

Tax year 2023 BOR no. 00913 **FILED ON**
 County Ashtabula Date received 02/28/2024 **FEB 28 2024**
DTE 1 Rev. 08/21

Complaint Against the Valuation of Real Property

**Ashtabula County
Board of Revision**

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	Todd Skytta	3005 Rome Rock Creek Road, Rock Creek, OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 478-1435		
5. Email address of complainant	SkyttaCo@windstream.net		
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		
350240002601	3001 Rome Rock Creek Rd, Rock Creek, OH 44084		
8. Principal use of property building our new home as we can afford to without a bank loan			
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
350240002601	\$28,300.00	\$239,200.00	\$210,900.00
10. The requested change in value is justified for the following reasons: 2024 we have 70% of the siding on and decorative stone on the outside. Still no drywall, insulation, electrical, the framing inside is still not complete, the plumbing is roughed in. - In 2022 we added the porch roof and joist for \$24,000.			

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 02/28/2024 Complainant or agent Todd J Skytta Title (if agent) owner
Signature

Situs : 3001 ROME ROCK CREEK RD

Map ID: 35-024-00-026-01

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

CURRENT OWNER
SKYTТА TODD J

CAUV
Field Review Flag: D-NEW DWELLING

GENERAL INFORMATION
Routing No. 024-00 026-01
Class Residential
Living Units 1
Neighborhood 44000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
125

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	13500	1.0000	100	0			17,550
A	S	13500	.9530	80	0	5	-20	10,700
								28,250

Total Acres: 1.953 Legal Acres: 1.95 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,910	28,300	28,300	0	0
Building	73,820	210,900	210,900	0	0
Total	83,730	239,200	239,200	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	21,700	14,300	36,000
2021	21,700	14,300	36,000
2022	21,700	143,000	164,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
06/27/19	R20190056	75,000	DWLG	60% 1-1-23 Needs Siding & Int Recheck Next Yr	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/14/07	17,000	1-Land Only	U-Not Validated	0077/0869	WD-Warranty Deed	GREEN WILLIAM R

Entrance Information

Date	ID	Entry Code	Source
02/21/14	WPW	6-Occupant Not Home	3-Other
07/26/17	KJ	6-Occupant Not Home	3-Other
10/15/19	MB	6-Occupant Not Home	3-Other

