

B.O.R CASE NUMBER

2023-0087

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

4-21-2024

Ashtabula County Auditor
25 West Jefferson Street
Jefferson, OH 44047

To Whom it may concern:

I am submitting tax summary's with pictures of 4 homes that have been built by Shamrock Homes in lake county with similar square footage with basements in Concord, OH. I would like the board of revision to compare these values to my home at 1260 Harper Valley Lane, Geneva OH 44041.

I look forward to your reply on this issue.

Alan Rabenold Jr. Phone 440-479-4767



Date - 4/21/2024

RECEIVED

APR 22 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS



8199 Lilly Lane

Concord, OH 44077

Square feet - 2280

Land Appraised Value \$ 89,500

Building Appraised Value \$354,450

Total - \$443,950

Inground Concrete Pool

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000210
Parcel Owner: MORRIS WALLACE T & KIMBERLY A
Parcel Address: 8199 LILLY LN

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R53000 - LILLY FARMS SUBDIVISION
Municipality 08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name MORRIS WALLACE T & KIMBERLY A
Owner Mailing Address 8199 LILLY LN
City, State, Zip CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name MORRIS WALLACE T AND KIMBERLY A MORRIS
Tax Mailing Address 8199 LILLY LN
City, State, Zip CONCORD TOWNSHIP OH 44077
Mortgage Company N/A
Mortgage Company Name N/A
Treas Code N/A

Legal Description Information

Multiple Parcel: -
Legal Description LOT 3 & 5 TRACT 1
AG Status -
Subdivison/Condo Name LILLY FARMS SUBDIVISION
Block -
Phase -
Plat Volume and Page 69-17
Sublot Number 21
Building/Unit #: -
Legal Acres .5
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000210	\$89,500	\$354,450	\$443,950	\$0
Total:		\$89,500	\$354,450	\$443,950	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000210	\$31,330	\$124,060	\$155,390	\$0
Total:		\$31,330	\$124,060	\$155,390	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$4,025.92	\$4,025.92

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$4,025.92	\$4,025.92	\$8,051.84

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Sales Summary Real estate transfer procedures

1 of 2

Sale Date 30-OCT-20
 Transfer Number 457382
 Instrument Type WD-WARRANTY DEED
 Seller LILLY FARMS DEVELOPMENT LLC
 Buyer MORRIS WALLACE T & KIMBERLY A
 Price \$89,500
 Number of Parcels: 1
 Document Number 2020R032052
 Deed Book/Page /
 Sale Validity 8-UNVALIDATED
 Sale Type 2-LAND & BUILDING
 Homestead Note N/A
 Owner Occupancy Note N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
30-OCT-2020	\$89,500	MORRIS WALLACE T & KIMBERLY A	LILLY FARMS DEVELOPMENT LLC	2020R032052	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

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Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line # 1
 Land Type A-ACREAGE
 Land Code 1-HOMESITE

Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041

Square Feet 21,780
 Acres .5000
 Land Units
 Frontage
 Actual Depth
 Notes
 Value \$89,500
 Homesite Value \$89,500

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Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$354,450	\$443,950	\$0
2022	\$89,500	\$341,430	\$430,930	\$0
2021	\$5,180	\$0	\$5,180	\$0

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Outbuildings

Card #	Line #	Code	Description	Year Built	Width x Length	Area	Units	Grade	Mod Cds	Rate	Condition	OVR Depr	Depr	Make	Model	Serial #	Title #	Value
1	1	RP3	REINFORCED CONCRETE POOL	2022	16 X 36	576	1	C		18.8000	AVERAGE		92					9,960

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Item	Area
Main Building	2280
R.C.POOL - RP3:REINFORCED CONCRETE POOL	576
A1 - 13:FR GR FRAME GARAGE	874
A2 - 11:OP OPEN PORCH	209
A3 - 15:FRBAY FRAME BAY	22
A4 - 33:MA_PT CONC/MAS PATIO	48
A5 - 11:OP OPEN PORCH	374

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A6 - 33:MA_PT CONC/MAS PATIO

580

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041



8205 Lilly Lane

Concord , OH 44077

Square feet - 2304

Land Appraised Value \$89,500

Building Appraised Value \$309,990

Total - \$399,490

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000200
Parcel Owner: SWAIN MICHAEL L & BRENDA G
Parcel Address: 8205 LILLY LN

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R53000 - LILLY FARMS SUBDIVISION
Municipality 08 - CONCORD-PAINESVILLE

