

## Complaint Against the Valuation of Real Property

10. The requested change in value is justified for the following reasons:

The property at **5116 N Geneva Drive Geneva on the Lake OH 44041** was sold on **December 14, 2022** for **\$20,000**. The building was assessed at **\$66,000 in 2022** and assessed for **\$95,700 in 2023** (see Attachments A1, A2 & A3). The building is listed as in **good condition**.

The property at **Palmetto Drive Geneva on the Lake OH 44041** was sold on **April 22, 2020** for **\$27,940** for a total of **11 parcels** (see Attachment B).

The property at **Westlake Drive Geneva on the Lake OH 44041** was sold on **May 28, 2021** for **\$6,000** for a total of **3 parcels** (see Attachment C).

The property at **4842 Eastlake Drive Geneva on the Lake OH 44041** was sold on **February 18, 2020** for **\$50,000** for a total of **5 parcels**. The building was assessed at **\$41,300 in 2022** and assessed for **\$59,900 in 2023** (see Attachments D1, D2 & D3). The building is listed as in **good condition**.

The property at **5094 University Drive Geneva on the Lake OH 44041** was sold on **September 25, 2023** for **35,000** for a total of **4 parcels**. (see Attachment E).

The property at **4842 Eastlake Drive Geneva on the Lake OH 44041** is **832** square foot in **good condition** and the building is assessed at **\$41,300** (see Attachments D1, D2 & D3). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

The property at **5080 – 5083 Drummond Road Geneva on the Lake OH 44041** is **912** square foot in **average condition** and the building is assessed at **\$59,900** (see Attachments G1 & G2). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

The property at **4979 Allen Drive Geneva on the Lake OH 44041** is **628** square foot in **good condition**. This property has been remolded to where the enclosed porch is now part of the living space, which should increase the square footage. The building is assessed at **\$63,300** (see Attachments H1, H2 & H3). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

My property is a vacation (summer) cottage only. It is not suitable for winter living where the above properties are. This property has not been remolded.

I would like to know why my property is assessed higher than the above listed properties.

I know this is Commercial Property.

The property at **5125 Lake (SR 531) Road Geneva on the Lake OH 44041** was sold on **February 12, 2021** for **\$95,000** for **3 parcels**. This property is **1,229** square foot. This property has since been remodeled and the building assessment is **\$44,800** (see Attachments I1, I2, I3 & I4). My property at **4953 Allen Drive Geneva on the Lake OH 44041** is **720** square foot in **average condition** and the building is assessed at **\$65,300** (see Attachments F1 & F2).

Why did my property increase so much? My property value has increased a total of **\$22,700 in one year from 2022 to 2023**, which is an insanely high amount. The housing market has slowed due to the high interest rates, so is the value of my property going to be reduced?

PARID: 210340003200  
 NBHD: 75100  
 UNION PROPERTY LLC

JUR: 04  
 ROLL: RP  
 5116 N GENEVA DR

## Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
14-DEC-2022	\$20,000	5067	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	WD-WARRANTY DEED	

## Sales History

Sale Date	14-DEC-2022
Sale Price	\$20,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	5067
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	HUMPHREY LINDA C
Buyer	UNION PROPERTY LLC
Instrument Type	WD-WARRANTY DEED
Validity	N-NOT OPEN MARKET / NOT ARM'S LENGTH
State Code	-
# of Parcels	1
Total Appraised	\$91,000
Note1	
Note2	
Sale Key	177340

PARID: 210340003200	JUR: 04
NBHD: 75100	ROLL: RP
UNION PROPERTY LLC	5116 N GENEVA DR

Appraised Value (100%)

Year	2023
Appraised Land	\$32,500
Appraised Building	\$95,700
Appraised Total	\$128,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$11,380
Assessed Building	\$33,500
Assessed Total	\$44,880
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$25,000	\$66,000	\$91,000	\$0
2022	\$25,000	\$66,000	\$91,000	\$0
2023	\$32,500	\$95,700	\$128,200	\$0