Property Notes
DWLG 60% 1-1-23 RE CK 24
Note Codes:
AN-Appraiser'S Note

Situs : 3001 ROME ROCK CREEK RD

Parcel Id: 35-024-00-026-01

LUC: 510

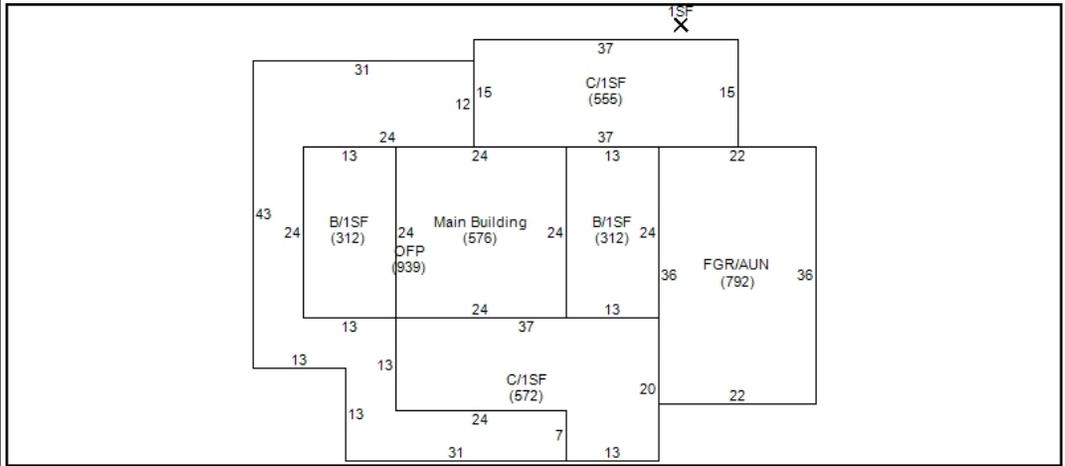
Card: 1 of 1

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Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 08-Cape Cod	Full Baths 2
Year Built 2021	Half Baths 1
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Strys
Int vs Ext Cond	Prefab Fireplace 1
Well / Septic 3	Prefab Add'l Strys
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 60	NBHD Fact 1.25
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					576						
1	BSM	1SF			312						20,700
2	BSM	1SF			312						20,700
3	CSP	1SF			572						33,100
4	CSP	1SF			555						32,100
5		FGR	AUN		792						22,600
6		OFF			939						21,700
7		1SF			20						1,100

Dwelling Computations

Base Price 80,960	% Good 95
Plumbing 9,200	Market Adj
Basement 14,060	Functional
Heating 3,680	Economic
Attic 0	% Complete 60
Other Features 0	C&D Factor
	Adj Factor 1.25
Subtotal 107,900	Additions 144,400
Ground Floor Area 576	
Total Living Area 2,635	Dwelling Value 193,020

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2016		28x40	1,120	C	1		A			100	13,600
2	RC2-Canopy	2016		x	608	C	1		A			100	4,300

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 : 3001 ROME ROCK CREEK RD

Parcel Id: 35-024-00-026-01

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Comments

Number	Code	Status	Comment
9	OFC	MI	OWNER BY PHONE 1/11/24 ADDRESS SHOULD BE 3001
6	FLD	NC	DWG STILL<50% 1-1-21; RECK22
8	FLD	NC	9/6/23 AK DWLG 60% 1-1-23 EST - NEEDS SIDING/INT COMP RE CK 24
7	FLD	NC	FIELD CHECK, DWG 50% FOR 22 CHECK 23
4	FLD	RV	10-21-20,SY FRAMED ONLY, ROOF FELT ONLY, APPEARS TO BE SLOW PROGRESS, <50% FOR
5	FLD	RV	2020, CHECK 21 FOR FURTHER COMPLETION.
3	FLD	RV	REV 2020 NEW DWLG OR BLDG JUST STARTED NOW RE CK 20 FOR COMP
2	FLD	NC	NEW AP1 AND CNPY 100% 1-1-17.
1	OFC	LC	20071016 C#01 - DELETED PAARCEL 35-024-00-025-01 5/14/07 CONV #1502

Situs : 3001 ROME ROCK CREEK RD**Parcel Id: 35-024-00-026-01****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/29/24**

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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: 2023-0093

April 17, 2024

TODD J SKYTТА
3005 ROME ROCK CREEK RD
ROCK CREEK OH 44084

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

May 22, 2024 at 10:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0093 filed for tax year 2023 by TODD J SKYTТА and described as follows:

Parcel ID(s):

1) 35-024-00-026-01 located at 3001 ROME ROCK CREEK RD, the market value is \$239,200. The market value sought is \$28,300.

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 2023-0093, TODD J SKYTТА 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

Complainant Seeks: \$28,300

Subject Parcel: 350240002601

Auditor Value: \$239,200

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0093

Owner Name: TODD J SKYTТА

Board Action

Motion to: Agree Set Value \$46,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

removing dwelling value as it was less than 50% complete as of lien date of 1-1-23.

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 # NS

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: 2023-0093

TODD J SKYTТА
3005 ROME ROCK CREEK RD
ROCK CREEK OH 44084

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
35-024-00-026-01	510-1FAMILY PLTD	35-MORGAN TWP-ROCK CK VIL-J A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$28,300	\$210,900	\$239,200	
Adjustment:	\$0	-\$193,000	-\$193,000	
New Value:	\$28,300	\$17,900	\$46,200	

RESULT: SET VALUE AT \$46,200 REMOVING THE VALUE OF THE DWELLING THAT WAS LESS THAN 50% COMPLETE AS OF 1-1-23



Board of Revision