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Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name SWAIN MICHAEL L & BRENDA G
Owner Mailing Address 8205 LILLY LN
City, State, Zip CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name SWAIN MICHAEL L AND BRENDA G SWAIN
Tax Mailing Address 8205 LILLY LN
City, State, Zip CONCORD TOWNSHIP OH 44077
Mortgage Company 62
Mortgage Company Name LERETA CORP SERVICE
Treas Code N/A

Legal Description Information

Multiple Parcel: -
Legal Description LOT 3 & 5 TRACT 1
AG Status -
Subdivison/Condo Name LILLY FARMS SUBDIVISION
Block -
Phase -
Plat Volume and Page 69-17
Sublot Number 20
Building/Unit #: -
Legal Acres .5
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000200	\$89,500	\$309,990	\$399,490	\$0
Total:		\$89,500	\$309,990	\$399,490	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000200	\$31,330	\$108,500	\$139,830	\$0
Total:		\$31,330	\$108,500	\$139,830	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,621.01	\$3,621.01

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,621.01	\$3,621.01	\$7,242.02

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Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date	13-OCT-20
Transfer Number	456848
Instrument Type	WD-WARRANTY DEED
Seller	LILLY FARMS DEVELOPMENT LLC
Buyer	SWAIN MICHAEL L & BRENDA G
Price	\$89,500
Number of Parcels:	1
Document Number	2020R029877
Deed Book/Page	/
Sale Validity	8-UNVALIDATED
Sale Type	2-LAND & BUILDING
Homestead Note	N/A
Owner Occupancy Note	N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
13-OCT-2020	\$89,500	SWAIN MICHAEL L & BRENDA G	LILLY FARMS DEVELOPMENT LLC	2020R029877	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

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Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	1-HOMESITE

Alan Rabenold Jr.
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Geneva, OH 44041

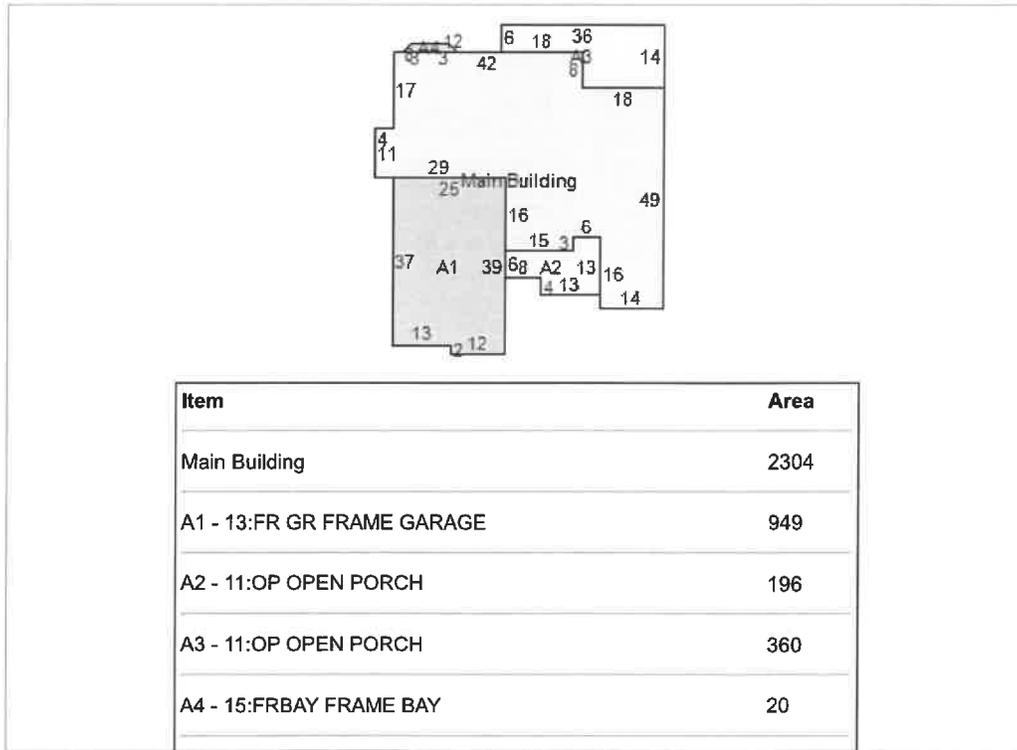
Square Feet	21,780
Acres	.5000
Land Units	
Frontage	
Actual Depth	
Notes	
Value	\$89,500
Homesite Value	\$89,500

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Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$309,990	\$399,490	\$0
2022	\$89,500	\$309,990	\$399,490	\$0
2021	\$5,180	\$0	\$5,180	\$0