PARID: 210340003200  
 NBHD: 75100  
 UNION PROPERTY LLC

JUR: 04  
 ROLL: RP  
 5116 N GENEVA DR

Residential

Card	1
Stories	2
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	850
Year Built	1930
Effective Year	1975
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C-2
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	2
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	95,690
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						400			\$0
1	1		EFP				200			\$4,800
1	2	CSP	1SF				50			\$1,700
1	3		EFP				150			\$3,600
1	4		FGR				308			\$4,300

PARID: 210350012300  
 NBHD: 75300  
 ANDRUS JAMES E

JUR: 04  
 ROLL: RP  
 PALMETTO DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
22-APR-2020	\$27,940	1328	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	PS-Private Seller Official Deed	

Sales History

Sale Date	22-APR-2020
Sale Price	\$27,940
Sale Type	2-LAND AND BUILDING
Deed Transfer #	1328
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	SWIGER JESSE & HELEN
Buyer	ANDRUS JAMES E
Instrument Type	PS-Private Seller Official Deed
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	11
Total Appraised	\$6,000
Note1	
Note2	
Sale Key	157771

PARID: 210350007100  
NBHD: 75300  
BURKART MARY ELLEN

JUR: 04  
ROLL: RP  
WESTLAKE DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
28-MAY-2021	\$6,000	2096	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	GW-GENERAL WARRANTY	

Sales History

Sale Date	28-MAY-2021
Sale Price	\$6,000
Sale Type	1-LAND ONLY
Deed Transfer #	2096
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	EDIXON JAMES R
Buyer	BURKART MARY ELLEN
Instrument Type	GW-GENERAL WARRANTY
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	3
Total Appraised	\$2,000
Note1	
Note2	
Sale Key	165598

PARID: 210350026400  
 NBHD: 75300  
 CK TAKE 2 LLC

JUR: 04  
 ROLL: RP  
 4842 EASTLAKE DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book Page
18-FEB-2020	\$50,000	515	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	QC-QUIT CLAIM	
10-JAN-2020		74	N-NOT OPEN MARKET / NOT ARM'S LENGTH	2-LAND AND BUILDING	AF-AFFIDAVIT OF SURVIVORSHIP	

Sales History

1 of 2 >

Sale Date 18-FEB-2020  
 Sale Price \$50,000  
 Sale Type 2-LAND AND BUILDING  
 Deed Transfer # 515  
 Book / Page /  
 Source 1-BUYER (GRANTEE)  
 Seller SCHOLLEART SHIRLEY M  
 Buyer CK TAKE 2 LLC  
 Instrument Type QC-QUIT CLAIM  
 Validity N-NOT OPEN MARKET / NOT ARM'S LENGTH  
 State Code -  
 # of Parcels 5  
 Total Appraised \$47,200  
 Note1  
 Note2  
 Sale Key 156634

PARID: 210350026400	JUR: 04
NBHD: 75300	ROLL: RP
CK TAKE 2 LLC	4842 EASTLAKE DR

Appraised Value (100%)

Year	2023
Appraised Land	\$10,300
Appraised Building	\$59,900
Appraised Total	\$70,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,610
Assessed Building	\$20,970
Assessed Total	\$24,580
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,900	\$41,300	\$49,200	\$0
2022	\$7,900	\$41,300	\$49,200	\$0
2023	\$10,300	\$59,900	\$70,200	\$0

PARID: 210350026400  
 NBHD: 75300  
 CK TAKE 2 LLC

JUR: 04  
 ROLL: RP  
 4842 EASTLAKE DR

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	832
Year Built	1956
Effective Year	1960
Year Remodeled	
PCT Complete	100
Physical Condition	G-GOOD CONDITION
Grade	D+2
CDU	GD-GOOD
Total Rooms	4
Bedrooms	2
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	59,860
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						832			\$0
1	1		OFF				256			\$2,900
1	2		OFF				84			\$1,000

