

Tax year 2023

BOR no.

0091

FILED ON

DTE 1 Rev. 08/21

County ashtabula

Date received

FEB 26 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Jack W. Barthels	4930 SR 14 Ravenna, OH 44266	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(330) 348-4530		
5. Email address of complainant	jwbarthels@aol.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
170260004300	2543 Barnum Rd. Geneva OH		
8. Principal use of property	agriculture		
9. 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
170260004300	222600	232600	-10000
10. The requested change in value is justified for the following reasons: The quonset building is not in fair condition, it is in poor condition and has a salvage value only. The is crumbling and was poured too shallow. It is going to cost more to demo than we can get in salvage cost. It contibutes nothing to our income..			

11. 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 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_ .

14. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

15. 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.

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 02/26/2024 Complainant or agent \_\_\_\_\_ Signature \_\_\_\_\_ Title (if agent) \_\_\_\_\_

**Situs : BARNUM RD**

**Map ID: 17-026-00-043-00**

**LUC: 122**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/27/24**

**CURRENT OWNER**  
BARTHEL'S JACK W  
BARTHEL'S ARLENE  
2759 SANDY LAKE RD  
GENEVA OH 44041  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 026-00 043-00  
Class A  
Living Units 1  
Neighborhood 70300  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 1--3  
CAUV # 334

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	12500	63.6490	25	0	5	-15	219,790
A	0	0	.7170		0			
								219,790

Total Acres: 64.366      Legal Acres: 64.37      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	17,670	219,800	219,800	0	0
<b>Building</b>	4,480	12,800	12,800	0	0
<b>Total</b>	22,150	232,600	232,600	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	169,100	9,500	178,600
2021	169,100	9,500	178,600
2022	169,100	9,500	178,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/15/12	193,548	2-Land And Building	0-Validated Sale		SV-Survivorship	MARTINCHUK MARY
06/24/10			U-Not Validated		ET-Temp Exempt	MARTINCHUK FRED
10/21/99		1-Land Only	U-Not Validated		WD-Warranty Deed	MARTINCHUK FRED

**Entrance Information**

Date	ID	Entry Code	Source
01/13/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : BARNUM RD

Parcel Id: 17-026-00-043-00

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**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
1	AP1-Pole Bldg	1111		20x42	840	C	1		P				1,500
6	AQ1-Quonset E	1980		38x58	2,204	C	1		F				11,300
7	AP1-Pole Bldg	1111		22x44	968	C	1		S				

**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 : BARNUM RD**

**Parcel Id: 17-026-00-043-00**

**LUC: 122**

**Card: 1 of 1**

**Tax Year: 2023**

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
7	OFC	LU	REMOVED FORESTRY 2015 PER ODNR LETTER
6	OFC	HI	2014 MAF REVIEW LAND AND OBY NVC
5	OFC	MI	FL CERT 17552 9000X20=1800X90=1620
4	OFC	SA	NEW SURVEYCON 817 MARCH 15 2012 FROM 70.829 TO 64.366
1	FLD	DC	19960701 C#01 - HOUSE IS BURNED DOWN
2	OFC	LC	19991025 TML C#01 - SPLIT 16.8508 ACRES TO 17-026-00-043-03 ON 10/21/1999
3	OFC	LC	19991025 TML C#01 - CONVEY # 4295

**Situs : BARNUM RD****Parcel Id: 17-026-00-043-00****LUC: 122****Card: 1 of 1****Tax Year: 2023****Printed: 02/27/24**

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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

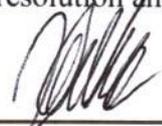
RECEIVED  
MAR 20 2024  
ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0091

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
17-026-00-043-00	\$232,600	\$222,600

**Resolution:** Set value at **\$228,500** adjusting the grade and condition of the quonset building based on photos submitted. Adjust grade from C to D and condition from fair to poor.

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

Signature:  Date: 3/18/24  
Print Name: Jack W Barthels

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

Jack W. Barthels  
4930 SR 14  
Ravenna, OH 44266

BOR 2023-0091

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

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**BOR Case:** 2023-0091

**Case Name:** JACK W & ARLENE BARTHELS

**Case Type:** VL

## Board Members

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

**Others present:**

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**Complainant Seeks:** \$222600

**Subject Parcel:** 170260004300

**Auditor Value:** \$232600

# NON-HEARING MINUTES

BOR Case: 2023-0091

Owner Name: JACK W & ARLENE BARTHELMS

## Board Action

Motion to:  Agree  Set Value \$228,500

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

signed offer letter, review of photos submitted, adjust OBY line 6 condition to poor and  
grade to D.

Was Made by: Kathryn

2<sup>nd</sup> by: Angie

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 4/3/24

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: 2023-0091**

JACK W & ARLENE BARTHELMS  
 4930 SR 14  
 RAVENNA OH 44266

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
17-026-00-043-00	122-COMM TIMB CAUV	17-GENEVA TWP-GENEVA CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$219,800	\$12,800	\$232,600	
<b>Adjustment:</b>	\$0	-\$4,100	-\$4,100	
<b>New Value:</b>	\$219,800	\$8,700	\$228,500	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$228,500 BASED ON SIGNED OFFER LETTER</b>				



Board of Revision