

Tax year 2023 BOR no. 0089 **FILED ON**
 County Ashtabula Date received FEB 22 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.

Ashtabula County
Board of Revision

	Name	Street address, City, State, ZIP code	
1. Owner of property	GARY + DEBORAH MUNSON	4324 N. RIDGE RD E. GENEVA OHIO 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-813-6711 MUNCE 257 @ GMAIL .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	
17-027-00-028-00		4324 N. RIDGE RD. E. GENEVA OHIO 44041	
7. Principal use of property PRIMARY RESIDENCE			
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
17-027-00-028-00	\$ 120,000.00	\$ 143,600.00	\$ 23,600.00
9. The requested change in value is justified for the following reasons:			
OLDER HOME, BOUGHT IN 2017. NO UPGRADES, MANY REPAIRS NEEDED. OLD FURNACE TAC, TUCKPOINTING CHIMNEY, INSULATION NEEDED. I COULD NOT GET YOUR APPRAISED PRICE WITHOUT THOUSANDS OF DOLLARS IN REPAIRS.			

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 2/22/24 Complainant or agent (printed) GARY R. MURSON Title (if agent) MR.

Complainant or agent (signature) 

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

Notary _____

Situs : 4324 NORTH RIDGE (USR 20) RD E

Map ID: 17-027-00-028-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

CURRENT OWNER
MUNSON GARY R
MUNSON DEBORAH A
4324 NO RIDGE EAST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 028-00
Class Residential
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--21

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0800		0			
A	H	14500	.4000	165	0			12,440
								12,440

Total Acres: .48 Legal Acres: 0.48 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,340	12,400	12,400	0	0
Building	45,920	131,200	131,200	0	0
Total	50,260	143,600	143,600	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	9,600	97,100	106,700
2021	9,600	97,100	106,700
2022	9,600	97,100	106,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/19/18		2-Land And Building	E-Exempt Conveyance (Sale Price O	657/ 2138	QC-Quit Claim	MUNSON GARY R
09/12/17	118,500	2-Land And Building	0-Validated Sale		GW-General Warranty	HARPER LEWIS M

Entrance Information

Date	ID	Entry Code	Source
01/09/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4324 NORTH RIDGE (USR 20) RD E

Parcel Id: 17-027-00-028-00

LUC: 518

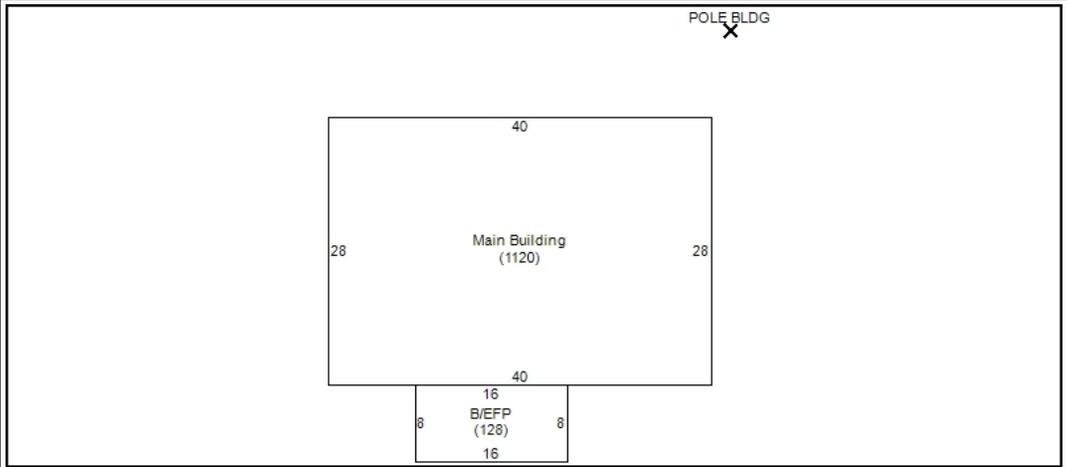
Card: 1 of 1

Tax Year: 2023

Printed: 02/26/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 2-Stucco	Family Rooms 0
Style 05-Old Style	Full Baths 2
Year Built 1940	Half Baths 0
Eff Year Built 1975	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 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 4-Attic Fully Finished	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU GD-GOOD	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					1,120						
1	BSM	EFP			128						6,200

