit Claim	SCHULZ RANDY R
07/01/09	6,900	2-Land And Building	U-Not Validated	0101/9095	WD-Warranty Deed	MOORE LARRY E
03/20/98	6,000	1-Land Only	U-Not Validated	0095/1451	WD-Warranty Deed	PLATZ RHONDA R
04/25/97		1-Land Only	U-Not Validated	0048/5771	ET-Temp Exempt	WHITE JAMES W

**Entrance Information**

Date	ID	Entry Code	Source
12/11/19	MB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 515 SWINGER AVE

Parcel Id: 01-712-30-010-00

LUC: 599

Card: 1 of 0

Tax Year: 2023

Printed: 02/26/24

**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 <sup>0</sup>
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
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**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
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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**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : 515 SWINGER AVE****Parcel Id: 01-712-30-010-00****LUC: 599****Card: 1 of 0****Tax Year: 2023****Printed: 02/26/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	FLD		CORRECT PER CLER.ERROR.
2	FLD		OWNER FILED AFFD OF DEST ON 2-21-19. IMPRVS SHOULD'VE BEEN REMOVED FOR 1-1-19.
1	FLD	RV	REV 2020 OLD TRAILER, CG4, CG6 REMOVED NEW PP CAMPER ON SITE FOR REVAL

**Situs : 515 SWINGER AVE****Parcel Id: 01-712-30-010-00****LUC: 599****Card: 1 of 0****Tax Year: 2023****Printed: 02/26/24**

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0085

**Case Name:** SHIRLEY BELL

**Case Type:** VL

## Board Members

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

**Others present:**

**Alex Iarocci, Treasurer Alternate**

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**Complainant Seeks:** \$7900

**Subject Parcel:** 017123001000

**Auditor Value:** \$14300



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: 2023-0085**

SHIRLEY BELL  
 10695 LONGVIEW TR  
 CHAGRIN FALLS OH 44023

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b>	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
01-712-30-010-00	599-OTR RESID STRUC	01-ANDOVER TWP-PYMATUNING VAL LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$14,300	\$0	\$14,300	
<b>Adjustment:</b>	-\$6,400	\$0	-\$6,400	
<b>New Value:</b>	\$7,900	\$0	\$7,900	
<b>RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$7,900</b>				



Board of Revision