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Alan Rabenold Jr.
 1260 Harper Valley Ln.
 Geneva, OH 44041



8217 Lilly Lane

Concord , OH 44077

Square feet - 2275

Land Appraised Value \$89,500

Building Appraised Value \$314,680

Total - \$404,180

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A002G000180

Parcel Owner: RIDENOUR DAVID J & LYNNE

Parcel Address: 8217 LILLY LN

Parcel

Class	R - RESIDENTIAL
Land Use Code**	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll	RP_OH
Neighborhood	08R53000 - LILLY FARMS SUBDIVISION
Municipality	08 - CONCORD-PAINESVILLE

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Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate	96.58
Reduction Factor	.405716929
Effective Tax Rate	57.395859
Non-Business Credit	0.078111
Owner Occupancy Credit	0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically.](#)

Owner Name	RIDENOUR DAVID J & LYNNE
Owner Mailing Address	8217 LILLY LN
City, State, Zip	CONCORD OH 44077

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name	RIDENOUR DAVID J AND LYNNE RIDENOUR
Tax Mailing Address	8217 LILLY LN
City, State, Zip	CONCORD TOWNSHIP OH 44077
Mortgage Company	62
Mortgage Company Name	LERETA CORP SERVICE
Treas Code	N/A

Legal Description Information

Multiple Parcel:	-
Legal Description	LOT 3 & 5 TRACT 1
AG Status	-
Subdivison/Condo Name	LILLY FARMS SUBDIVISION
Block	-
Phase	-
Plat Volume and Page	69-17
Sublot Number	18
Building/Unit #:	-
Legal Acres	.5
Unit Description:	-
State Code:	1010
School District:	4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit	YES
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Homestead Credits [How do I qualify?](#)

Filing Status:	-
Smart File Number:	-
Application Name:	-
Spouse's Name:	-
Grandfathered:	-

Alan Rabenold Jr.
1260 Harper Valley Ln
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A002G000180	\$89,500	\$314,680	\$404,180	\$0
Total:		\$89,500	\$314,680	\$404,180	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A002G000180	\$31,330	\$110,140	\$141,470	\$0
Total:		\$31,330	\$110,140	\$141,470	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,663.50	\$3,663.50

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,663.50	\$3,663.50	\$7,327.00

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Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date	22-OCT-20
Transfer Number	457159
Instrument Type	WD-WARRANTY DEED
Seller	LILLY FARMS DEVELOPMENT LLC
Buyer	RIDENOUR DAVID J & LYNNE
Price	\$89,500
Number of Parcels:	1
Document Number	2020R031096
Deed Book/Page	/
Sale Validity	8-UNVALIDATED
Sale Type	2-LAND & BUILDING
Homestead Note	N/A
Owner Occupancy Note	N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
22-OCT-2020	\$89,500	RIDENOUR DAVID J & LYNNE	LILLY FARMS DEVELOPMENT LLC	2020R031096	N/A
17-SEP-2020		LILLY FARMS DEVELOPMENT LLC	LILLY FARMS DEVELOPMENT LLC	2020R026722	N/A

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Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	21,780	.5000		\$89,500.00
Total:				21,780	.5000		\$89,500.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	1-HOMESITE

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

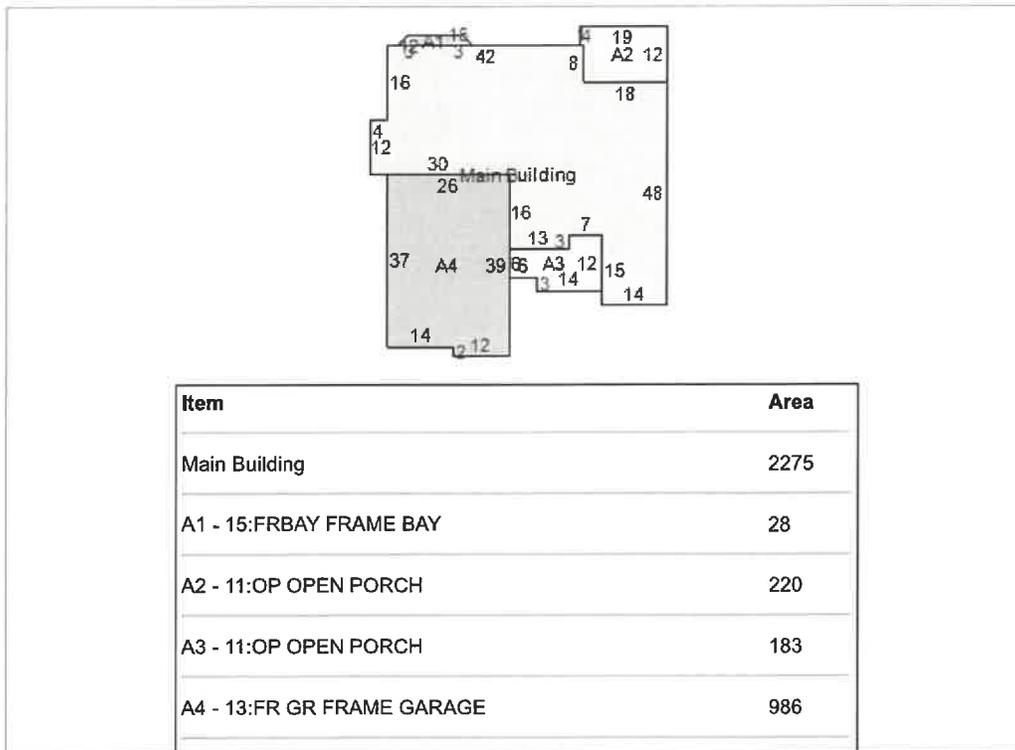
Square Feet 21,780
 Acres .5000
 Land Units
 Frontage
 Actual Depth
 Notes
 Value \$89,500
 Homesite Value \$89,500