Dwelling Computations

Base Price	71,610	% Good	70
Plumbing	5,300	Market Adj	
Basement	18,550	Functional	
Heating	3,260	Economic	100
Attic	17,200	% Complete	100
Other Features	4,000	C&D Factor	
		Adj Factor	1.35
Subtotal	119,920	Additions	4,300
Ground Floor Area	1,120	Dwelling Value	126,670
Total Living Area	1,568		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1970		22x36	792	C	1	2	A				4,500

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:	

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: 2023-0089

March 6, 2024

GARY R & DEBORAH A MUNSON
4324 N RIDGE RD E
GENEVA OH 44041

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

April 3, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0089 filed for tax year 2023 by GARY R & DEBORAH A MUNSON and described as follows:

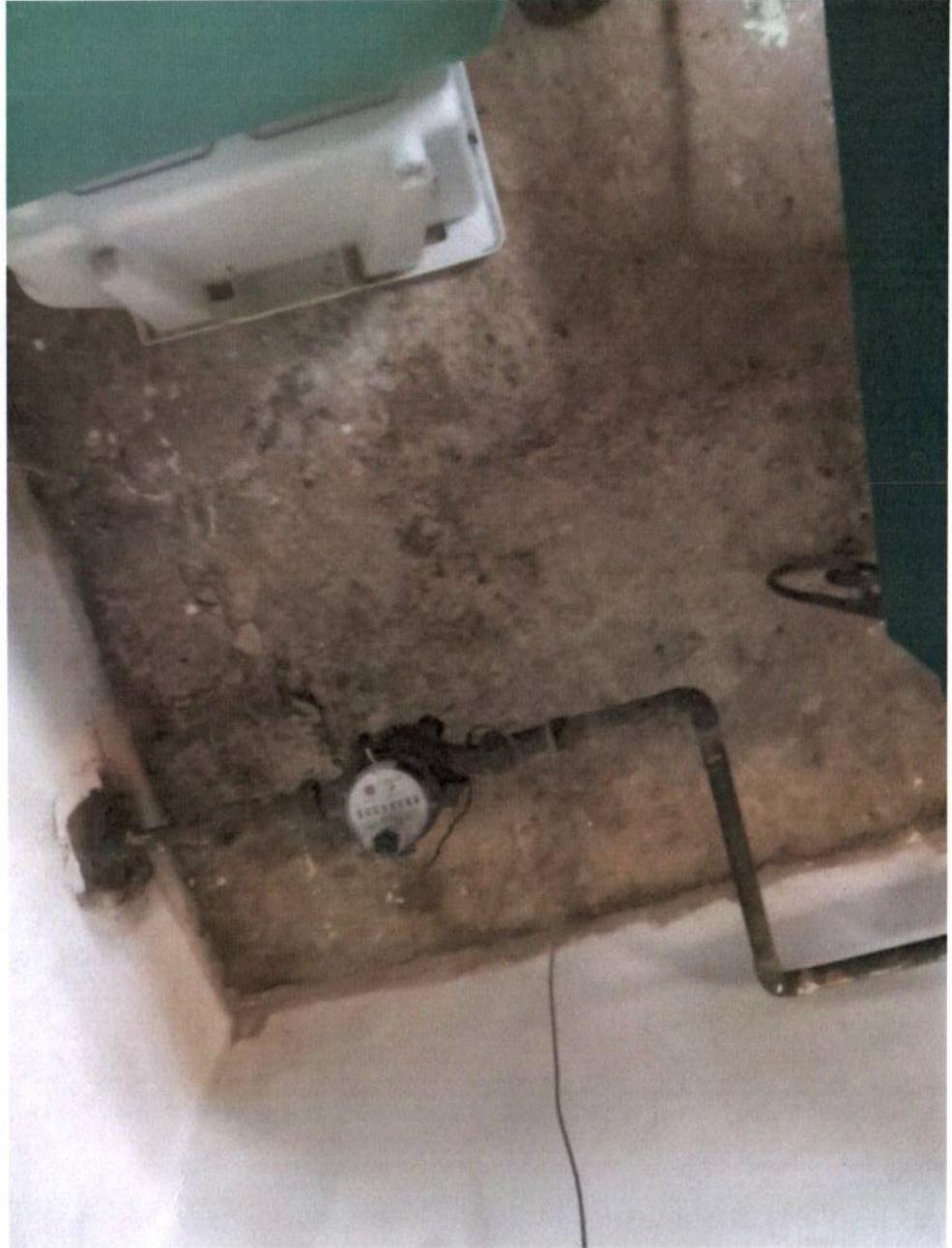
Parcel ID(s):