PARID: 210430019200  
 NBHD: 75000  
 BERRY MISTY

JUR: 04  
 ROLL: RP  
 5094 UNIVERSITY DR

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
25-SEP-2023	\$35,000	3772	M-SALE INVOLVING MULTIPLE PARCELS	1-LAND ONLY	WD-WARRANTY DEED		
11-AUG-2009	\$0	2151	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0224	0288
12-NOV-2002	\$6,500	4374	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0077	6813

Sales History

1 of 3 >

Sale Date	25-SEP-2023
Sale Price	\$35,000
Sale Type	1-LAND ONLY
Deed Transfer #	3772
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	PLATS SIDNEY N
Buyer	BERRY MISTY BERRY KEITH
Instrument Type	WD-WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	4
Total Appraised	\$7,400
Note1	
Note2	
Sale Key	182806

PARID: 210320017700  
 NBHD: 75000  
 WATERS LISA MARIE

JUR: 04  
 ROLL: RP  
 4953 ALLEN DR

Appraised Value (100%)

Year	2023
Appraised Land	\$10,200
Appraised Building	\$65,300
Appraised Total	\$75,500
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,570
Assessed Building	\$22,860
Assessed Total	\$26,430
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,800	\$45,000	\$52,800	\$0
2022	\$7,800	\$45,000	\$52,800	\$0
2023	\$10,200	\$65,300	\$75,500	\$0

PARID: 210320017700  
 NBHD: 75000  
 WATERS LISA MARIE

JUR: 04  
 ROLL: RP  
 4953 ALLEN DR

Residential

Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	720
Year Built	1938
Effective Year	1980
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	D
CDU	AV-AVERAGE
Total Rooms	5
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	1
Heat	1-NONE
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	65,310
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						480			\$0
1	1		OFF				60			\$700
1	2		EFP				108			\$2,300
1	3		EFP				90			\$2,000

PARID: 210410002700  
 NBHD: 75000  
 ALLISON WILLIAM J

JUR: 04  
 ROLL: RP  
 5080 -5083 DRUMMOND RD

Appraised Value (100%)

Year	2023
Appraised Land	\$12,000
Appraised Building	\$50,400
Appraised Total	\$62,400
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$4,200
Assessed Building	\$17,640
Assessed Total	\$21,840
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$9,200	\$34,800	\$44,000	\$0
2022	\$9,200	\$34,800	\$44,000	\$0
2023	\$12,000	\$50,400	\$62,400	\$0

PARID: 210410002700  
 NBHD: 75000  
 ALLISON WILLIAM J

JUR: 04  
 ROLL: RP  
 5080 -5083 DRUMMOND RD

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	912
Year Built	1963
Effective Year	1975
Year Remodeled	1972
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	D
CDU	AV-AVERAGE
Total Rooms	4
Bedrooms	2
Family Rooms	0
Attic	0-NONE
Basement	0-SLAB
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	50,430
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						592			\$0
1	1	SLB	1SF				320			\$8,000

PARID: 210320018100  
 NBHD: 75000  
 P F MACCHIA INC

JUR: 04  
 ROLL: RP  
 4979 ALLEN DR

Appraised Value (100%)

Year	2023
Appraised Land	\$9,300
Appraised Building	\$63,300
Appraised Total	\$72,600
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$3,260
Assessed Building	\$22,160
Assessed Total	\$25,420
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$7,200	\$43,700	\$50,900	\$0
2022	\$7,200	\$43,700	\$50,900	\$0
2023	\$9,300	\$63,300	\$72,600	\$0