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$89,500	\$314,680	\$404,180	\$0
2022	\$89,500	\$314,680	\$404,180	\$0
2021	\$5,180	\$0	\$5,180	\$0

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Alan Rabenold Jr.
 1260 Harper Valley Ln
 Geneva, OH 44041



6823 FAIRFIELD RD
Concord, OH 44077

Square feet - 2171

Land Appraised Value \$39,840

Building Appraised Value \$315,760

Total - \$355,600

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Parcel Number: 08A031C000220
Parcel Owner: JONES DEREK M & JENNIFER D
Parcel Address: 6823 FAIRFIELD RD

Parcel

Class R - RESIDENTIAL
Land Use Code** 510 - R - SINGLE FAMILY DWELLING, PLATTED LOT (Land Use Codes Descriptions)
Tax Roll RP_OH
Neighborhood 08R03000 -
Municipality 08 - CONCORD-PAINESVILLE

**Land Use Code(LUC) is for valuation purposes only. Land Use Code and local zoning are not the same. Consult the local jurisdiction for zoning and legal use.

Tax Rate [How do I calculate a tax bill?](#)

Gross Tax Rate 96.58
Reduction Factor .405716929
Effective Tax Rate 57.395859
Non-Business Credit 0.078111
Owner Occupancy Credit 0.019527

Owner Name and Mailing Address [Change your owner mailing address electronically](#)

Owner Name JONES DEREK M & JENNIFER D
Owner Mailing Address 6823 FAIRFIELD RD
City, State, Zip CONCORD OH 44060

Tax Bill Mailing Name and Address [Change your tax bill mailing address](#)

Tax Mailing Name JONES DEREK M & JENNIFER D
Tax Mailing Address 6823 FAIRFIELD RD
City, State, Zip CONCORD TOWNSHIP OH 44060
Mortgage Company 62
Mortgage Company Name LERETA CORP SERVICE
Treas Code N/A

Legal Description Information

Multiple Parcel: YES
Legal Description LOT 39 TRACT 4
AG Status -
Subdivison/Condo Name -
Block -
Phase -
Plat Volume and Page -
Sublot Number -
Building/Unit #: -
Legal Acres .505
Unit Description: -
State Code: 1010
School District: 4306 - PAINESVILLE TWP LOCAL S D

Owner Occupancy Credit [How do I apply?](#)

OOC Credit YES

Homestead Credits [How do I qualify?](#)

Filing Status: -
Smart File Number: -
Application Name: -
Spouse's Name: -
Grandfathered: -

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

Appraised (Market - 100%) Value

Year	Parcel ID	Appraised Land	Appraised Building	Appraised Total	CAUV
2023	08A031C000220	\$39,840	\$315,760	\$355,600	\$0
Total:		\$39,840	\$315,760	\$355,600	\$0

Assessed Value (35%)

Year	Parcel ID	Assessed Land	Assessed Building	Assessed Total	CAUV
2023	08A031C000220	\$13,940	\$110,520	\$124,460	\$0
Total:		\$13,940	\$110,520	\$124,460	\$0

Taxes Due

Tax Roll	Delq Taxes	1ST Half Taxes	2ND Half Taxes	Total
RP_OH	\$0.00	\$0.00	\$3,223.01	\$3,223.01