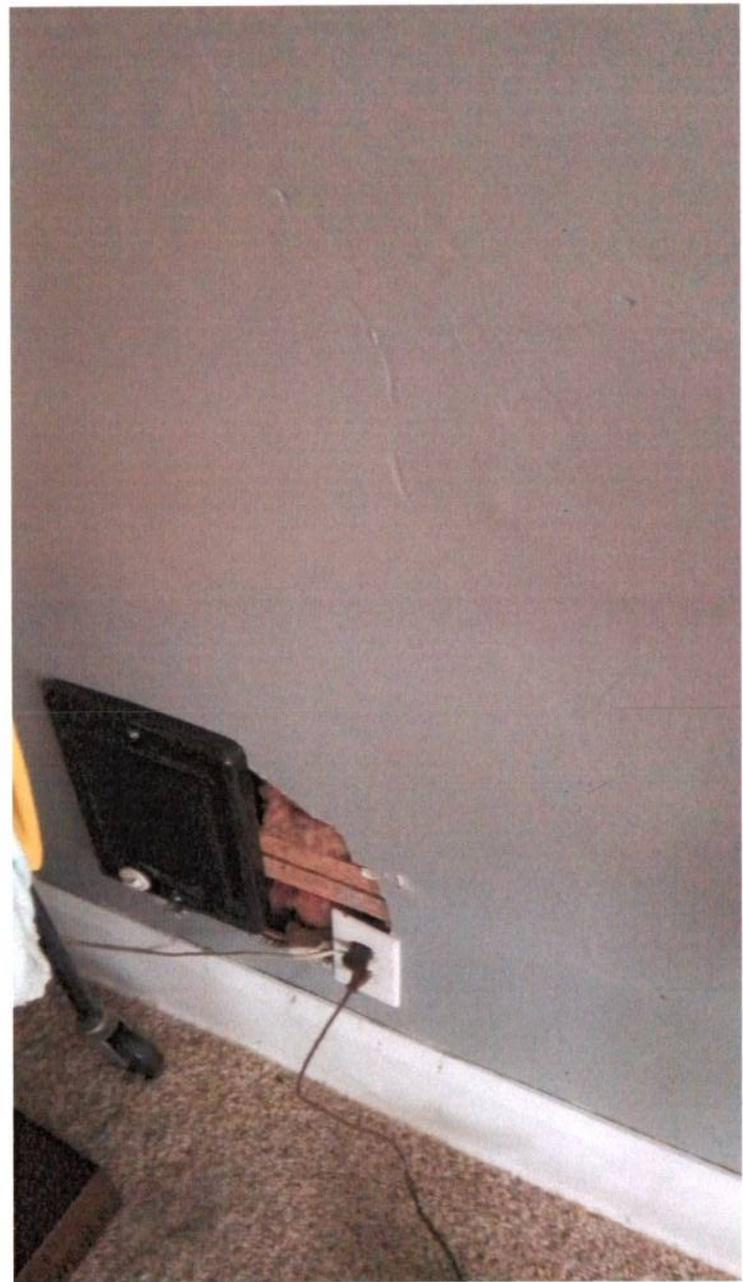
1) 17-027-00-028-00 located at 4324 NORTH RIDGE (USR 20) RD, the market value is \$143,600. The market value sought is \$120,000.