PARID: 210320018100  
 NBHD: 75000  
 P F MACCHIA INC

JUR: 04  
 ROLL: RP  
 4979 ALLEN DR

Residential

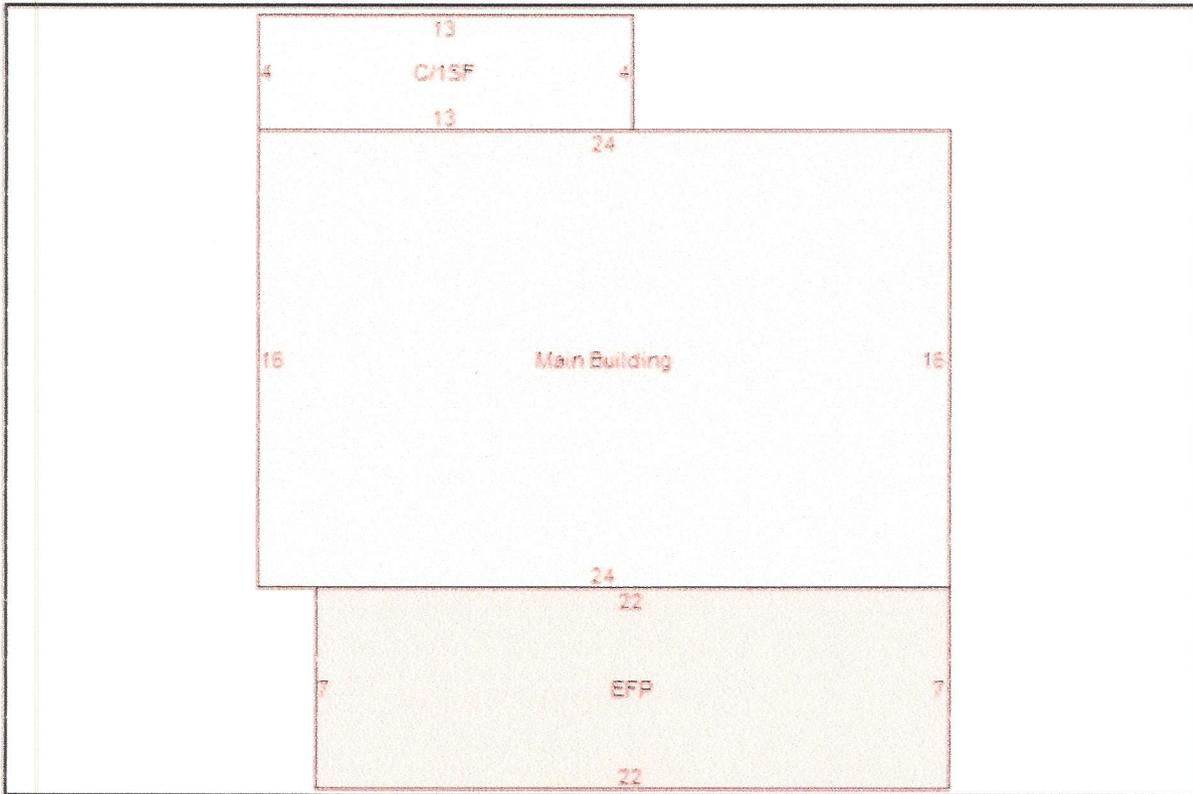
Card	1
Stories	1.5
Construction	1-WOOD/VINYL
Style	05-OLD STYLE
Condo Type	-
Square Feet	628
Year Built	1940
Effective Year	1980
Year Remodeled	2018
PCT Complete	100
Physical Condition	G-GOOD CONDITION
Grade	D
CDU	GD-GOOD
Total Rooms	4
Bedrooms	3
Family Rooms	0
Attic	0-NONE
Basement	D-FULL CRAWL
Rec Room	
Finished Basement	0
Full Baths	1
Half Baths	0
Heat	2-BASIC
Heating Fuel Type	-
Prefab Fireplace	
WBFP Stacks	0
Fireplace Openings	0
Unfinished Area	0
Cost & Design Factor	
Dwelling Value	63,340
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						384			\$0
1	1		EFP				154			\$3,500
1	2	CSP	1SF				52			\$1,700

PARID: 210320018100  
 NBHD: 75000  
 P F MACCHIA INC

JUR: 04  
 ROLL: RP  
 4979 ALLEN DR



Options

Type	Line #	Item	Area
Dwelling	0	Main Building	384
Dwelling	1	EFP PORCH - ENCL FRAME	154
Dwelling	2	C/1SF - CSP/1SF.FNDN - CRAWL ONLY/1S FR FRAME	52

Click on an item to display it independently.