Taxes Charged

Tax Roll	Delq Taxes	1st Half Taxes	2nd Half Taxes	Total
RP_OH	\$0.00	\$3,223.01	\$3,223.01	\$6,446.02

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Sales Summary [Real estate transfer procedures](#)

1 of 2

Sale Date	19-AUG-22
Transfer Number	475269
Instrument Type	WD-WARRANTY DEED
Seller	GREEN SHAMROCK CONSTRUCTION LLC
Buyer	JONES DEREK M & JENNIFER D
Price	\$499,900
Number of Parcels:	2
Document Number	2022R023198
Deed Book/Page	/
Sale Validity	1-MULTI PARCEL SALE
Sale Type	1-LAND ONLY
Homestead Note	1
Owner Occupancy Note	N/A

Sales History

Sale Date	Sale Price	Buyer	Seller	Doc Number	Vol/Page
19-AUG-2022	\$499,900	JONES DEREK M & JENNIFER D	GREEN SHAMROCK CONSTRUCTION LLC	2022R023198	N/A
25-SEP-2020		GREEN SHAMROCK CONSTRUCTION LLC	GREEN SHAMROCK CONSTRUCTION LLC	2020R027651	N/A

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Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	1-HOMESITE	18,818	.4320		\$39,840.00
2	-	A-ACREAGE	R-RIGHT OF WAY	3,180	.0730		\$0
Total:				21,998	.5050		\$39,840.00

Land

1 of 2

Line #	1
Land Type	A-ACREAGE

Alan Rabenold Jr.
1260 Harper Valley Ln.
Geneva, OH 44041

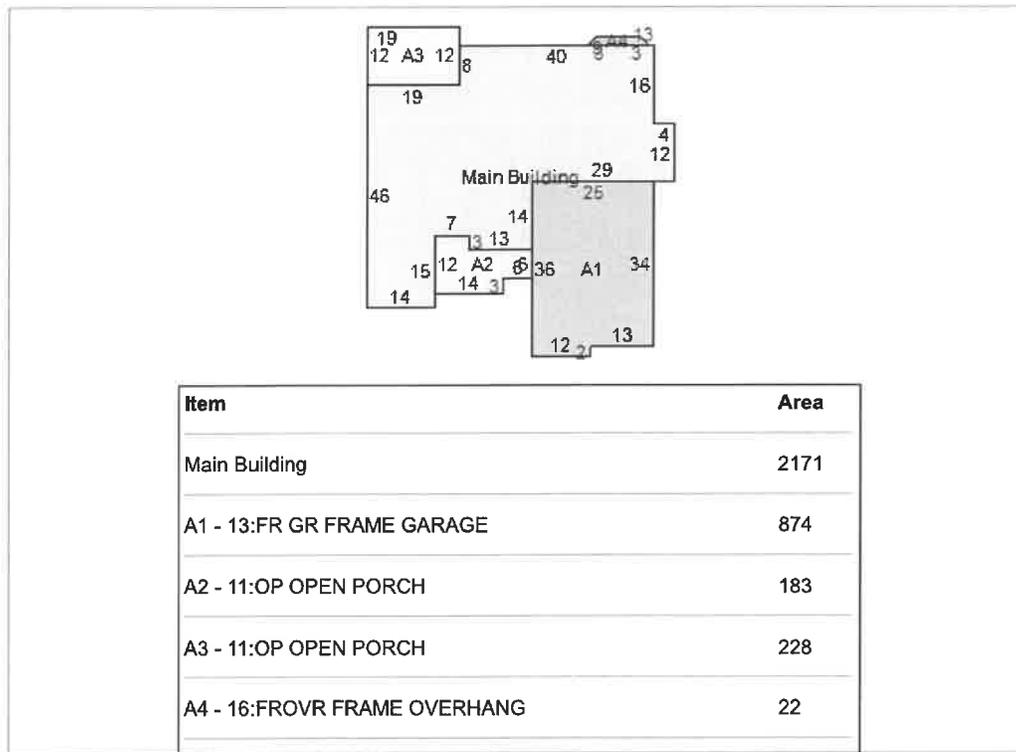
Land Code 1-HOMESITE
 Square Feet 18,818
 Acres .4320
 Land Units
 Frontage
 Actual Depth
 Notes
 Value \$39,840
 Homesite Value \$39,840

Report Discrepancies HERE

Value History

Tax Year	Land	Building	Total	CAUV
2023	\$39,840	\$315,760	\$355,600	\$0
2022	\$4,820	\$0	\$4,820	\$0
2021	\$4,820	\$0	\$4,820	\$0

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 1260 Harper Valley Ln.
 Geneva, OH 44041