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



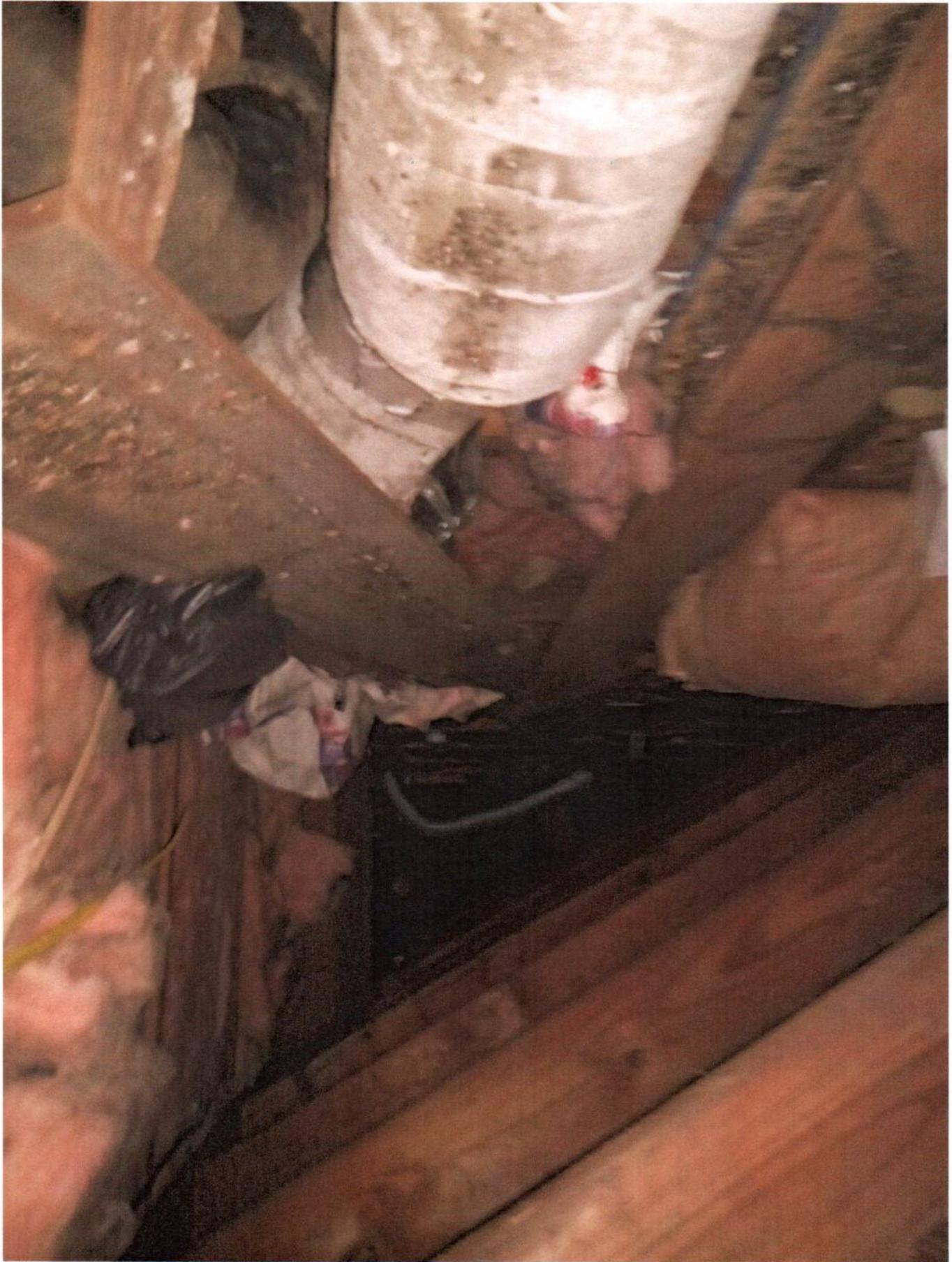












HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0089, GARY R & DEBORAH A MUNSON is being recorded and the date is 4/3/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Gary Munson, owner

Complainant Seeks: \$120000

Subject Parcel: 170270002800

Auditor Value: \$143600

Hearing No # 8

HEARING MINUTES

BOR Case: 2023-0089

Owner Name: GARY R & DEBORAH A MUNSON

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review condition, submitted photos. Wet basement, foundation issues, no heat upstairs,

chimney needs work, property floods. Correct bathroom count to 1 ½

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 8

NON-HEARING MINUTES

BOR Case: 2023-0089

Case Name: GARY R & DEBORAH A MUNSON

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$120000

Subject Parcel: 170270002800

Auditor Value: \$143600

NON-HEARING MINUTES

BOR Case: 2023-0089

Owner Name: GARY R & DEBORAH A MUNSON

Board Action

Motion to: Agree Set Value \$121,700

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review adjust condition and CDU to fair, functional adjust to 90 for no heat to

2nd floor, adjust bath count to 1 ½ per owner testimony.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 4/11/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

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: 2023-0089

GARY R & DEBORAH A MUNSON
 4324 N RIDGE RD E
 GENEVA OH 44041

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
17-027-00-028-00	518-1 FMLY C/I STRP	17-GENEVA TWP-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$12,400	\$131,200	\$143,600	
Adjustment:	\$0	-\$21,900	-\$21,900	
New Value:	\$12,400	\$109,300	\$121,700	

RESULT: VALUE DECREASE. SET VALUE AT \$121,700 ADJUSTING CONDITION TO FAIR, ADD FUNCTIONAL DEPRECIATION FOR NO HEAT UPSTAIRS, AND ADJSUT BATH COUNT TO 1 1/2


 Board of Revision