PARID: 210300004800  
 NBHD: 7500C  
 LAKESIDE LADIES LLC

JUR: 04  
 ROLL: RP  
 5125 LAKE (SR 531) RD

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
12-FEB-2021	\$95,000	530	M-SALE INVOLVING MULTIPLE PARCELS	2-LAND AND BUILDING	WD-WARRANTY DEED		
31-JUL-2019	\$535,000	2792	F-FORECLOSURE	2-LAND AND BUILDING	SD-SHERIFF DEED		
09-JUN-2000	\$100,000	2326	U-NOT VALIDATED	2-LAND AND BUILDING	WD-WARRANTY DEED	0054	0686

Sales History

1 of 3 >

Sale Date	12-FEB-2021
Sale Price	\$95,000
Sale Type	2-LAND AND BUILDING
Deed Transfer #	530
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	CARKHUFF JAMES
Buyer	LAKESIDE LADIES LLC
Instrument Type	WD-WARRANTY DEED
Validity	M-SALE INVOLVING MULTIPLE PARCELS
State Code	-
# of Parcels	3
Total Appraised	\$11,500
Note1	
Note2	
Sale Key	163416

PARID: 210300004800	JUR: 04
NBHD: 7500C	ROLL: RP
LAKESIDE LADIES LLC	5125 LAKE (SR 531) RD

Appraised Value (100%)

Year	2023
Appraised Land	\$18,300
Appraised Building	\$44,800
Appraised Total	\$63,100
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$6,410
Assessed Building	\$15,680
Assessed Total	\$22,090
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2021	\$18,300	\$44,800	\$63,100	\$0
2022	\$18,300	\$44,800	\$63,100	\$0
2023	\$18,300	\$44,800	\$63,100	\$0

PARID: 210300004800  
 NBHD: 7500C  
 LAKESIDE LADIES LLC

JUR: 04  
 ROLL: RP  
 5125 LAKE (SR 531) RD

### Commercial

Card 1  
 Building Number 1  
 Year Built 1956  
 Effective Year Built 1980  
 Structure Code/Description 348 CONVENIENCE FOOD MKT

Improvement Name GROCERY BIN  
 Class -  
 Grade C  
 Sq Ft 1,229

Base RCN \$83,570  
 Percent Good 50.01%  
 Percent Complete %  
 Total RCNLD \$41,790  
 Building Factor 1  
 Cost Value \$41,790

Units  
 # Identical #  
 Notes

Other Improvements  
 Other Imp Value

### Other Feature Details

Card 1  
 Int/Ext Line 1  
 Code CP5  
 Area  
 Measurement 1 1  
 Measurement 2 290  
 Identical Units 1  
 RCN \$2,320

### Summary of Interior/Exterior Data

Card	Line Number	Section	From Floor	To Floor	Area
1	1	1	01	01	1,229

### Interior/Exterior Details

Card 1  
 Line Number 1  
 Section 1  
 From Floor 01  
 To Floor 01  
 Area 1,229  
 Use Group 038  
 Class  
 Physical Condition 3  
 Construction 1-1  
 Wall Height 11  
 Interior Wall 2-2  
 MS Class  
 MS Quality Type  
 MS Heat Description -  
 Air 1-1  
 Plumbing 2-2  
 Units  
 Base RCN \$83,570  
 Depreciation 50  
 Functional Depr.  
 Economic Depr.  
 Final Cost Value \$41,790

### Summary of All Other Features

Area	Card	Int / Ext
	1	1

